

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

WESTWOOD NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE MEETING MINUTES

WEDNESDAY, February 29, 2012 – 3:15 PM-5:15 PM

Westwood Branch Library

1246 Glendon Ave, Meeting Room

Los Angeles, CA 90024

1. 3:15 p.m. Call to Order - Roll Call - Constance Boukidis, Dr. Jerry Brown, and Thomas Schneider

2. Unanimous approval of agenda as presented.

3. PUBLIC COMMENT - none

4. NEW BUSINESS:

a. LINDBROOK/GAYLEY PROJECT - 10925 Lindbrook Drive/1130 South Gayley Avenue PRESENTATION

Project Developer Name: Hollywood Theatre Company

Planning Department File #: CPC 201001087-SP0SPP-ZAA

Sheri Bonestelle and Ben Reznik, attorneys with Jeffers Mangels Butler & Marmaro and Dale Yonkin, architect with Nadel, presented the above-entitled project on behalf of Applicant Hollywood Theatre Company (Applicant) and sought support for the following final requests:

1) Specific Plan Exceptions for:

a) An increase in density from 1 dwelling unit/800 sf of lot area to 1 dwelling unit/516 sf of lot area (an increase from 20 units to 34 units). Westwood Specific Plan, Section 5.B.13.

b) A reduction in required setback at the corner of Lindbrook and Gayley, which is a 5 foot setback at the 40 foot height with a 45 degree angle setback thereafter. Westwood Specific Plan, Section 8.C.1.

c) A reduction in the amount of floor area on the ground level devoted to retail, restaurant or other food services to less than 80% of the frontage of the building, excluding vehicular access to on-site parking. Westwood Specific Plan, Section 5.D.1.

2) Zoning Administrator's Adjustment for:

a) Elimination of the side yard required adjacent to the existing commercial building to the east.

3) Project Permit Compliance for:

a) 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

4) Additional Approvals for:

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

The WWNC LUPC voted unanimously to recommend that the WWNC Board of Directors vote in support of all of Applicant's requests (Nos. 1-4) outlined above.

b. WAFFLE CHIX PROJECT - 1059 Broxton Avenue PRESENTATION

Project Developer Name: 1055 Broxton Associates, LLC

Planning Department File Number: ZA 2012 0134

Steve Wesson, with ENT Partners presented the above-entitled project on behalf of Applicant B & H Food Service, Inc. - Jill Johnson (Waffle Chix) and sought support for the following requests:

- 1) Per 12.24 W1, Conditional Use Permit to allow sale of beer and wine for on-site consumption all in conjunction with existing restaurant with outdoor patio dining with hours from 11 a.m. to 2 a.m. and
- 2) Request for open karaoke and live entertainment at subject site.

After presentation and public comment, consensus was reached that Applicant would return to the WWNC LUPC meeting scheduled for March 28, 2012 for additional discussion and vote on project.

c. WESTWOOD PARK AYSO REGION 70 SOCCER FIELD - 1350 South Sepulveda PRESENTATION

Project Developer Name: City of Los Angeles in conjunction with AYSO Region 70

Larry Snegg, AYSO Region 70 Field Liaisons Manager and David Giron, Field Deputy with Councilman Koretz presented proposal to construct artificial turf soccer field at Westwood Park using Quimby and Proposition K funds. A letter in support of the project was sought. After public input and discussion, consensus was reached that Mr. Snegg and Mr. Giron would meet with park officials and then return to the WWNC at a later date.

5. Upon seconded motion, unanimous vote to adjourn at 5:15 p.m.