

CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, AUGUST 24, 2021
(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 Central Los Angeles Area Planning Commission meeting was conducted entirely telephonically.

The meeting was called to order by Commission President DelGado at 4:35 p.m. with Commissioners, Chung-Kim, Lawrence, and Gold present. Commissioners Lindgren was absent.

Also in attendance were Priya Mehendale Senior City Planner; Oscar Medellin, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Denise Otero, Administrative Clerk.

ITEM NO. 1

- Election of Officers: Commissioner DelGado nominated Commissioner Gold as President for the Central Los Angeles Area Planning Commission. Commissioner Chung-Kim seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

- Election of Officers: Commissioner Gold nominated Commissioner Lawrence as Vice President for the Central Area Planning Commission. Commissioner DelGado seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Director’s Report:** Priya Mehendale, Senior City Planner, gave the following report:
 - Last month the City released a draft of the 2021/2029 Housing Element and at that time the City also released two additional documents which included the draft of the safety element which integrates

targeted updates to comply with recent state budget legislations and also some amendments to the plans for Healthy LA which is also known as the health enrollment element. If you have any questions or questions about the draft plan can be sent to our project staff citywide team via email to RLA2040@lacity.org and also materials from past outreach and community engagements which include webinar recordings are available on our department website.

- Oscar Medellin, 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:** The meeting minutes of August 10, 2021, were postponed. Commissioner Chung-Kim moved to approve the minutes of July 13, 2021. The motion was seconded by Commissioner Gold and the vote proceeded as follows:

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

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

ZA-2013-3504-ZV-PA1-1A
CEQA: ENV-2018-7559-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
Last Day to Act: 11-29-21

PUBLIC HEARING HELD

PROJECT SITE: 6415-6419 West Selma Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Jonathan Hershey, Associate Zoning Administrator representing the Department; Alfred Fraijo Jr., Mullin Sheppard Richter and Hampton representing the Applicant; Casey Maddren, Citizens for a Better LA, Appellant.

MOTION:

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

Plan Approval to modify conditions of approval to reflect a 14,427 square-foot increase in the total floor area (from 79,376 square feet to 93,803 square feet), including a 1,450 square-foot increase in the total commercial floor area (from 4,581 square feet to 6,031 square feet), and the removal of all on-site automobile parking spaces, in conjunction with the expansion and continued operation of an existing hotel.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301 Class 1 (Existing Facilities), and 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 Zoning Administrator's determination dated February 26, 2021;
3. **Dismiss**, pursuant to Section 562 of the Los Angeles City Charter and Section 12.27 U of the Los Angeles Municipal Code (LAMC):
 - a. A Plan Approval to modify the grant and Condition No. 7 by approving a total floor area of 93,803 square feet from the 79,367 square feet originally granted in lieu of the otherwise permitted 73,045 square feet in "(Q)" Condition No. 1 of Ordinance No. 180,381;
 - b. A Plan Approval to modify the grant by approving a total commercial floor area of 6,031 square feet from the 4,581 square feet originally granted in lieu of the originally approved 17,045 square feet in "(Q)" Condition No. 1 of Ordinance No. 180,381; and
 - c. A Plan Approval to modify Condition No. 7 to recognize a new total lot area of 16,173 square feet in lieu of 13,923 square feet originally cited.
4. **Approve**, pursuant to Section 562 of the Los Angeles City Charter and LAMC Section 12.27 U, a Plan Approval to modify Condition No. 7 to allow automobile parking spaces to be provided off-site by lease agreement in lieu of covenant and agreement;
5. **Adopt** the Conditions of Approval; and
6. **Adopt** the Findings.

Commissioner Gold seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission, President DelGado adjourned the meeting at 6:04 p.m.

Oliver DelGado

Oliver DelGado, President
Central Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

NOV 23 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**

Etta Armstrong

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