

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES  
WEDNESDAY, JANUARY 10, 2018 – 3:15 PM-5:15 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:** Angus Beverly, Connie Boukidis, Dr. Jerry Brown, Mary Chiu, and Ann Hayman present. Marcello Robinson arrived at 3:37 p.m. There were 17 stakeholders and guests present.
2. **Unanimous approval of agenda as posted and presented.**
3. **Approval of Minutes as posted and presented:** 10/11/17. Approval of the minutes was unanimous with the exception of Dr. Jerry Brown, who abstained.
4. **PUBLIC COMMENT**  
There was no public comment.
5. **NEW BUSINESS:**

**DISCUSSION/ACTION**

**A. CREST THEATER**

**Case number:**

**Project Address:** 1262 Westwood Boulevard, Los Angeles, CA 90024

**Contact Info:** Sean Hashem, 310-273-2277

**Project Description:** Possible project regarding unique Food Hall, Music Hall and/or restaurant  
This item was tabled.

**DISCUSSION/ACTION**

**B. MOTION**

“The Westwood Neighborhood Council (WWNC) hereby amends its sample alcohol conditions to the following:  
Must meet all enforceable ABC conditions for the city of Los Angeles:

<https://www.abc.ca.gov/FORMS/ABC608.pdf>

If applicant wishes to provide entertainment such as live music, disc jockey with amplified music, dancing, karaoke or shows, they must apply for a CUX permit(conditional use for alcohol and entertainment). This must be properly licensed and permitTed by all relevant government authorities.

The WWNC also recommends the following voluntary conditions to all existing and new applicants for alcohol licensing: Establish designated driver promotions/ incentives to customers / patrons. These could include free sodas or coffee, or free appetizer to designated drivers of groups. This could also include partnerships with car services such as Uber and Lyft to offer discounts for patrons using these services.”

**Supporting Documents:**

<http://www.wwnc.org/http://www.wwnc.org/assets/committees/WWNC%20LUPC%20SAMPLE%20ALCOHOL%20CONDITIONS.pdf>

Steve Sann explained that the conditions of no happy hour pricing and no pitchers of beer are in Westwood because of the college environment. Half price alcohol during set hours can cause binge drinking and allowing shared pitchers is one of the top ways that underage drinking is facilitated so these two conditions are common sense rules. Angus Beverly moved that the LUPC recommend that the WWNC support the motion above with the amendment from the WWNC December meeting from sentence 20, “There shall be no topless entertainment or anything of that nature” added. Marcello Robinson seconded. The motion carried by a vote of Yes: 3 (Angus Beverly, Mary Chiu, Marcello Robinson), No: 2 (Connie Boukidis, Dr. Jerry Brown), and Abstain: 1 (Ann Hayman).

**6. OLD BUSINESS**

**DISCUSSION/ACTION**

**A. WATERMARK**

**Case number:** 17016-10000-27541

**Project Address:** 947 South Tiverton Avenue, Los Angeles, CA 90024

**Contact Info:** Alison McCarty, 310-208-4590

**Project Description:** Remodel of home for the aged property, Westwood Horizons now Watermark.

**Supporting Documents:** <http://www.wwnc.org/947SouthTiverton>

David Barnes, President/CEO of Watermark, explained the project and its challenges due to the age and condition of the building, including that the work can't be done with anyone living there. Watermark has made accommodations with the residents, 90% of whom have moved out. All residents were given relocation money and will be able to move back in at the same rate they were paying before if they so desire. Alison McCarty and Karen Hallock helped present the project and answered questions. A letter of support was requested. Chair Connie Boukidis moved, "[t]he LUPC recommends that the WWNC board support the Watermark project as presented and proposed according to its paperwork dated January 9, 2018," seconded by Marcello Robinson, and carried unanimously. The letter of support will be sent when the hearing date is known.

## **DISCUSSION/ACTION**

### **B. BROXTON**

**Case number:** ZA2017-179CUB; 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; Ed Casey, 213-576-1000

**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. Status report on analysis of the restoration of the Janss Dome Building as it relates to the Westwood Neighborhood Council Resolution on the historic Janss Dome Building dated October 11, 2017.

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

Margaret Taylor reported that a Certificate of Appropriateness has been obtained for the window. The restoration will be done according to the consultant, contractor, and the Office of Historic Resources. She will inform the LUPC and WWNC about the DRB hearing date. Cary Berger said that the restaurant will open without the window being done.

Ed Casey, representing the owner of the Janss Dome Building, responded to charges that the letter he sent to the LUPC in response to the proposed resolution is non-committal and that maintaining a building in satisfactory condition is a low bar. He replied that the letter doesn't have specifics because nothing has been decided yet. Sandy Brown said that the owner hasn't done anything to the building with any tenant so building maintenance is overdue. The Resolution was amended such that it is directed at the owner of the property. Marcello Robinson moved, "[T]he LUPC recommends that the WWNC board pass the following amended Resolution," seconded by Ann Hayman. The motion carried by a vote of Yes: 5 (Connie Boukidis, Dr. Jerry Brown, Mary Chiu, Ann Hayman, Marcello Robinson), No: 1 (Angus Beverly), and Abstain: 0.

### **Westwood Neighborhood Council Resolution on the historic Janss Dome Building**

Whereas, the Janss Investment Corporation Building (aka "Janss Dome Building") at 1099 Westwood Boulevard in Westwood Village, was commissioned in 1929 by Westwood's founders, brothers Edwin and Harold Janss, to be their headquarters building, and was the first building constructed in Westwood Village and is the oldest existing structure in the Village; and

Whereas, the Janss Investment Corporation hired master architects James and David Allison to design what was intended to be the signature building for the Village, just as The Regents of the University of California had hired Allison & Allison to design UCLA's signature building – landmark Royce Hall – as well as the Physics-Biology Building (now Humanities Building), Kerckhoff Hall, the Women's Gymnasium (now Kaufman Hall), and the original portion of the Administration Building (now Murphy Hall), among numerous other landmarks; and

Whereas, the Janss Dome Building was designed by Allison & Allison in Spanish Colonial Revival style with Classical Revival influences, and its monumental Rotunda and Dome with Moorish accents, in keeping with Janss Company mandate for Mediterranean architecture in Westwood Village to harmonize with the Italian Romanesque architectural style on the UCLA campus; and

Whereas, in 1988 the Janss Dome Building was declared by the City of Los Angeles as a Historic-Cultural Monument, in 1989 the Janss Dome Building was designated in the Westwood Village Specific Plan as one of the most highly significant Cultural Resources in Westwood Village, and subsequently has been found eligible for listing on the California Register of Historic Resources, as well as the National Register of Historic Places, the U.S. Federal government's official list of the nation's most important buildings and resources worthy of preservation; and

Whereas, since the mid-1990s the Janss Dome Building has been owned by Westwood Dome Partners, L.P. (Arba Group), and unfortunately the ongoing repair and maintenance of the Janss Dome Building has been neglected, allowing many significant character-defining features of this landmark structure to become damaged, deteriorated, degraded, or destroyed over the past 25 years, resulting in its current condition of dilapidation and disrepair; and

Whereas, a new tenant, Artisanal Brewers Collective, L.L.C. (ABC) recently has signed a lease to open a new restaurant and microbrewery, Broxton, in the main portion of the Janss Dome Building, and ABC's representatives submitted plans to the Westwood Neighborhood Council Land Use & Planning Committee and Board on several occasions which showed and stated that ABC would remove the damaged lower portion of the original monumental and multi-paned arched window of the Janss Dome Building facing Westwood Boulevard, and replace this altered plate glass section with new steel multi-paned windows to match the original design:

Now, therefore, be it resolved that the Westwood Neighborhood Council calls upon the property owner/landlord, Westwood Dome Partners, L.P., in coordination with its tenant, ABC, to retain the services of a qualified historic preservation consultant, and to work with the City of Los Angeles Office of Historic Preservation to develop a proper preservation plan, and to undertake all necessary steps to repair, restore, and preserve the degraded, damaged, and/or destroyed architectural elements and character-defining features enumerated below, and to submit this repair and restoration plan for project review and approval by the Westwood Community Design Review Board (DRB), and to obtain a Certificate of Appropriateness (COA) from the Director of Planning upon recommendation by the Westwood DRB, all in accordance with the Westwood Village Specific Plan, and to ensure that all repair and restoration work is performed in accordance with the Secretary of the Interior's Standards for Rehabilitation; and

Be it finally resolved that the Westwood Neighborhood Council calls upon the property owner to ensure on an on-going basis that the historic Janss Dome Building will be maintained, repaired, and preserved to avoid future degradation, deterioration, or damage to the character-defining features of this priceless and irreplaceable Monument, as this landmark will mark its milestone 90th anniversary in 2019, the same year that UCLA will celebrate its Centennial, and as the City of Los Angeles, Westwood Village, and the UCLA campus look forward to hosting the athletes of the world and worldwide visitors during the Olympic Summer Games in 2028.

1. Repair and restore all damaged, cracked, and missing plaster sections; patch and repair all existing holes on the exterior façade; remove all unpermitted patches (including those patched with "Dap") that do not match the existing façade, and replace with patch materials and paint that matches the existing stucco finish and paint colors on the exterior façade;
2. Remove all peeling paint, as well as all sections painted in unapproved colors (including the "hot pink" paint at 1045 Westwood Boulevard, In-Style Nails), and repaint the entire exterior façade in a color palette approved by the Westwood Design Review Board;
3. Remove all paint covering the original blue-and-gold glazed ceramic tiles in the original Moorish zig-zag pattern on the Dome, and clean and restore the existing original glazed ceramic tiles beneath the painted Dome surface;
4. Repair and restore the rusting decorative metal surrounding the main entry doors;
5. Replace the chipped, cracked, and broken ceramic floor tiles on the stairs to the main door;
6. Remove all broken window panes visible on the exterior façade, including those on facing Westwood Boulevard as well as on the alley (Sigal Gevojanyan space), and replace in kind with glazing to match the existing original window glazing;
7. Remove the damaged lower portion of the original monumental and multi-paned arched window in the Domed Rotunda section of the building facing Westwood Boulevard, and replace this altered plate glass section with new steel multi-paned windows to match the original design, as shown in the project plans submitted to the Westwood Neighborhood Council Land Use & Planning Committee and Board of Directors by ABC's representatives;
8. Repair all broken lighting fixtures and lighting instruments on the exterior and on the tiled Dome, remove all non-working or obsolete lighting fixtures and all related visible exterior tubing and wires, and relight the Domed portion of the building during nighttime hours;
9. Remove all bird feces from the Dome and cupola, and clean and restore the Dome and cupola;
10. Replace the missing decorative golden-colored metal ball missing from atop the cupola;
11. Repair and restore the antique sculpture fountain located on the landlord's private property in front of the Dome building (and remove the duct tape holding one of the panels closed);

12. Remove all non-permitted signage from the building and direct these tenants to submit proper signage, paint color, and/or façade alteration applications to the Westwood DRB.

**C. 888 DEVON**

**Case Number:** ZA 2014-3144-DRB-SPP-SPPA

**Project Address:** 888 Devon Avenue, Los Angeles, CA 90024

**Contact Info:** Neill Brower, 310-712-6833

**Project Description:** Filing of a modified project permit compliance and tract map for the 888 Devon project. Substantially the same height and massing, same unit count, nearly identical floor area, with slightly more excavation. The aesthetics of the building have changed slightly, though the modified design uses similar colors and finish materials to the original, so re-filed for Design Review, and filed for a tract map for condominiums.

**Supporting Docs:** [http://www.wvnc.org/888 Devon](http://www.wvnc.org/888%20Devon)

Neill Brower and Ryan Enz presented a comparison of the slight changes in the current project to the previously approved project. A letter of support was requested. Chair Connie Boukidis moved, The LUPC recommends that the Westwood Neighborhood Council support Applicant's project in its current modified form dated October 31, 2017 conditioned that Applicant remains compliant with its agreements with the Holmby-Westwood Property Owners Association and Chateau Colline. Ann Hayman seconded and the motion carried by a vote of Yes: 4 (Angus Beverly, Connie Boukidis, Mary Chiu, Ann Hayman), No: 0, and Abstain: 1 (Dr. Jerry Brown).

**7. ADJOURNMENT Upon unanimous approval of Motion to Adjourn, meeting adjourned at 4:57p.m.**