

## WESTWOOD NEIGHBORHOOD COUNCIL MINUTES

MAY 10, 2017

WESTWOOD PRESBYTERIAN CHURCH, 10822 WILSHIRE BLVD. LOS ANGELES, CA 90024

### 1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:05 p.m. Board members in attendance were Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Caroline Conway, Chantelle Eastman, Roozbeh Farahanipour, Philip Gabriel, Ann Hayman, Trent Jolly, David Lorango, Stephen Resnick, Mark Rogo, and Laura Winikow. Board members excused were Mitchell Keiter, Shelby Kretz, Marcello Robinson, and Scott Whittle. A quorum was present. There were 20 stakeholders and guests present.

### 2. APPROVAL OF MINUTES

Two omissions were requested to be added to the minutes in agenda items 6 and 8. Lisa Chapman moved to approve the April 12, 2017 minutes with the two additions, seconded by Ann Hayman. The minutes were approved by a vote of Yes: 12 (Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Chantelle Eastman, Roozbeh Farahanipour, Ann Hayman, Trent Jolly, David Lorango, Stephen Resnick, Mark Rogo, Laura Winikow), No: 1 (Philip Gabriel), and Abstain: 0.

### 3. COMMENTS BY PUBLIC OFFICIALS

A. Congressman Ted Lieu's representative Janet Turner reported on the legislation that the Congressman is working on, a fire at the Village Post Office, and the USPS's informed delivery service.

B. West LAPD Senior Lead Officer Chris Ragsdale reported that residential burglaries are up but all other crime in the neighborhood is down.

C. CD5 Field Deputy Jasmine Shamolian announced that the Bureau of Street Lighting approved an exemption to co-locate Verizon equipment on already existing poles in Westwood Village. The contractor for the maintenance of the Santa Monica Boulevard median quit and a new contractor won't be appointed until July 1st. CD5 has a new Chief Deputy of Public Safety, Greg Martayan.

D. State Assemblymember Sebastian Ridley-Thomas' representative Brian Adams reported on legislation the Assemblymember is working on and the upcoming Crenshaw Health Fest honoring 40 Under 40 emerging leaders on June 24th. Philip Gabriel asked for an update on handicapped parking fraud and Brian Adams replied that he will ask the Assemblymember to come and discuss it at a future meeting.

E. No UCLA representative was present but Angus Beverly reported that there is a lot of cigarette butt trash left at UCLA's borders and UCLA should have better enforcement or possibly install trash receptacles.

F. Neighborhood Council Advocate Gibson Nyambura from EmpowerLA spoke about increasing neighborhood participation and community engagement.

#### 4. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT

Megan Furey reported that movies and dates have been selected for the summer movie program, with the first screening on June 30th. Nikki Svava reported that street construction is ongoing and three new trees will be planted after it is done, plus a tree on Broxton that came down will be replaced. There is a new public reporting app called Westwood Village Everywhere that can be used to send a report to the ambassadors.

#### 5. PUBLIC COMMENTS

Stakeholder Steve Sann announced that the Westwood Branch Library's next book sale will be held June 3rd and the next free Sunday concert at the library will be a July 4th-themed concert on June 25th with the Brass Pacifica Quintet.

#### 6. STANDING COMMITTEE STATUS REPORTS

##### A. Executive

President Lisa Chapman reported that the committee met last week. Items discussed were online voting in NC elections and the Westwood Park Advisory Board.

Proposed motions that came from the meeting are in agenda items 8 and 9.

##### B. Budget

Treasurer Laura Winikow listed two expenditures from March to be approved: \$232.62 for staffing services and \$43.33 for printed material, which were approved unanimously. April expenses to be approved were copies \$69.32 and staffing services \$68.92, and the MER included those expenses with \$7,435 left in the budget, all of which were approved unanimously. May expenses were facility rental \$100, facility setup \$75, copies \$70.63, and yearly web maintenance \$1,500. The MER included these expenses with \$5,655 remaining in the budget. The expenses and MER were approved unanimously.

