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**Re 6711 S. Sepulveda / The Hanover Group / DIR-2017-4077-DB-WDI-SPR**

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The Neighborhood Council of Westchester Playa has voted to conditionally support the applicant's project for 6711 S. Sepulveda [File # DIR-2017-4977-DB-WDI-SPR] including:

The requested Density Bonus On-Menu items:

1. 33% increase in density;
2. 20% reduction of required open space;
3. 3:1 Floor Area Ration (FAR) in lieu of required 1.5:1 FAR.

And the following additional conditions, agreed to by The Hanover Group, the developer:

1. Consistent with adjacent 6733 S. Sepulveda project conditions, 6711 S. Sepulveda rooftop mechanical, elevator overrun and stair enclosure structures designed to the lowest feasible height to minimize visual impact of these structures rising above the roof parapet.
2. Implement safety measures to prevent illegal turns in and out of the project site onto Sepulveda in the form of a driveway curb island and delineators, as approved by LADOT.
3. Landscaping plan consistent with recommendations of the Westchester Streetscape Improvement Association (WSIA) and other properties along Sepulveda Boulevard including incorporating three (3) trees consistent with the WSIA palette in the area: pink trumpet tree, golden rain tree.
4. Upgrade the sidewalk and enhanced pedestrian experience on the project frontage including but not limited to:
  - a. Replacing broken/dilapidated sidewalks
  - b. Closing unused curb-cuts and repaving
  - c. Pedestrian-centric improvements and ADA accessibility
  - d. Installing and providing maintenance for street trees, shrubbery, and other landscaping.
5. Shared maintenance of the street, with other property owners.

Sincerely,

Cyndi Hench  
President

Cc

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