

**OFFICIAL MINUTES**  
**CITY OF LOS ANGELES**  
Central Los Angeles Area Planning Commission  
Regular Meeting  
Tuesday, July 22, 2014  
200 North Spring Street Room 1060, City Hall  
Los Angeles, California 90012

MINUTES OF THE CENTRAL LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT **www.planning.lacity.org**.

The meeting was called to order by Commissioner Samantha Millman at 4:35 p.m.

Commissioners Present: Daphne Brogdon, Jennifer Chung Kim, Bricia Lopez, and Samantha Millman

**1. DIRECTOR'S REPORT**

No report

**2. COMMISSION BUSINESS**

A. Advanced Calendar – Commissioner Millman will be unable to attend the meeting on September 9, 2014

B. Commission Requests – none

C. Minutes of Meeting from July 8, 2014

Motion: To approve the minutes of July 8, 2014.

Moved: Brogdon

Seconded: Millman

Ayes: Chung Kim and Lopez

**Vote: 4 - 0**

D. Election of Officers

Motion: To elect Samantha Millman to the office of Commission President.

Moved: Brogdon  
Seconded: Lopez  
Ayes: Chung Kim and Millman

**Vote: 4 – 0**

Motion: To elect Daphne Brogdon to the office of Commission Vice President.

Moved: Lopez  
Seconded: Chung Kim  
Ayes: Brogdon and Millman

**Vote: 4 - 0**

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

**DISCUSSION:**

The City Planner gave a thorough presentation of the case. The appellant was not present. The applicant spoke, followed by City Councilmember's staff. The Commission discussed the case.

**Motion:** To approve the recommended action.

**Moved:** Brogdon  
**Seconded:** Millman  
**Ayes:** Chung Kim and Lopez

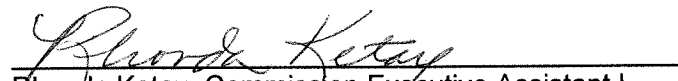
**Vote:** 4 - 0

**5. PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the Central Los Angeles Area Planning Commission, the meeting adjourned at 4:48 p.m.

  
Samantha Millman, President

  
Rhonda Ketay, Commission Executive Assistant I  
Central Area Planning Commission

Adopted on August 12, 2014