### C. Land Use & Planning

#### Further Discussion/Action

##### 1. Broxton

Case number: ZA 2017-179 CUB

Project Address: 1099 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Margaret Taylor, 213-330-0335, x103

Project Description: Per Section 12.24 W 1 of the Los Angeles Municipal Code, Applicant seeks a Conditional Use Permit to allow the addition of a microbrewery use secondary and ancillary to the permitted full line of alcohol sales in conjunction with the operation of a new tenant in an existing 4,656 square-foot interior (168 seat) sit-down dining, full menu restaurant with outdoor patio dining areas on Broxton with 808 square-feet and 50 seats for a total of 5,464 square feet and 218 seats, with hours of operation and alcohol sales from 11 am- 2 am, Monday through Friday and 7 am – 2 am, Saturday and Sunday. No off-site sales - microbrewery limited production for consumption within the restaurant.

Supporting Documents: Broxton – Westwood Neighborhood Council

Chair Connie Boukidis read the conditions in the motion below and moved that

WWNC reconsider its prior motion and substitute the motion read in its place.

Cyrus Baraghoush seconded and the motion carried by a vote of Yes: 14, No: 1 (Mark Rogo), and Abstain: 0.

Philip Gabriel moved to change condition 18 from 10 televisions to 20 televisions, seconded by Angus Beverly. The motion carried by a vote of Yes: 14, No: 1 (Mark Rogo), and Abstain: 0.

Connie Boukidis moved to approve the amended motion,

“The Westwood Neighborhood Council (WWNC) supports Applicant's project for a Conditional Use Beverage permit pursuant to Los Angeles Municipal Code Section 12.24, W-1, to allow the addition of a microbrewery for on-site beer manufacturing use secondary and ancillary to the primary use of restaurant with on-site sales of a full-line of alcoholic beverages for on-site consumption at 1099 Westwood Boulevard, Los Angeles, CA 90024, including a total space of 5,266 sf, with a total of 219 seats, 165 interior and 54 exterior, contingent upon Applicant filing a Petition for a new Type 75 Conditional License (due to the undue concentration of on-site consumption alcohol licenses within the subject Census Tract) with the California Department of Alcoholic Beverage Control that both incorporates the following conditions and requests that the ABC incorporate these conditions on the new ABC Type 75 license:

1. Alcohol sales shall be limited to their business hours on Sundays through Saturdays from 7:00 a.m. to 2:00 a.m.
2. No "Happy Hour" type of reduced-price alcoholic beverage promotion shall be allowed or "2 for 1" promotion shall be allowed at any time. This restriction does not apply to reduced food and beverage promotions for patrons. Reduced price food is allowed.
3. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 24 hours of discovery.

4. There shall be no coin operated games or video machines or other amusement devices maintained upon the premises at any time.
5. The applicant shall be responsible for maintaining the premises free of litter.
6. No alcoholic beverages shall be sold, served or consumed on any property adjacent to the licensed premises under the control of the applicant.
7. There shall be no exterior advertising of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
8. Last call will take place 30 minutes before closing
9. Applicant shall not permit any loitering at the premises or in any outside dining area.
10. Applicant shall conduct the premises at all times with due regard for the peaceful and quiet enjoyment of the surrounding community and adjacent property users.
11. All employees involved with sales of alcohol to customers shall be at least 18 years of age. Within six months of the issuance of the alcohol beverage license, applicant shall make arrangements for all employees who manage, supervise, dispense or are involved with the sale of alcoholic beverages to patrons to enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). The training shall be conducted for all newly hired employees within six months of their employment. The applicant shall request written confirmation of completion of the initial training from the Police Department and shall submit a copy of such a request to any relevant governmental authority requiring same.
12. The telephone number of a responsible party representative of Applicant shall be available from the cashier in the premises in the event of any disturbances or complaints regarding the operation of the subject facility.
13. Signs shall be prominently posted stating that California state law prohibits the sale of

alcoholic beverages to persons who are under the age of twenty-one years or intoxicated and no such sales will be made.

14. The premises shall at all times be operated in conformity with the Los Angeles Municipal Code and all other constitutionally applicable state laws and local codes.

