



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING
MINUTES**

**WEDNESDAY, MARCH 14, 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. 3:20 p.m. Call to Order – Roll: Connie Boukidis, Dr. Jerry Brown, Ann Hayman, and Marcello Robinson present.**
- 2. Unanimous approval of this agenda as presented.**
- 3. Approval of Minutes as attached and presented: 11/9/16, 12/14/16, 11/8/17, 2/14/18. Approval of the minutes was unanimous.**

4. PUBLIC COMMENT

There was no public comment.

5. NEW BUSINESS:

DISCUSSION/ACTION

A. 1533 S. Veteran Ave.

Case number: ZA-2018-0334, ZA-2018-0335

Project Address: 1533 S. Veteran Ave , Los Angeles, CA 90024

Contact Info: Matthew Raanan, (310) 999-2233

Project Description: Application for seven unit apartment over subterranean garage with 16 parking stalls and 9 bicycle rack. due to passing storm drain under property, requesting height increase from 45' to 49' and setbacks reduction from 15' to 12' because of required 13' HWD.

Matthew Raanan and Ryan Rifkin presented the project.

Connie Boukidis moved, seconded by Dr. Jerry Brown, and carried unanimously:

“ WWNC LUPC recommends to the WWNC BOD to support the project with a note to the Design Review Board that the required placement of the handicap lift be aesthetically pleasing. Also that owners present the project to the Westwood Homeowners Association for their support. The board also recommends converting one unit to affordable housing.”

DISCUSSION/ACTION

B. 525/529 Landfair

Project Address: 525/529 S. Landfair Ave, Los Angeles, CA 90024

Contact Info: David Akhavi, (310) 922-1759

Project Description: Application to demolish existing 6 units apartment for creation of 9 units apartment, filing for Design Review Board apply for project permit compliance within the North Westwood Village Specific Plan, and Request for a haul route from Department of Building and Safety.

Architect Jamie Meyer and Damian Akhavi presented the project.

Marcello Robinson moved, seconded by Connie Boukidis, and carried unanimously:

“WWNC LUPC recommends to the WWNC BOD to support the project as presented with the following conditions: Regarding the roof top; any barriers for safety from the roof’s

edge setbacks be reconfigured to increase the safety of the roof deck; example, by increasing the height of the railing. WWNC BOD recommends that at least one unit be converted to affordable housing.”

6. OLD BUSINESS

DISCUSSION/ACTION

A. 1151 Westwood/T-mobile

Case number: DIR-2017-4952-DRB-SPP; ENV-2017-4953-CE ST

Project Address: 1151 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Emmett Rees, 805-403-2640

Project Description: 1151 Westwood Blvd (Parking Structure) - Proposed WTF (Wireless Telecommunications Facility) - T-Mobile

Supporting Document: [http://www.wwnc.org/1151 Westwood T -Mobile](http://www.wwnc.org/1151%20Westwood%20T-Mobile)

Scott Dunaway presented the project.

Marcello Robinson moved, seconded by Ann Hayman, and carried unanimously: “WWNC LUPC recommends the WWNC BOD not support the project as presented due to the not aesthetically pleasing appearance of the antennas on the roof top viewable from Westwood Blvd and Lindbrook Ave, which would add an additional not aesthetically pleasing 3rd story. We recommend T-Mobile continue to look for a more suitable property for their antennas or find a way to attach the antennas to the existing property that cannot be seen from the street and would not add an additional story to the building.”

B. BARNEY’S BEANERY

Case number: ZA-2017-5460-CUB

Project Address: 1037 South Broxton, Los Angeles, CA 90024

Contact Info: Ralph Saltsman, 310-822-9848

Project Description: CUP Renewal re sale and dispensing full line of alcoholic beverages for onsite consumption at existing 7,458 sf restaurant with 181 indoor seats and 29 outdoor seats on 362 sf patio, operating from 7 am to 2 am daily.

PROPOSED MOTION:

The WWNC supports:

Condition 21 as follows: "A maximum of three coin operated game machines are allowed. Pool tables or similar game activities or equipment shall not be permitted.

Official California State lottery games and machines are allowed.”

Condition 22 to remain the same, as follows: "Pool tables, billiard tables, and Adult Entertainment uses [Municipal Code Section 12.70] shall be prohibited. There shall be no disc jockey, topless entertainment, public performances or fashion shows.

Live music/entertainment shall be limited to karaoke after 10 p.m. daily. The karaoke shall be limited to the open dining area and a separate karaoke room shall not be permitted. The restaurant operation shall keep a record of the karaoke nights, which shall be made available on the site upon request by the Building and Safety, Police and Planning Departments, the Alcoholic Beverages Control and other responsible agencies.

Live music/entertainment and televisions shall not be permitted in the outdoor patio."

Condition 50 is to be removed as requested as long as it conforms to the City of Los

Angeles policy.

No vote was taken on this motion.

7. ADJOURNMENT

The meeting was adjourned by unanimous agreement at 5:13 p.m.