

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL**  
**LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA**  
**WEDNESDAY, SEPTEMBER 13, 2017 – 3:15 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.

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1. 3:15 p.m. Call to Order - Roll Call
2. Approval of this Agenda as presented.
3. Approval of Minutes as attached: 7/12/17 (August 9, 2017 meeting cancelled)
4. PUBLIC COMMENT
5. NEW BUSINESS:

**DISCUSSION/ACTION:**

**a. UNEX UCLA**

**Case Number:** SCH NO. 2017051024

**Project Title:** UCLA Long Range Development Plan Amendment 2017 and Student Housing Projects

**Project Address:** 10995 Le Conte Avenue, Los Angeles, CA 90024

**Contact Info:** Tracy Dudman, 310-206-9255

**Project Description:** Demolition of UNEX building and replacing with building holding up to 1,350 upper division undergraduate beds. Building estimated at 350,000 gsf configured with nine and 20 levels and limited parking. Expected to be completed at latest Fall 2022.

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

**DISCUSSION/ACTION:**

**b. 1361 KELTON**

**Case Number:** DIR-2017-2639-DRB-SPP-SPPA

**Project Title:** 1361 KELTON

**Project Address:** 1361 Kelton Avenue, Los Angeles, CA 90024

**Contact Info:** Shahab Gods, [310-478-6149](tel:310-478-6149)

**Project Description:** Demolition of seven units and replacing with 15 UNIT, 5 STORY APARTMENT RENTAL PROJECT OVER 2 LEVELS OF SUBTERRANEAN PARKING GARAGE  
EAF-ENVIRONMENTAL ASSESSMENT

**Supporting Documents:** <http://www.wwnc.org/1361 Kelton>

6. Adjournment 5:15 p.m.

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**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES**  
WEDNESDAY, JULY 12, 2017 – 3:15 PM-4:15 PM  
City of Los Angeles Westwood Branch Public Library  
1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

1. 3:15 p.m. Call to Order – Roll: Connie Boukidis, Mary Chiu, and Ann Hayman present.
2. Unanimous approval of Agenda as posted.
3. Approval of Minutes dated 6/14/17
4. **PUBLIC COMMENT**

UCLA Graduate Student Association President Michael Skiles stated that students would like to have evening entertainment facilities in Westwood so they don't have to go to other neighborhoods. He suggested that businesses are scared off by the list of CUP conditions and requested that LUPC members be receptive towards these types of businesses.

**5. NEW BUSINESS:**

**DISCUSSION/ACTION:**

A. 626 LANDFAIR Case Number: DIR-2017-1539

Project Title: 626 LANDFAIR

Project Address: 626 Landfair Avenue, Los Angeles, CA 90024

Contact Info: Eric Yu, 213-220-0170

Project Description: Construction of 10 unit apartment building, two levels of basement parking (28 spaces), bicycle parking per Section 8F of the North Westwood Village Specific Plan, with maximum height per 12.21 1B(2) of the LAMC.

Supporting Documents: <http://www.wwnc.org/626 Landfair>

Nathan Freeman presented the project. Eric Yu was also present. LUPC members voiced concern that this project is a very modern building which extends out to the sidewalk on Fraternity Row and doesn't harmonize with its surroundings. Steve Sann presented a letter written by North Village Residents Association President Wolfgang Veith containing a list of objections to the project. There was some disagreement about whether the project conforms to the height requirements.

Connie Boukidis moved,

The LUPC recommends that WWNC pass the following motion:

WWNC does not support Applicant's project due to its incompatible design; style; color; materials; height that is noncompliant with the North Westwood Village Specific Plan; setbacks; etc. with the surrounding buildings and its location on UCLA fraternity row.

We urge the owner to consider rehabilitating and upgrading the existing building or design a building that is consistent with authentic Mediterranean style that also includes an affordable housing component.

Ann Hayman seconded and the motion carried unanimously.

**DISCUSSION/ACTION:**

B. MAHARAJA RESTAURANT

Case Number: ENV-2017-2215-CE

This presentation was postponed.

6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 4:15 p.m.