15. The premises shall be maintained at all times as a bona fide restaurant. At all times during normal meal hours, during which the Applicant is exercising the privileges of the ABC license, said Applicant shall offer menus and meals consistent with what is customarily offered during said meal periods. Food service shall be available to customers at all times when alcoholic beverages are offered for sale.

16. The quarterly gross sales of alcoholic beverages shall not exceed 50% of total gross sales during that quarter. The Applicant shall at all times maintain records which reflect said sales.

17. No pool nor billiard tables may be maintained on the premises.

18. No more than twenty television sets, screens or monitors, other than those used exclusively by employees for point of sale systems or company administrative business, shall be maintained on the premises and they shall be only inside the premises, not visible from the exterior.

19. There shall be no dancing permitted on the premises at any time.

20. There shall be no live entertainment consisting of a disc jockey, karaoke, topless entertainment or fashion shows. However, applicant reserves the right, in the future, to apply for a live entertainment permit to permit live music performance that would not consist of anything larger than a quartet, inside the premises only, but will not do so unless properly licensed and permitted by all relevant government authorities.

21. Applicant shall insure that any use of the public right of way for any food or alcoholic beverage service is in full compliance with the L.A.M.C., including the Westwood Village Specific Plan and the applicable ABC regulations.

22. The sale or service of any alcoholic beverages in pitchers or kegs is strictly prohibited.
23. Beer shall not be sold or served in quantities of more than 16 ounces per serving. Beer may be served in individual bottles.
24. The main purpose and use of the facility shall always be for a full service restaurant.
25. The approved conditions for this restaurant shall be retained on the premises at all times and produced immediately upon request of the Police Department or City Planning.
26. There shall be no admission charge for entry to the premises nor any cover charge nor shall there be a requirement to purchase a minimum number of alcoholic drinks.
27. Amplified or live music, if presented, shall conform in decibel level to the standards of the Los Angeles Municipal Code (Sound Ordinance).
28. The subject alcohol beverage license shall not be exchanged for a public premises-type license nor operated as a public premises.
29. Applicant shall comply with all relevant provisions of the California Code prohibiting smoking within any place of employment.
30. Applicant shall not sell any alcoholic beverage to any minor. When a bottle or carafe of wine is served, all I.D.'s of all patrons at that table must be verified as being over the age of 21 years.
31. No hookah will be allowed.
32. Any future or successor owner or operator of the approved restaurant with full-alcohol service and microbrewery for onsite consumption, must file a new Plan Approval Application with notice to a 500 foot radius to allow the Zoning Administrator to review the "mode and character" of usage. Any change to the mode or character of the existing restaurant to a different public hospitality use with on-site alcoholic beverage consumption would also require such Plan Approval. Letters stating same shall be sent to both the Zoning Administrator assigned to Case Number ZA-2017-179 CUB and to the

California State Alcoholic Beverage Control Board.

33. Any future or successor owner or operator must come to the WWNC for plan approval.”

Trent Jolly seconded and the motion carried by a vote of Yes: 14, No: 1 (Mark Rogo), and Abstain: 0.

Discussion/Action:

## 2. Gayley Center

Case Number:

Project Title: Gayley Center

Project Address: 1145 Gayley Avenue, Los Angeles, CA 90024

Contact Info: Nick Martinez, 310-559-5720

Project Description: Majority of project is interior renovation and build-out of existing floor area on the 2nd floor in Gayley Center; minor revision to the interior entry lobby to allow students direct access to Student Services which requires removing an existing ground floor classroom, a new interior stair and a slight adjustment to the exterior façade at this corner of the building; adjusting the current building entrance door location and glass wall at the ground floor resulting in 900 sf of area being added to the building interior; elements of this proposed design visible from outside will be minor exterior façade adjustment, relocation of one existing building sign, an enclosure of an existing loading dock, and addition of windows on the 2nd floor, facing the “back alley” to provide light for the interior office space.

