

**WESTWOOD NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE MEETING
MINUTES**

WEDNESDAY, October 26, 2011 – 3:15 PM

Westwood Branch Library 1246 Glendon Ave, Meeting Room Los Angeles, CA 90024

I. 3:15 p.m. Call to Order - Roll Call - Constance Boukidis, Dr. Jerry Brown, and Thomas Schneider present

II. Unanimous approval of agenda dated October 26, 2011 as presented.

III. NEW BUSINESS:

A. Discussion re WWNC LUPC format and website content

1. Reviewed proposed WWNC LUPC documents to be uploaded onto website. Main one describes meeting times, purpose and scope and procedure; second one reflects Neighborhood Notification Policy required by LUPC; third one is the template for the Neighborhood Notification mailing. Discussed staff reports and abstention calendar. Suggestions were made by board members as well as members of public to incorporate language which reflects the LUPC position that it favors compliance with City general and specific plans as well as the government codes which regulate zoning, building and safety, etc. Consensus was to make it clear that the LUPC will vote on requested actions presented to it and forward its recommendations to the full WWNC Board of Directors for a vote. Projects presented to the LUPC and/or WWNC will be voted on and the results will be forwarded to appropriate city agency. Will request authority from full WWNC Board to review proposed Land Use projects that would expand or change the use of properties in the WWNC district and/or cause a significant community-wide impact, and make recommendations thereon to the greater WWNC Board.

**B. LINDBROOK/GAYLEY PROJECT PRESENTATION - 10925 Lindbrook Drive/1130 South Gayley Avenue and 7 Motions thereon
Planning Department File # CPC 201001087-SPOSPP-ZAA**

1. Sheri Bonstelle and Ben Reznick of Jeffer Mangels Butler & Marmaro presented proposed Lindbrook/Gayley Project to the LUPC and attending public. Their intention is to construct a 55 foot high, four story 34 unit apartment building with 6,000 square feet of retail on the ground level and three levels of subterranean parking.

a. Applicant seeks:

Specific Plan Exceptions for:

1) Increase in density from 1 dwelling unit per 800 square feet (SF) of lot area to 1 dwelling unit per 516 SF of lot area (increase from 20 units to 34 units). Specific Plan, Section f.B.13;

2) Reduction in required setback along each streetfront, i.e. a 5 foot setback at 40 foot height level with a 45 degree angle setback thereafter. Specific Plan, Section 8.C.1.

Zoning Administrator's Adjustment for:

3) Elimination of the side yard adjacent to the existing commercial building to the east on the residential levels (Floors 2-6). LAMC Section 12.16.

Project Permit Compliance Approval for:

4) Compliance with the Westwood Design Review Board Specific Plan, the Westwood Village Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. LAMC Section 11.5.7.

Waiver of highway dedication requirements:

5) Pursuant to LAMC Section 12.37, waiver of highway dedication requirements because additional dedication is not necessary to meet the City's mobility needs for the next 20 years.

Additional Approval:

6) Partial subterranean vacation under the alley and public sidewalk, and revocable permit from Public Works for building under sidewalk on Lindbrook and under alley, and for projection of canopies over public sidewalk.

7) Building code modification to provide recreation deck at the roof, including potential addition of third stairway.

2. The WWNC LUPC voted 3-0 to recommend that the WWNC Board vote in support of Items 1-3, vote against Items 4 and 6 and deferred to the full WWNC Board the vote on Items 5 and 7 upon further explanation from Applicant.

IV. 5:30 p.m. ADJOURNMENT