

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA  
WEDNESDAY, NOVEMBER 8, 2017 – 4:15 PM-5:15 PM  
City of Los Angeles Westwood Branch Public Library  
1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024**

The public is requested to fill out a **“Speaker Card”** to address the Committee on any agenda item before the Committee takes action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee’s jurisdiction will be heard during “General Public Comments.” No individual speaker will be allowed more than 2 minutes, subject to the discretion of the Chair. Agenda items are subject to board action. The agenda is posted for public review at: [wwnc.org](http://wwnc.org) and Westwood Public Library, 1246 Glendon Avenue.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting Constance Boukidis at [CBoukidis@wwnc.org](mailto:CBoukidis@wwnc.org).

1. **4:15 p.m. Call to Order - Roll Call**
2. **Approval of this agenda as presented and posted.**
3. **Approval of Minutes as posted: 10/11/17**
4. **PUBLIC COMMENT**
5. **OLD BUSINESS:**

**DISCUSSION/ACTION**

**A. BROXTON**

**Case number:** ZA 2017-179 CUB; CEQA: ENV-2017-180-CE; DIR-2017-2942-DRB-SPP

**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-foot 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. Sign installation, modifications to the existing patio dining area, and one roof equipment screen to an existing restaurant.

**Supporting Documents:** <http://www.wwnc.org/BROXTON>

6. **Adjournment 5:15 p.m.**

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL (WWNC)  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES**  
WEDNESDAY, OCTOBER 11, 2017 – 4:15 PM-5:15 PM  
City of Los Angeles Westwood Branch Public Library  
1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

1. 4:15 p.m. Call to Order – Roll: Connie Boukidis, Dr. Jerry Brown, Mary Chiu, and Marcello Robinson present.
2. Unanimous approval of Agenda as posted.
3. Approval of Minutes as posted and presented: 9/13/17.
4. PUBLIC COMMENT

There were 18 stakeholders at the meeting. Stakeholders commented on how appeals against applicants trying to open businesses in Westwood Village waste time and money, and that the appeals process shouldn't be abused. Others spoke about how many people would like more dining options in Westwood Village, and are in support of Broxton and want to see it move forward. Andrew Thomas of the Westwood Village Business Improvement District said that the problem is creating an unpredictable environment for applicants wishing to open a business in Westwood. Sandy Brown stated that if an applicant does what it says on the application there will be no appeal. The problem is that sometimes applicants are not honest and pull a bait & switch.

**5. OLD BUSINESS:**

**DISCUSSION/ACTION:**

**A. BROXTON**

**Case number:** ZA 2017-179 CUB; CEQA: ENV-2017-180-CE; DIR-2017-2942-DRB-SPP

**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. Sign installation, modifications to the existing patio dining area, and one roof equipment screen to an existing restaurant.

**Supporting Documents:** <http://www.wwnc.org/BROXTON>

Steve Sann stated that he attended the DRB meeting and the plans presented there by Artisanal Brewers Collective (ABC) for Broxton were significantly altered from the Broxton plans presented to WWNC, which had been approved. The windows which ABC had indicated were going to be restored to the original style were no longer on the plans. Steve further said that Matthew Quan with Planning told him he wouldn't have accepted the plans if he had known that they were not the same as what was presented to the WWNC. Steve offered a motion which was not taken up by the LUPC.

There was some discussion about who is responsible for the window restoration, the applicant or the landlord. Property Manager Dan Austin said that he had walked the building with a construction vendor to see

what work was needed and said repairs to the building will be completed. He mentioned painting the whole building and tile repair, but said this is the first he has heard about windows.

Margaret Taylor stated that the reason the window restoration was not on the plans given to the DRB is because it is an historic-cultural monument work and that is a separate process from regular repair or remodeling work. ABC couldn't propose the window restoration since it's not allowed to be on the plans due to the different process required, which involves a process involving a federal agency. ABC will do the window restoration, but it must go about the process correctly.

Marcello Robinson moved, "[t]he LUPC requests that the Applicant return to the next LUPC meeting with the plans that were approved by the DRB so that the LUPC can take a position on them." Mary Chiu seconded and the motion carried by a vote of 3 to 1.

**6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 5:55 p.m.**