Supporting Documents: [http://www.wwnc.org/Gayley Center](http://www.wwnc.org/Gayley%20Center)

Connie Boukidis moved, WWNC supports the applicant’s project as proposed. Ann

Hayman seconded and the motion carried unanimously.

Discussion/Action:



### 3. HAMMER MUSEUM

Case Number:

Project Title: THE ARMAND HAMMER MUSEUM

Project Address: 10899 Wilshire Boulevard, Los Angeles, CA 90024

Contact Info: Reuben Duarte, 213-455-7679

Project Description: Plan approval to modify conditions of an existing Conditional Use permit, including extended operating hours, service of full line alcohol, open accessory restaurant/cafe to public, permit broader range of events, and remove valet parking requirement.

Supporting Documents: [http://www.wwnc.org/Hammer Museum](http://www.wwnc.org/Hammer%20Museum)

Connie Boukidis moved, the WWNC BOD supports the application of the Armand Hammer Museum to modify the following conditions of an existing CUP:

1. Extend hours from 11 am to 11 pm seven days a week.
2. Extend to full line alcohol service
3. Eliminate requirement that only museum patrons can patronize restaurant/cafe.
4. Clarify definition of special events.
5. Eliminate valet parking requirement for special events.

The motion was seconded by Sandy Brown and carried unanimously.

Discussion/Action:

4. 10435 Santa Monica Boulevard

Case Number:

Project Address: 10435 Santa Monica Boulevard, Los Angeles, CA 90024

Contact Info: Steve Somers, 310-497-2524

Project Description: CUP for 4,000 sf third story addition to existing two-story, 12,000 sf commercial office building with no change of use but exemption from Commercial Corner Development landscaping requirement.

Supporting Documents: <http://www.wwnc.org/10435> Santa Monica

This item was tabled.

Discussion

#### 5. 10390 Ashton Update

Stephen Resnick reported that this building is the gateway to the Devon-Ashton tract and the developer's current proposal is to raze a garage and rebuild it as a two-story structure with an apartment on top, which would necessitate tandem parking. That would require pulling a car into the alley, which is unsafe. The DRB approved it but there was an appeal which was upheld, continued, and then denied by the APC. CD5 is opposed to the project and it will go to the City Council next.

D. Outreach & Communications — no report

E. Homeless Task Force

The homeless count numbers will be released on May 31st. Chantelle Eastman reported on attending Empower LA's Homelessness Civic U.

F. Budget Advocates—no report

G. Public Safety—no report

H. Transportation & Parking —no report

I. Bylaws—no report

J. WRAC—no report

K. Zoning & Violations—no report

#### 7. UCLA COMMUNITY PROGRAMS OFFICE FOOD CLOSET

A. The UCLA CPO Food Closet re-application for a WWNC Neighborhood Purpose Grant.

Chidera Izuchukwu is submitting a new application. Stakeholder Steve Sann spoke with Vice Chancellor Michael Beck and CPO Food Closet Director Antonio Sandoval and the decision was made that the money can be donated through the UCLA Foundation, which will take a 6.5% fee

of \$325 off the top with the rest going to the Food Closet. Lisa Chapman moved that WWNC donates \$5,000 to the CPO Food Closet through the UCLA Foundation, seconded by Philip Gabriel, and carried unanimously.

## 8. ONLINE VOTING

### A. Introduction of Motion

Sandy Brown moved the following motion, seconded by Ann Hayman:

“Whereas the Westwood Neighborhood Council has had some of the largest voting turnouts in the Neighborhood Council system for the last 3 election; and

Whereas in an effort not to disenfranchise the smallest number of voters;

Now, therefore, the Westwood Neighborhood Council endorses vote-by-mail and in-person voting and opposes on-line voting until the City implements online voting in municipal elections.”

The motion carried by a vote of Yes: 10 (Cyrus Baraghoush, Connie Boukidis, Sandy Brown, Lisa Chapman, Caroline Conway, Philip Gabriel, Ann Hayman, David Lorango, Stephen Resnick, Laura Winikow), No: 3 (Angus Beverly, Trent Jolly, Mark Rogo), and Abstain: 1 (Chantelle Eastman).

