

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 27, 2011, After 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Franklin Acevedo, President
Chanchanit Martorell, Vice President
Young Kim, Commissioner
Kevin Norton, Commissioner
Daniel Suh, Commissioner

Sheldred Alexander, Commission Executive Assistant

(213) 978-1300

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS 3 and 4

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

1. **DIRECTOR'S REPORT**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **ZA-2011-0519-CUB-1A**
CEQA: ENV-2011-0520-ND

Council District: 14 – Huizar

Expiration Date: 10/29/11

Plan: Central City North

Appeal Status: Not further appealable

Location: 1855 Industrial Street

Requested Action:

A Partial Appeal of the Zoning Administrator's approval, pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, of a conditional use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant (Studio 1), concerning Condition 7a.: *The sale of a full line of alcohol shall be permitted for consumption at indoor seating only. The square footage shall not exceed 3,912 square feet. Maximum seating shall not exceed 157 indoor seats. No outdoor seating on private property or public right-of-way has been requested or approved herein. Hours of operation shall not exceed 6 a.m. to 2 a.m. daily;* and the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance Negative Declaration, ENV 2011-520-ND.

APPLICANT: Yuval Bar-Zimmer

APPELLANT: Robyn Brown

Recommended Action:

1. **Deny** the partial appeal of the Zoning Administrator's approval, pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, a conditional use to permit the sale and dispensing for consideration of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant (Studio 1), concerning Condition 7a.: *The sale of a full line of alcohol shall be permitted for consumption at indoor seating only. The square footage shall not exceed 3,912 square feet. Maximum seating shall not exceed 157 indoor seats. No outdoor seating on private property or public right-of-way has been requested or approved herein. Hours of operation shall not exceed 6 a.m. to 2 a.m. daily;*
2. **Sustain** the Zoning Administrator's decision to adopt the action of the lead agency in issuing environmental clearance Negative Declaration, ENV 2011-520-ND.

Staff: Lourdes Green (213) 978-1313

4. [DIR-2011-1043-SPR-1A](#)
CEQA: ENV-2005-6164-EIR
Plan: Hollywood

Council District: 5 – Koretz
Expiration Date: October 1, 2011
Appeal Status: Not further appealable

PUBLIC HEARING

LOCATION: 915 North La Brea Avenue

PROPOSED PROJECT:

Site Plan Review for the development of 179 residential units, 33,500 square feet of ground floor retail floor area, and a two-level subterranean garage containing 596 parking spaces.

REQUESTED ACTION:

Appeal of the Director of Planning's **Conditional Approval of a Site Plan Review** pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC).

Applicant: La Brea Gateway, LLC
Representative: Armbruster Goldsmith and Delvac, LLP

Appellant: Community With A Conscience
Representative: Fred Gaines

RECOMMENDATIONS:

1. **Deny** the appeal;
2. **Sustain** the Determination of the Director of Planning in approving a Site Plan Review to allow the construction of 179 residential dwelling units, 33,500 square feet of ground floor retail floor area and a two-level subterranean garage containing 596 parking spaces (Exhibit B);
3. **Adopt** the Findings; and
4. **Find** that the previously adopted Environmental Impact Report, ENV 2005-6164-EIR, together with the Addendum to the Final Impact Report, dated March 2011 as shown in Exhibit C, is adequate environmental clearance and complies with the California Environmental Quality Act.

Staff: Gabriela Juárez (213) 978-1199

5. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the **Central, Area Planning Commission** will be held at **4:30 p.m.** on **Tuesday, October 11, 2011** at

City Hall
200 North Spring Street, 10th Floor
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCentral@lacity.org.