

**OFFICIAL**  
CITY OF LOS ANGELES  
West Los Angeles Area Planning Commission Minutes  
Wednesday, January 17, 2018  
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 4:34 p.m. with Commissioners Halper, Newhouse and Rozman present. Commissioner Waltz Morocco was not in attendance.

Also in attendance were Jonathan Hershey, 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 AND COMMISSION BUSINESS**

Jonathan Hershey, Senior City Planner made the following announcements:

- On December 8, 2017, the Department's Major Projects Division approved a Master Conditional Use Permit to allow the Westfield Century City Mall to sell a full line of alcoholic beverages in thirty-three restaurants in the mall and food court with one off-site sales approval. In recent weeks the office Historic Resources has begun implementing these consolidations in order to help streamline the administration of the HPOZ Program.
- The Department of City Planning has secured City Council Passage of Amendments to the City's Historic Preservation Overlay Zone Ordinance that allows multiple HPOZ's to share a single HPOZ board.
- On January 9, 2018, the Department of City Planning Metro Development Services Center appointment request system became available online has been updated. The revised website will now allow the public to request appointments with the Housing Unit, Wireless Unit, Parcel Map Services and the Best Unit.
- On January 10, 2018, the City Council took action and approved the Value Caption Draft Ordinance, which will clarify existing zoning requirements to allow for the creation of affordable housing through certain conditional use and public benefits project.
- The Department of City Planning has begun releasing video content on its website through YouTube. The first video called "Planning 101" will be released in a 4-5 part series. Parts

1-2 have been released and can be accessed through the City Planning YouTube account through the City Planning website by clicking on the YouTube icon.

- Advance Calendar  
Commissioner Newhouse stated he would be absent for the meetings of July 18, 2018 and August 1, 2018.
- Commission Requests:  
Commissioner Halper stated he would be resigning from the West Los Angeles Area Planning Commission.
- Approval of the Minutes:  
Commissioner Rozman moved to approve the minutes of December 20, 2017. The motion was seconded by Commissioner Halper and the vote proceeded as follows:

Moved: Rozman  
Second: Halper  
Ayes: Newhouse, Margulies  
Absent: Waltz Morocco

**Vote: 4 - 0**

**MOTION PASSED**

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## **ITEM NO. 2**

### **NEIGHBORHOOD COUNCIL**

There were no presentations by Neighborhood Council representatives.

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## **ITEM NO. 3**

### **PUBLIC COMMENT PERIOD**

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

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## **ITEM NO. 4**

### **RECONSIDERATIONS**

There were no requests for reconsiderations.

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## ITEM NO. 5

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

CEQA: ENV-2016-1649-MND

Plan Area: Westchester-Playa Del Rey

Council District: 11 - Bonin

Last Day to Act: 01-17-18

### **PUBLIC HEARING HELD**

**SITE AREA:** 6733 South Sepulveda Boulevard; 6735 South Sepulveda Boulevard; 6801 South Sepulveda Boulevard

### **IN ATTENDANCE:**

Kenton Trinh, City Planning Associate and Griselda Gonzalez, City Planner, representing the Planning Department; Donna Shenn Tripp, applicant.

### **MOTION:**

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

The demolition of an existing two-story office building over one level of enclosed parking and a surface parking lot and construction, use, and maintenance of 148,942 square-foot, 91-foot-8-inch, five-story multi-family residential building with 176 dwelling units and 2.5 levels of subterranean and partially-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-2016-1649-MND, as circulated on March 30, 2017 ("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 Director of Planning's determination to approve a Site Plan Review for the project;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

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

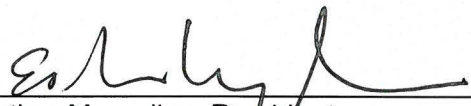
Moved: Newhouse  
Second: Halper  
Ayes: Margulies, Rozman  
Absent: Waltz Morocco

**Vote: 4 – 0**

### **MOTION PASSED**

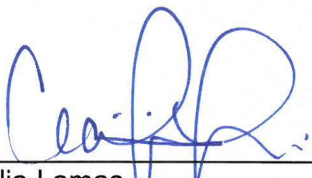
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There being no further business to come before the West Los Angeles Area Planning Commission President Margulies adjourned the meeting at 4:58 p.m.



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Esther Margulies, President  
West Los Angeles Area Planning Commission



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Cecilia Lamas  
Commission Executive Assistant

**ADOPTED**  
CITY OF LOS ANGELES  
FEB 07 2018  
CITY PLANNING DEPARTMENT  
COMMISSION OFFICE