

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, OCTOBER 26, 2021 AFTER 4:30 P.M.
(via TELECONFERENCE)

Meeting presentations will be made available <https://tinyurl.com/Central10-26-21> by October 22, 2021
Compliant Day of Submissions will be added to this drive as they are received.

Ilissa Gold, President
Maleena Lawrence, Vice President
Jennifer Chung-Kim, Commissioner
Oliver DelGado, Commissioner
Adrienne Lindgren, Commissioner

Vincent P. Berton, AICP, Director
Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Etta Armstrong, Commission Executive Assistant
apccentral@lacity.org
(213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the Central Los Angeles Area Planning Commission's October 26, 2021 meeting will be conducted via telephone and/or videoconferencing.

CENTRAL AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621- 2489 OR (818) 904-9450. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT <https://planning-lacity-org.zoom.us/j/82917430298> AND USE MEETING ID: 829 1743 0298 AND PASSCODE 769204.

Members of the public who wish to participate in the meeting and offer public comment to the Central Area Planning Commission, can either access the link located above or call **1 (213) 338-8477 or 1 (669) 900-9128** and use Meeting ID No. **829 1743 0298** and then press #. Press # again when prompted for participant ID. Please use passcode **769204**.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon.

Written submissions are governed by Rule 4.3 of the Central Area Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "Central Los Angeles Area Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to apccentral@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 3:00 p.m., Thursday of the week prior to the Commission meeting. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to apccentral@lacity.org. **Day of Hearing Submissions** after 3:00 p.m. on Thursday before the commission meeting up to and including the day of the meeting are limited to 2 written pages including exhibits and must be submitted electronically to apccentral@lacity.org. Photographs do not count toward the page limitation. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1128 or by email at apccentral@lacity.org no later than 72 hours prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at

the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "Central Los Angeles". For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apccentral.lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

1. **[DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE](#)**

Motion Required. Pursuant to Government Code Section 54953(e)(1)(B)-(C), and (e)(3)(A) and (B)(i), determination that COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

2. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Advance Calendar
- Commission Requests
- Approval of Minutes – October 12, 2021

3. **NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apccentral@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

4. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the Central Los Angeles Area Planning Commission, can either access the link located at the top of this agenda or call 1 (213) 338-8477 or 1 (669) 900-9128 and use MEETING ID No. 829 1743 0298 then press #. Press # again when prompted for participant ID. You may use passcode: 769204.

5. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistent with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **APCC-2020-1764-SPE-SPP-SPR**
CEQA: ENV-2015-310-MND-REC1
Plan Area: Hollywood

Council District: 13 – O’Farrell
**Last Day to Act: 11-01-21

PUBLIC HEARING – Completed September 24, 2021

PROJECT SITE: 1318 North Lyman Place; 4470-4494 West De Longpre Avenue; 1321-1323 North Virgil Avenue

PROJECT DESCRIPTION:

Addition/construction of three levels of medical office space, containing 95,995 square feet of floor area, on top of an existing parking structure. The existing parking structure is an extension of the Hollywood Presbyterian Medical Center (HPMC). The existing parking structure contains 654 parking spaces with a height of 56 feet, including four-stories abovegrade and three subterranean levels. The additional medical office space would serve the HPMC.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2015-310-MND-REC1 as adopted on January 11, 2016, and pursuant to CEQA Guidelines 15162 and 15164, as supported by the Addendum dated July 27, 2021 and no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), a Project Permit Compliance for the addition of three levels of medical office space, containing 95,995 square feet of floor area, on top of the parking structure within Subarea C of the Vermont/Western Station Neighborhood Plan (“SNAP”);
3. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception for relief from the following SNAP requirements:
 - a. SNAP Section 9.E.3: Project Parking Requirements - Commercial. To allow zero vehicle parking spaces for the Revised Project, in lieu of the 192 spaces which are required by the Specific Plan; and
 - b. SNAP Section 9.G: Pedestrian Throughways. To allow for the existing Pedestrian Throughway to satisfy the SNAP’s requirement in lieu of an additional Pedestrian Throughway; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a hospital medical use development project that creates 95,995 square feet of non-residential floor area.

Applicant: CHA Health Systems, Inc.
Representative: Francis Park, Park and Velayos, LLP

Staff: Jason Hernandez, City Planning Associate
jason.hernandez@lacity.org
(213) 978-1276

7. **APCC-2019-4338-SPE-CU-CUB-SPP**

CEQA: ENV-2019-4339-MND

Plan Area: Hollywood

Council District: 13 – O’Farrell

**Last Day to Act: 11-01-21

PUBLIC HEARING – Completed September 24, 2021

PROJECT SITE: 1530 North Western Avenue (1524-1530 North Western Avenue and 5446 West Harold Way)

PROJECT DESCRIPTION:

Demolition of an existing two-story duplex and surface parking lot; and the construction, use, and maintenance of a new four-story (60-foot), mixed-use hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level. The Project will include 47 overall parking spaces with a maximum of 12 residential parking spaces (including two guest spaces) designated for the proposed apartments, 24 bicycle parking spaces, and 1,343 square feet of open space. The site is located on a 14,478 square-foot lot that would include 26,080 square feet of total floor area with a Floor Area Ratio (FAR) of 1.8:1. There are four existing trees on the site, which are all unprotected fruit trees that would be removed as part of the project scope.

1. Pursuant to CEQA Guidelines Sections 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-4339-MND (“Mitigated Negative Declaration”) and all comments received, the imposition of mitigated measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.24 W.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a hotel within 500 feet from a R Zone;
3. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption within 36 hotel rooms (mini bars) and a rooftop bar/lounge;
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for the demolition of an existing duplex and surface parking lot, and the construction, use, and maintenance of a new four-story, mixed-use boutique hotel with 36 guest rooms, 10 residential apartment units, and an at-grade parking level with one subterranean level; and
5. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception for relief from the following Vermont/Western Station Neighborhood Plan (“SNAP”) requirements:
 - (a) SNAP Section 9.A.1: Commercial Uses. To allow commercial uses on the second through fourth floors and the rooftop deck, in lieu of commercial uses in a Mixed-Use Project being limited to the ground-floor only; and
 - (b) SNAP Section 9.C: Transitional Height. To allow the proposed building to exceed the Transitional Height limits to a maximum of 60 feet, for a project abutting a Subarea A lot, in lieu of 25-foot height limit for the portion of the building within 0 to 49 feet of Subarea A and 33-foot height limit for the portion of the building within 50 to 99 feet of Subarea A.

Applicant: Phil Patel
Representative: Eric Lieberman, QES Inc

Staff: Jason Hernandez, City Planning Associate
jason.hernandez@lacity.org
(213) 978-1276

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held on **Tuesday, November 9, 2021 at 4:30 p.m.**

****Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Reasonable Accommodations Consistent with Federal and State Law

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1128 or by email at apccentral@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.