CENTRAL LOS ANGELES AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, AUGUST 23, 2022
(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 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 August 23, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Gold at 4:30 p.m. with Commissioners DelGado, Kang, Lawrence and Lindgren present.

Also in attendance were Priya Mehendale, Senior City Planner; Ernesto Velazquez, Deputy City Attorney; Etta Armstrong, Commission Executive Assistant I and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

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

MOTION:
Commissioner Kang moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner Lindgren seconded the motion and the vote proceeded as follows:

Moved: Kang
Second: Lindgren
Ayes: DelGado, Gold, Lawrence

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Senior City Planner Priya Mehendale had the following report:

  - Earlier this month the Planning Department released a draft of the proposed Oil Ordinance on August 30th. City Planning will be holding a virtual presentation, a Q&A and a public hearing on the proposed ordinance. This will be an opportunity to learn more about the proposed regulations and to submit a public comment. In response to City Council File number 17-0447, the proposed Oil rdinance would amend the Los Angeles Municipal Code that would prevent all new oil gas and drilling activities and make any existing extractions a non-conforming use in all zones of the City. The proposed ordinance would phase out these activities by immediately banning new oil and gas extractions and removal of all existing activities after an amortization period.

- **Deputy City Attorney Report:** Deputy City Attorney Ernesto Velazquez 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 minutes of July 26, 2022 were postponed.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No speaker addressed the Commission during general public comment.

ITEM NO. 5

There were no requests for reconsiderations.

ITEM NO. 6

ZA-2021-526-CUB-CUX-1A
CEQA: ENV-2021-528-CE
Plan Area: Westlake

Council District: 1 - Cedillo
Last Day to Act: 09-01-22

PUBLIC HEARING HELD

PROJECT SITE: 607 South Park View Street

IN ATTENDANCE VIA TELECONFERENCE:
Jonathan Hershey, Associate Zoning Administrator, representing the Department; Elizabeth Peterson representing the Applicant; Robin Lifland, Appellant; Gerald Gubatan, Planning Director representing the Office of Councilmember Cedillo.

MOTION:
Commissioner Lindgren put forth the actions below in conjunction with the approval of the following Project:

Conditional Use Permits to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption and for dancing, in conjunction with the use of flexible indoor and outdoor event and performance spaces including for theater, film, and live entertainment within the existing banquet facilities and other accessory uses of the 184,299-square foot historic hotel. Conditional Use Permits are requested for said uses for floors one through five and the basement of the building, totaling 79,541 square feet and 5,133 indoor seats, and 13,739 square feet of outdoor area with 1,001 seats. Hours of operation for alcohol service are from 6:00 a.m. to 2:00 a.m. daily. No new construction, additions, or exterior alterations are being proposed.

1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (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 sustain the Zoning Administrator's determination dated June 2, 2022;
3. Approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use to authorize the sale and dispensing of a full line of alcoholic beverages for on-site consumption, in conjunction with the operation of the basement through fifth floor of a hotel and special event spaces in the C2-2 Zone;
4. Approve, pursuant to Section 12.24 W.18 of the LAMC, a Conditional Use to authorize patron dancing within the basement through fifth floor in conjunction with the operation of a hotel and special event spaces in the C2-2 Zone, with additional terms and conditions;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

The motion was seconded by Commissioner Gold and the vote proceeded as follows:

Moved: Lindgren
Second: Gold
Ayes: DelGado, Kang, Lawrence

Vote: 5 – 0

MOTION PASSED

There being no further business before the Commission, Commission President Gold adjourned the meeting at 6:11 p.m.

Ilissa Gold

Ilissa Gold, President
Central Los Angeles Area Planning Commission

Etta Armstrong

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

ADOPTED
CITY OF LOS ANGELES
OCT 11 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE