

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE MEETING AGENDA  
WEDNESDAY, SEPTEMBER 9, 2015 – 3:15 PM-5:15 PM**

**Westwood Branch 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** (1 minute)
2. **Approval of this agenda as presented** (1 minute)
3. **Approval of 7/8/15 MINUTES** (3 minutes)
4. **PUBLIC COMMENT** (10 minutes)
5. **NEW BUSINESS:**

**a. ROCCO'S TAVERN PROJECT**

**Case Number:** DIR-2015-2817-DRB-SPP

**Contact Info:** MIKE TRIFUNOVICH, TRI-WEST ENTERPRISES, LLC., 310-435-0512

**Project Title:** ROCCO'S TAVERN PROJECT

**Project Address:** 1000 South Gayley Avenue, Los Angeles, CA 90024

**Project Owner:**

**Project Description:** Add/changeout doors/windows, paint, new signage to existing bar/restaurant.

**Supporting Documents:**

**Action(s) Requested:** Stakeholders seek support from WWNC Board to oppose open garage door. (20 minutes)

**PUBLIC COMMENT** (20 minutes)

**DELIBERATION ON ROCCO'S TAVERN PROJECT WITH RECOMMENDATION TO WWNC BOARD** (20 minutes)

6. **OLD BUSINESS:**

**a. BJ'S PIZZA GRILL PROJECT**

**Case Number:** ZA2014-4760-CUB-DRB-SPP

**Contact Info:** Nina Raey, RSI Group, 714-966-9400

**Project Title:** BJ'S PIZZA GRILL CUB AND EXPANSION

**Project Address:** 931 and 939 Broxton Avenue, Los Angeles, CA 90024

**Project Owner:** Selzer Trust

**Project Description:** Conditional Use Permit for sale and dispensing of full line of alcoholic beverages for on-site and off-site consumption at existing BJ's Pizza Grill, expansion into adjacent 812 sf space. ZA 2009-1875 CUB allowed 3,360 sf and total proposed sf is 3,310. Design Review for façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign.

**Supporting Documents:** <http://www.wwnc.org>/BJ's Pizza Grill, 931 & 939 Broxton Avenue

**Action(s) Requested:** Applicant seeks recommendation to WWNC Board to support application.

Further discussion re Motion passed on July 8, 2015 (15 minutes):

The WWNC LUPC recommends that the WWNC BOD support the application by BJ's Pizza Grill for a conditional use permit for sale and expansion into adjacent 812 sf space, proposed façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign on the condition that Applicant is committed and agrees to seek a conditional liquor license type 47 with the ABC and only accept such conditional license that includes the following conditions:

-No Happy Hour; no pitchers of beer or wine sold; no beer for sale signs outside; no speakers outside; 6 pack microbrew can only be sold off-site in conjunction with food; no kegs or growlers sold on or off-site; and tables that are located in bar area in present rendition remain in bar area.

**PUBLIC COMMENT** (15 minutes)

**DELIBERATION ON BJ'S PIZZA GRILL RE CUB WITH RECOMMENDATION TO WWNC BOARD**  
(15 minutes)

**7. 5:15 p.m. ADJOURNMENT**

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**ERIC GARCETTI**  
MAYOR

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

**WEDNESDAY, JULY 8, 2015 – 4:15 PM-5:15 PM**

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

- 1. 4:15 p.m. Call to Order - Roll Call** Constance Boukidis, Dr. Jerry Brown and Ann Hayman, Members in attendance.
- 2. Unanimous Approval of agenda as presented.**
- 3. PUBLIC COMMENT: None offered.**
- 4. NEW BUSINESS:**

**a. BJ'S PIZZA GRILL PROJECT PRESENTATION**

**Case Number:** ZA2014-4760-CUB-DRB-SPP

**Contact Info:** Nina Raey, RSI Group, 714-966-9400

**Project Title:** BJ'S PIZZA GRILL CUB AND EXPANSION

**Project Address:** 931 and 939 Broxton Avenue, Los Angeles, CA 90024

**Project Owner:** Selzer Trust

**Project Description:** Conditional Use Permit for sale and dispensing of full line of alcoholic beverages for on-site and off-site consumption at existing BJ's Pizza Grill, expansion into adjacent 812 sf space. ZA 2009-1875 CUB allowed 3,360 sf and total proposed sf is 3,310. Design Review for façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign.

**Supporting Documents:** [http://www.wwnc.org/BJ's Pizza Grill, 931 & 939 Broxton Avenue](http://www.wwnc.org/BJ's%20Pizza%20Grill)

**Action(s) Requested:** Applicant seeks recommendation to WWNC Board to support application.

Joan Leguay with BJ's and Nina Raey with RSI presented Applicant's project to the Westwood Neighborhood Council (WWNC) Land Use and Planning Committee (LUPC). Discussion took place with stakeholders voicing their concerns and asking questions. Applicant expressed its wishes to discuss the conditions proposed by the LUPC with the owners and return to discuss any possible revised conditions and have a vote at the WWNC Board meeting once this has occurred. Applicant will communicate with the LUPC's proposal after discussing same with BJ's.

The following Motion was unanimously approved:

The WWNC LUPC recommends that the WWNC BOD support the application by BJ's Pizza Grill for a conditional use permit for sale and expansion into adjacent 812 sf space, proposed façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign on the condition that Applicant is committed and agrees to seek a conditional liquor license type 47 with the ABC and only accept such conditional license that includes the following conditions:

-No Happy Hour; no pitchers of beer or wine sold; no beer for sale signs outside; no speakers outside; 6 pack microbrew can only be sold off-site in conjunction with food; no kegs or growlers sold on or off-site; and tables that are located in bar area in present rendition remain in bar area.

This recommendation is made today with the option of Applicant returning to the LUPC for a modification of said conditions and an agreement that no WWNC Board of Directors vote would occur tonight.

- 5. 5:15 p.m. Unanimous approval of Motion to Adjourn.**