

File No. 18-0166-S1

NEGATIVE DECLARATION (ND), CATEGORICAL EXEMPTION (CE), and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the property located at 520, 520 1/2 and 522 North La Brea Avenue.

Recommendations for Council action:

1. FIND, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including ND No. ENV-2016-2549-ND, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment, that the ND reflects the independent judgment and analysis of the City; and, ADOPT the ND.
2. DETERMINE, based on the whole of the administrative record, that the project is exempt from the CEQA, pursuant to City CEQA Guidelines, Article III, Section Three, Class One, Category 22, and there is no substantial evidence demonstrating that an exception to a CE, pursuant to CEQA Guidelines Section 15300.2, applies.
3. ADOPT the FINDINGS of the Central Los Angeles Area Planning Commission (CLAAPC) as the Findings of the Council.
4. RESOLVE TO DENY THE APPEALS filed by: 1) Rabbi Berish Goldenberg, Yeshivath Torath Emeth Academy (Representative: George Muhlsten Esq. / David Thompson, Latham and Watkins LLP); 2) Rabbi Avrohom Czapnik, Jewish Learning Exchange; and, 3) Shulamith Y. May, Bnos Devorah High School; Murielle Chocron, City View Villa; Steven Berger, La Brea Rehabilitation Center, LLC; Rabbi Avrohom Union, Rabbinical Council of California; Jonas Landau, Congregation Kollel Yechiel Yehuda (Representative: Wayne Sachs Esq., Law Offices of Wayne Sachs), and THEREBY ADOPT ND No. ENV-2016-2549-ND as the environmental clearance for Case No. ZA-2016-2548-CUB-CUX-1A, and DETERMINE that the project is categorically exempt, for a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption and public dancing in a proposed theater with live entertainment, for the property located at 520, 520 1/2 and 522 North La Brea Avenue.

Applicant: Dorothy M. Braun Trust

Representative: Kiyoshi Graves, Urban Planning Studios

Related Case No. ZA-2016-2548-CUB-CUX-1A

Environmental Nos. ENV-2016-2549-ND, ENV-2018-4643-CE

Fiscal Impact Statement: The CLAAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on August 28, 2018, the PLUM Committee considered an appeal for the property located at 520, 520 1/2 and 522 North La Brea Avenue. Staff from the Department of City Planning provided background information on the appeal. A Representative for the Appellant (Rabbi Berish Goldenberg, Yeshivath Torath Emeth Academy) and the Applicant provided comments in support of and opposing the appeals. A Representative from Council District Five provided comments in support of denying the appeals. After an opportunity for public comment, the Committee recommended to deny the appeal, adopt the ND, and determine that the project is categorically exempt. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER:</u>	<u>VOTE:</u>
HUIZAR	YES
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
BLUMENFIELD	YES
PRICE	ABSENT

ZHC
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-NOT OFFICIAL UNTIL COUNCIL ACTS-