

**WEST LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
WEDNESDAY, OCTOBER 18, 2017 AFTER 4:30 P.M.
HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064**

Esther Margulies, President
Michael Newhouse, Vice President
Joseph W. Halper, Commissioner
Lisa Waltz Morocco, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
apcwestla@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the West Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission.

Submissions that do not comply with these rules will be stamped **"File Copy. Non-complying Submission."** Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **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.**

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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at APCWESTLA@lacity.org.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

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**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of Meeting Minutes – October 4, 2017, October 4, 2017 Special Meeting

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Commission Executive Assistant 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 at the discretion of the Commission President.

5. **RECONSIDERATIONS**

5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.

5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

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 REQUIRED

PROJECT SITE: 6733 - 6801 South Sepulveda Boulevard

PROPOSED PROJECT:

The demolition of an existing two-story office building over one level of enclosed parking and a surface parking lot and the construction, use, and maintenance of a five-story, multi-family residential building, measuring 148,942 square-foot, with 176 dwelling units and 2.5 levels of subterranean and partially-subterranean parking.

APPEAL:

An appeal of the Planning Director's determination to approve a Site Plan Review for the project, pursuant to the Los Angeles Municipal Code (LAMC) Section 16.05; and of the Mitigated Negative Declaration No. ENV-2016-1649-MND ("Mitigated Negative Declaration"), mitigation measures, and the Mitigation Monitoring Program prepared for the project.

Applicant: Donna Shenn Tripp
Representative: Craig Lawson & Co., LLC

Appellant: Stacey Travis
Representative: Jamie T. Hall, Channel Law Group, LLC

Staff: Kenton Trinh, City Planning Associate
(213) 978-1290
kenton.trinh@lacity.org

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 540 - 550 South Landfair Avenue

PROPOSED 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.

APPEAL:

An appeal of the Planning Director's determination to approve a Project Permit Compliance and Design Review for the project, pursuant to Los Angeles Municipal Code (LAMC) Section 16.50 and 11.5. 7; an appeal in part, of the Mitigated Negative Declaration, No. ENV-2016-3574-MND ("Mitigated Negative Declaration"), mitigation measures and the Mitigation Monitoring Program prepared for the project.

Applicant: 540 Landfair, LLC
Representative: Jamie B. Myer, Jamie B. Myer Architects, Inc.

Appellant: Wolfgang Veith

Staff: Matthew Quan, City Planning Associate
(213) 978-1320
matthew.quan@lacity.org

8. [DIR-2016-2679-CDP-MEL-1A](#) Council District: 11 - Bonin
CEQA: ENV-2016-2680-CE Last Day to Act: N/A
Plan Area: Brentwood – Pacific Palisades

PUBLIC HEARING REQUIRED

PROJECT SITE: 15333 West De Pauw Street

PROPOSED PROJECT:

The demolition of a one-story, approximately 1,902 square-foot, single-family dwelling and the construction, use, and maintenance of a two-story, 33-foot high, approximately 4,406 square-foot, single-family dwelling with an attached two-car garage, basement, deck, and pool, with retaining walls, in the single-permit jurisdiction area of the Coastal Zone.

APPEAL:

An appeal of the Planning Director's determination to approve a Coastal Development Permit for the project, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2 and a Mello Act Compliance Review pursuant to Government Code Sections 65590 and 65590.1; The West Los Angeles Area Planning Commission shall consider an Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19 and Section 15332 (Class 32 – Infill Development) and Article III, Section 1, Class 3, Category 1 (Single-family Residence) of the City of Los Angeles CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Applicant: Reza Akef, Metro Capital Builders Inc.

Appellant: Kerry Gallagher and Barry Chamberlain

Staff: Alissa Gordon, City Planning Associate
(213) 978-1456
alissa.gordon@lacity.org

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Wednesday, November 1, 2017** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA 90064

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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWestla@lacity.org.