

**CENTRAL AREA PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JULY 22, 2014, 4:30 P.M.
CITY HALL, 10th FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Daphne Brogdon, Commissioner
Jennifer Chung Kim, Commissioner
Bricia Lopez, Commissioner
Samantha Millman, Commissioner
Vacant

Rhonda Ketay, Commission Executive Assistant I
(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 ITEM(S):

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. *Note: Materials received after the mailing deadline will be placed in the official case file.*

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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.planning.lacity.org>.

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
- C. Minutes of Meeting – July 8, 2014
- D. Election of Officers

3. **[DIR-2013-2491-SPR-1A](#)**

Related cases: DIR-2011-1043-SPR-CLQ-ACI
CPC-2005-6163-GPA-ZC-ZV-SPR
CEQA: ENV-2005-6164-EIR

Plan: Hollywood
Council District: 5 - Koretz
Expiration Date: N/A
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

LOCATION: 915 North La Brea Avenue

Proposed project: Site Plan Review for an increase in floor area of 2,796 square feet to a total of 210,552 square feet, the addition of a 1,728 square foot rooftop terrace and a slight façade modification to the mixed-use project, originally approved under CPC-2005-6163-GPA-ZC-ZV-CUB-SPR and DIR-2011-1043-CLQ-ACI. The Project is comprised of 179 residential units and 33,500 square feet of ground floor retail floor area, and a two-level subterranean garage containing 463 parking spaces and 231 bicycle parking spaces. The site is located on the west side of North La Brea Avenue between Willoughby Avenue and Romaine Street.

REQUESTED ACTION:

An 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 Investors, L.P.

APPELLANT: La Brea Willoughby Coalition and Lucille Saunders

RECOMMENDED ACTION:

- 1. **Deny** the appeal.
- 2. **Sustain** the determination of the Director of Planning in approving a Site Plan Review, with proposed changes to the Conditions of Approval.

3. **Find** that the previously adopted Environmental Impact Report, ENV-2005-6164-EIR together with the Addendum to the Final Impact Report, dated March 2011, is adequate environmental clearance and complies with the California Environmental Quality Act.

Staff: Debra Lawrence (213) 978-1163

4. 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, August 12, 2014** 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.