

**OFFICIAL**  
CITY OF LOS ANGELES  
West Los Angeles Area Planning Commission Minutes  
Wednesday, October 18, 2017  
Henry Medina West L.A. Parking Enforcement Facility  
11214 W. Exposition Boulevard, Second Floor, Roll Call Room  
Los Angeles, CA 90064

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. AUDIO RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT [planning.lacity.org](http://planning.lacity.org).

The meeting was called to order by Commission President, Esther Margulies at 4:40 p.m. with Commissioners Halper, Newhouse, Rozman, and Waltz Morocco present.

Also in attendance were Debbie Lawrence, Senior City Planner on behalf of the Director of Planning; Oscar Medellin, Deputy City Attorney; Cecilia Lamas, Commission Executive Assistant and Rafael Vega, Senior Administrative Assistant.

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**ITEM NO. 1**

**DIRECTOR'S REPORT**

Debbie Lawrence, Senior City Planner made the following announcements:

- On October 18, 2017, the Department of City Planning hosted the annual Planning Day. This year, it focused on South Los Angeles encompassing the Baldwin Hills, West Adams-Leimert and South Los Angeles and South East Los Angeles Community Plan Areas.
- On September 22, 2017, and pursuant to the voter approved Measure JJJ the Transit Oriented Community Affordable Housing Incentive Program became effective. The measure requires the Department of City Planning to create TOC Guidelines for all housing developments located within a half mile radius of a major transit stop.
- From July to mid-October, 30, 377 customers were served at the Development Center Public Counters and the West Los Angeles counter continues to be busy. The counter opened in April and served 22 customers. In August it served 1,176 customers.
- The Department of City Planning continues to hire new staff with more Planning Assistants coming on board before the end of the year.
- On October 3, 2017, the Planning and Land Use Management Committee voted in favor of the Mayor's appointment of Mrs. Heather E. Rozman of the West Los Angeles Area Planning Commission.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests:  
Commissioner Halper requested that staff ensure all correspondence is included in the case packets transmitted to the Commission.
- C. Approval of the Minutes:  
Commissioner Newhouse moved to approve the minutes of October 4, 2017 for the regular and special meetings. The motion was seconded by Commissioner Waltz Morocco and the vote proceeded as follows:
- |          |                |
|----------|----------------|
| Moved:   | Newhouse       |
| Second:  | Waltz Morocco  |
| Ayes:    | Margulies      |
| Abstain: | Halper, Rozman |

**Vote: 5 - 0**

**MOTION PASSED**

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**ITEM NO. 3**

**NEIGHBORHOOD COUNCIL**

There were no presentations by Neighborhood Council representatives.

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**ITEM NO. 4**

**PUBLIC COMMENT PERIOD**

There were no speakers to address the Commission during public comment.

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**ITEM NO. 5**

**RECONSIDERATIONS**

There were no requests for reconsideration.

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Commissioner Waltz Morocco recused herself from Agenda Item No. 6 at 4:51 p.m. She stated the appellant for the item is managed by the same talent agency.

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**ITEM NO. 6**

**DIR-2016-1648-SPR-1A**

CEQA: ENV-2016-1649-MND

Plan Area: Westchester-Playa Del Rey

Council District: 11 - Bonin

Last Day to Act: 10-18-17

**PUBLIC HEARING HELD**

**SITE AREA:** 6733 - 6801 South Sepulveda Boulevard

**IN ATTENDANCE:**

Debbie Lawrence, Senior City Planner, representing the Planning Department.

**MOTION:**

Commissioner Newhouse moved to continue the matter to an unspecified date. Commissioner Halper seconded the motion and the vote proceeded as follows:

Moved: Newhouse  
Seconded: Halper  
Ayes: Rozman, Margulies

**Vote: 4 – 0**

**MOTION PASSED**

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Commissioner Waltz Morocco re-joined the meeting at 4:53 p.m.

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Commissioner Margulies took Item No. 8 out of order.

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**ITEM NO. 8**

**DIR-2016-2679-CDP-MEL-1A**

CEQA: ENV-2016-2680-CE

Plan Area: Brentwood – Pacific Palisades

Council District: 11 - Bonin

Last Day to Act: N/A

**PROJECT SITE:** 15333 West De Pauw Street

**IN ATTENDANCE:**

Debbie Lawrence, Senior City Planner, representing the Planning Department; Reza Akef, Metro Capital Builders Inc., applicant;

**MOTION:**

Commissioner Waltz Morocco moved to continue the matter to the West Los Angeles Area Planning Commission Meeting of December 6, 2017. Commissioner Margulies seconded the motion and the vote proceeded as follows:

Moved: Waltz Morocco  
Seconded: Margulies  
Ayes: Halper, Newhouse, Rozman

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 7**

[DIR-2016-3573-DRB-SPP-1A](#)

CEQA: ENV-2016-3574-MND

Plan Area: Westwood

Council District: 5 - Koretz

Last Day to Act: 10-18-17

**PROJECT SITE:** 540 - 550 South Landfair Avenue

**IN ATTENDANCE:**

Matthew Quon, City Planning Associate, and Jason Chan, City Planner, representing the Planning Department; Hernan Arreola, Structural Engineering Associate III, representing the Department of Building and Safety; Jamie B. Myer, Jamie B. Myer Architects, Inc., representing the applicant; Wolfgang Veith, appellant.

**MOTION:**

Commissioner Waltz Morocco put forth the actions below in conjunction with the approval of the following project:

The demolition of two (2), two-story apartment buildings totaling 22 units and the construction of two (2), 57-foot in height, apartment buildings totaling 21 units over four levels of subterranean parking.

1. **Find** that pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3574-MND, as circulated on November 30, 2016 ("Mitigated Negative Declaration") and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find**, the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. **Deny** the appeal and **sustain** the Planning Director's determination to approve a Project Permit Compliance and Design Review Approval for the project; and
3. **Adopt** the Conditions of Approval and Findings.

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

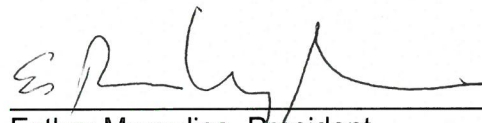
Moved: Waltz Morocco  
Seconded: Margulies  
Ayes: Halper, Newhouse, Rozman

**Vote: 5 – 0**

**MOTION PASSED**

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There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 6:35 p.m.



Esther Margulies, President  
West Los Angeles Area Planning Commission



Cecilia Lamas  
Commission Executive Assistant

**ADOPTED**  
CITY OF LOS ANGELES

NOV 01 2017

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE