

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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 and Westwood Public Library, 1246 Glendon Avenue.

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1. **4:15 p.m. Call to Order - Roll Call**
2. **Approval of this agenda as presented.**
3. **Approval of Minutes as posted: 9/13/17**
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-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>

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

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ERIC GARCETTI
MAYOR

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

1. 3:15 p.m. Call to Order – Roll: Connie Boukidis, Dr. Jerry Brown, Mary Chiu, and Ann Hayman present.

2. Unanimous approval of this agenda as posted.

3. Approval of Minutes as posted and presented: 7/12/17.

4. **PUBLIC COMMENT**

UCLA Graduate Student Association President Michael Skiles stated that housing should be a priority and that parking shouldn't be of concern when considering projects.

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 sf 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](http://www.wwnc.org/UCLA_UNEX)

UCLA Government & Community Relations representative Marco Perez stated that UCLA's enrollment will be going up and more student housing is needed. Multiple residential buildings will be built on five proposed sites.

Chair Connie Boukidis moved,

"The LUPC recommends that the WWNC BOD pass the following motion:

The WWNC BOD opposes the proposed 20 story 202 ft. dormitory project at the UNEX site on LeConte for the following reasons:

- its significant negative environmental impact on Westwood Village's historic view shed that includes the Fox Theater, a Los Angeles historic-cultural monument; and
- due to the adjoining 45 ft. height restrictions imposed in the Westwood Village Specific Plan and the North Westwood Village Specific Plan.

However, the WWNC BOD does support and recommend that UCLA pursue a project that replaces the current UNEX building with one of the same height, 106 ft. with the installation of at least two levels of subterranean parking that would be accessible both to students and the public at affordable rates and

transfer the remaining height and density needed to the proposed Gayley-Strathmore, Warren or Tom Bradley sites.

Further, we call on UCLA to circulate a new and updated holistic Long Range Development Plan in an orderly fashion that allows for community and stakeholder input.”

Ann Hayman seconded and the motion carried unanimously.

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 Ghods, 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

Supporting Documents: [http://www.wwnc.org/1361 Kelton](http://www.wwnc.org/1361%20Kelton)

Chair Connie Boukidis moved,

“The LUPC recommends that the WWNC pass the following Motion:

The WWNC BOD recommends that the DRB approve the 1361 Kelton project as proposed with a recommendation for increased landscaping based upon the commitment that this project will remain as a long-term apartment use and not be converted to condominiums.”

Dr. Jerry Brown seconded and the motion carried by a vote of Yes: 3, No: 1, and Abstain: 0.

6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 5:15 p.m.