

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, OCTOBER 13, 2020
(Via Teleconference)

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**CENTRAL LOS ANGELES AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted entirely telephonically.

The meeting was called to order by Commission President Delgado at 4:34 p.m. with Commissioners, Chung-Kim, Gold and Lawrence present.

Also in attendance were Deborah Kahan, Senior Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Jennifer Edwards, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:** Deborah Kahan, Senior Planner gave the following report:
- City Planning will host Planning 101 training sessions focusing on project and community planning topics. The annual Planning 101 series provides a general overview of the core functions of planning in Los Angeles and serves as an educational resource for anyone interested in learning more about participation in the land use process. In keeping with Mayor Eric Garcetti’s Safer At Home orders, this year’s training will be offered virtually to minimize and stop the spread of COVID-19. Attendees will be able to join by telephone, or remotely, through GoTo video conferencing software. These virtual presentations will be held in both English and Spanish. Today is first one and there are two more. For the full list of event dates, please visit planning.lacity.org.
- Ernesto Velazquez, Deputy City Attorney, had no report.
- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Commission Requests:** There were no requests made by the Commission.
- **Approval of the Minutes:** Commissioner Chung-Kim moved to approve the minutes of September 22, 2020. The motion was seconded by Commissioner DelGado and the vote proceeded as follows:

Moved: Chung-Kim
Second: DelGado
Ayes: Gold, Lawrence

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

VTT-82420-CN-1A

CEQA: ENV-2019-4137-CE

Plan Area: Wilshire

Council District: 5 - Koretz

Last Day to Act: 10-17-20

PUBLIC HEARING HELD

PROJECT SITE: 411-439 South Hamel Road

IN ATTENDANCE VIA TELECONFERENCE:

Chi Dang, City Planning Associate representing the Planning Department; Neil Brower and Eric Liberman, QES, Inc. representing the Applicant; Keith Nakata, Appellant.

MOTION:

Commissioner Gold put forth the actions below in conjunction with the approval of the following project:

A Vesting Tentative Tract Map for the merger of five lots into one lot for a maximum of 37 residential condominium units as shown on revised map stamped-dated December 6, 2019. This unit density is based on the R3 Zone.

1. **Determine**, based on the whole of the administrative record, that the project is exempt from California Environmental Quality Act (CEQA) Guidelines Article 19, Section 15332 (Class 32) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Deny** the appeal and sustained the September 9, 2020, Deputy Advisory Agency determination, to approve pursuant to Sections 17.06 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. VTT-82420-CN located at 411-439 South Hamel Road, for the merger of five lots into one lot for a maximum of 37 residential condominium units;
3. **Adopt** the Conditions of Approval;
4. **Adopt the Findings.**

The motion was seconded by Commissioner Chung-Kim and the vote proceeded as follows:

Moved: Gold
Seconded: Chung-Kim
Ayes: Lawrence
Nays: DelGado

Vote: 3 – 1

MOTION PASSED

ITEM NO. 6

ZA-2017-4610-CU-MCUP-SPR-1A

CEQA: ENV-2017-3933-CE

Plan Area: Central City

Council District: 14 - Huizar

Last Day to Act: 07-14-20

04-09-19

05-14-19

08-27-19

10-22-19

12-10-19

02-11-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 949 South Hope Street; (615 West Olympic Boulevard; 950 South Flower Street;
600 West 9th Street)

IN ATTENDANCE VIA TELECONFERENCE:

Henry Chu, Associate Zoning Administrator representing the Department; Todd Nelson representing the Applicant.

MOTION:

Commissioner DelGado moved to continue the item to a date certain of January 26, 2021. Commissioner Gold seconded the motion and the vote proceeded as follows:

Moved: DelGado
Second: Gold
Ayes: Chung-Kim, Lawrence

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

ZA-2006-5732-CUB-CUX-ZV-PA2-1A

CEQA: ENV-2017-3644-CE

Plan Area: Hollywood

Council District: 13 – O'Farrell

Last Day to Act: 10-13-20

Continued From: 09-08-20

PUBLIC HEARING HELD

PROJECT SITE: 6506 West Hollywood Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Fernando Tovar, Associate Zoning Administrator representing the Planning Department; Matthew Nichols, DLA Piper LLP representing the Applicant/Appellant; Amy Ablakat representing Councilmember O'Farrell.

MOTION:

Commissioner DelGado put forth the actions below in conjunction with the approval of the following project:

The continued sale of a full line of alcoholic beverages for on-site consumption and patron dancing in conjunction with the continued operation of an entertainment venue and restaurant (Playhouse Nightclub, Calle Tacos). Proposed hours of operation for the entertainment venue and restaurant will be from 11:00 a.m. to 4:00 a.m., daily.

1. **Deny** the appeal and **sustain** the Zoning Administrator's determination, pursuant to Section 12.24 M of the Los Angeles Municipal Code (LAMC), to deny plans to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption and to allow patron dancing in conjunction with an existing entertainment venue;
2. **Adopt** the Findings.

The motion was seconded by Commissioner Chung-Kim and the vote proceeded as follows:

Moved: DelGado
Seconded: Chung-Kim
Ayes: Gold, Lawrence

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission President Delgado adjourned the meeting at 6:38 p.m.

Oliver Delgado

Oliver Delgado, President
Central Los Angeles Area Planning Commission

Etta Armstrong

Etta Armstrong, Commission Executive Assistant
Central Los Angeles Area Planning Commission