## 9. WESTWOOD PARK ADVISORY BOARD

### A. Introduction of Motion by the Executive Committee

There are problems with WPAB such as not following Robert’s Rules of Order or the Brown Act, and there is a lack of transparency with regard to the allocation and spending of Quimby funds.

None of the members of WPAB are from the Westwood area.

Lisa Chapman moved, “WWNC requests an accounting of the Quimby funds granted to Westwood Park during the past 15 years.” The motion was seconded by Philip Gabriel and carried unanimously.

Lisa Chapman read the following motion:

“The WWNC strongly urges that appointments be made immediately for additional seats on the

WPAB. There are currently 5 PAB members on WPAB with the majority of city parks in LA having between 7 and 13 appointments. Voting representation among Westwood stakeholders on this Board is unacceptable. It is time for a significant change.”

Lisa Chapman moved that the word “immediately” be changed to “quickly” and the words “A lack of”

be inserted at the beginning of the third sentence before the word “voting”, seconded by Ann Hayman,

and carried unanimously.

Chantelle Eastman moved that WWNC approve the amended motion, seconded by Trent Jolly, and carried unanimously.

The amended motion as passed:

“The WWNC strongly urges that appointments be made quickly for additional seats on the WPAB.

There are currently 5 PAB members on WPAB with the majority of city parks in LA having between 7 and 13 appointments. A lack of voting representation among Westwood stakeholders on this Board is unacceptable. It is time for a significant change.”

## 10. WVIA’S FARMER’S MARKET MANAGER

A. Update and discussion on proposed removal of current Market Manager and replacement with new management, with Andrew Thomas, WVIA Executive Director. Possible action to follow the discussion

WVIA Executive Director Andrew Thomas spoke about the proposal to hire a new market manager

and current Farmer’s Market Manager Emmanuel Bautista spoke about his efforts to revitalize the market and his feeling that he was not given a chance to do so.. Stakeholders Chuck Levin and Steve Sann

spoke in support of Emmanuel Bautista. WVIA will hold a meeting on May 18th to hear the case.

Sandy Brown moved, seconded by Trent Jolly,

“Be it resolved that the WWNC calls on the Westwood BID board and staff to give Emmanuel

Bautista a fair opportunity of at least 18 months to demonstrate what he can do to lead, strengthen, and further enhance the Westwood Village Farmer's Market."

David Lorango recused himself from the vote. The motion carried by a vote of Yes: 11 (Cyrus Baraghoush, Connie Boukidis, Sandy Brown, Lisa Chapman, Caroline Conway, Chantelle Eastman, Philip Gabriel, Trent Jolly, Stephen Resnick, Mark Rogo, Laura Winikow), No: 0, and Abstain: 1 (Angus Beverly).

#### 11. EXECUTIVE COMMITTEE ADDITION

A. Introduction of Motion: "The WWNC adds the Land Use Chair as part of the WWNC Executive Committee, and a bylaw revision will be submitted to DONE"

Lisa Chapman moved the above motion, seconded by Stephen Resnick, and carried unanimously.

#### 12. AUDIO RECORDINGS FOR WWNC BOARD MEETINGS

A. Discussion and possible motion to purchase a digital recorder to record board meetings

Angus Beverly, Trent Jolly, and David Lorango will research recording devices and report back to the board.

#### 13. ELECTIONS IN 2019

A. Introduction of Motion for Board vote on the timing of the next NC elections

After discussion of the several options, Lisa Chapman moved that WWNC approve the following option:

Extend current board terms up in 2018 by 1 year and conduct elections in 2019. For boards with staggered terms, this would also require their terms to be extended in 2020 by 1 year for 2021 elections OR shortened by 1 year to 2019 at which time the entire board would be up and would have to restagger with 2 and 4 year terms. Other changes:

- The bylaw amendment deadline would be extended from May 1, 2017 to at least April 1, 2018.
- Subdivision applications would be reopened on October 1, 2017 instead of October 1, 2018.

Connie Boukidis seconded, and the motion carried unanimously.

#### 14. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 10:42 p.m.