

OFFICIAL
CITY OF LOS ANGELES
West Los Angeles Area Planning Commission Minutes
Wednesday, January 21, 2015
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 HEARING TAPES FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by President Thomas Donovan at 4:37 pm.

Commissioners present: Thomas Donovan, Joseph Halper, Esther Margulies, and Marian Merritt

Commissioner absent: Lisa Waltz Morocco

1. DEPARTMENTAL REPORT

Alan Bell, Deputy Director of City Planning, will be retiring on January 23, 2015. Yahoo is relocating to Playa Vista and should generate approximately 400 jobs.

2. COMMISSION BUSINESS

A. Advance Calendar – no changes

B. Commission Request - none

C. Approval of minutes

Motion: to approve the minutes from January 7, 2015.

Moved: Margulies
Seconded: Halper
Ayes: Merritt and Donovan
Absent: Waltz Morocco

Vote: 4 – 0

3. DIR-2008-1284-DRB-SPP-M1-1A
CEQA: ENV-2014-1541-CE

Plan: Westwood
Council District: 5 - Koretz
Expiration Date: 2/18/15
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1614 - 1618 South Hilts Avenue

Proposed Project: Project Permit Compliance and Design Review Modification approval with conditions for design changes to the previously approved new construction of a twelve-unit, four-story, 45-foot in height multi-family building over two subterranean levels of parking at 1614 -1618 South Hilts Avenue.

Requested Action:

An appeal of the Director of Planning's Conditional approval of a Project Permit Compliance and Design Review Modification pursuant to Section 11.5.7 and Section 16.50 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Leo Chan, 1614 – 1618 Hilts, LLC

APPELLANT: Suzette Vader

Recommended Action:

1. **Adopt** the Staff Findings.
2. **Deny** the appeal.
3. **Sustain** the Director of Planning's decision and approve:
 - a. Modification of a Project Permit Compliance (pursuant to 11.5.7-D).
 - b. Design Review Modification (pursuant to 16.50-E-5) with conditions for design changes to the previously approved new construction of a twelve-unit, four-story, 45-foot in height multi-family building over two subterranean levels of parking..
4. **Affirm** Categorical Exemption ENV-2014-1541-CE.

Staff: Sheila Gershon (213) 978-1376

DISCUSSION:

Planning staff gave a summary of the case and appeal to the Commission. The appellant spoke, followed by the applicant's representative. The appellant was given rebuttal time. Public comment was closed and the Commission discussed the case.

Motion: To adopt the Staff Findings, deny the appeal, sustain the Director of Planning's decision and approve a Modification of a Project Permit Compliance (pursuant to 11.5.7-D) and a Design Review Modification (pursuant to 16.50-E-5) with conditions for design changes to the previously approved new construction of a twelve-unit, four-story, 45-foot in height multi-family building over two subterranean levels of parking, and affirm Categorical Exemption ENV-2014-1541-CE.

Moved: Margulies
Seconded: Merritt
Ayes: Halper and Donovan
Absent: Waltz Morocco

Vote: 4 – 0

4. **PUBLIC COMMENT PERIOD**

A timely reconsideration request was made by the applicant's representative for Cases ZA-2012-1770-CDP-CUB-1A and DIR-2010-2932-SPP-1A, heard on January 7, 2015. There were six speakers.

1st Motion: To reconsider Cases ZA-2012-1770-CDP-CUB-1A and DIR-2010-2932-SPP-1A.

Moved: Merritt
Seconded: Margulies
Ayes: Halper
Nays: Donovan
Absent: Waltz Morocco

Vote: 3 - 1

2nd Motion: To schedule ZA-2012-1770-CDP-CUB-1A and DIR-2010-2932-SPP-1A on April 1, 2015, and extend the expiration dates to April 1, 2015.

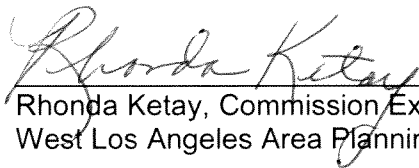
Moved: Merritt
Seconded: Margulies
Ayes: Halper
Nays: Donovan
Absent: Waltz Morocco

Vote: 3 - 1

There being no further business to come before the West Los Angeles Area Planning Commission, the meeting adjourned at 6:12 pm.



Thomas Donovan, President



Rhonda Ketay, Commission Executive Assistant
West Los Angeles Area Planning Commission

Adopted on February 4, 2015