

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA  
WEDNESDAY, MAY 10 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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting Constance Boukidis at [CBoukidis@wwnc.org](mailto:CBoukidis@wwnc.org).

1. **3:15 p.m. Call to Order - Roll Call**
2. **Approval of this agenda as presented.**
3. **Approval of Minutes as attached and presented: 3/8/17 and 4/12/17**
4. **PUBLIC COMMENT**
5. **NEW BUSINESS:**

**DISCUSSION/ACTION:**

**a. Gayley Center**

**Case Number:**

**Project Title:** Gayley Center

**Project Address:** 1145 Gayley Avenue, Los Angeles, CA 90024

**Contact Info:** Nick Martinez, 310-559-5720

**Project Description:** Majority of project is interior renovation and build-out of existing floor area on the 2<sup>nd</sup> floor in Gayley Center; minor revision to the interior entry lobby to allow students direct access to Student Services which requires removing an existing ground floor classroom, a new interior stair and a slight adjustment to the exterior façade at this corner of the building; adjusting the current building entrance door location and glass wall at the ground floor resulting in 900 sf of area being added to the building interior; elements of this proposed design visible from outside will be minor exterior façade adjustment, relocation of one existing building sign, an enclosure of an existing loading dock, and addition of windows on the 2<sup>nd</sup> floor, facing the “back alley” to provide light for the interior office space.

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

**DISCUSSION/ACTION:**

**b. HAMMER MUSEUM**

**Case Number:**

**Project Title:** THE ARMAND HAMMER MUSEUM

**Project Address:** 10899 Wilshire Boulevard, Los Angeles, CA 90024

**Contact Info:** Reuben Duarte, 213-455-7679

**Project Description:** Plan approval to modify conditions of an existing Conditional Use permit, including extended operating hours, service of full line alcohol, open accessory restaurant/cafe to public, permit broader range of events, and remove valet parking requirement.

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

**6. OLD BUSINESS:**

**FURTHER DISCUSSION/ACTION**

**a. BROXTON**

**Case number:** ZA 2017-179 CUB

**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.

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

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

CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES  
WEDNESDAY, MARCH 8, 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 Call Angus Beverly, Constance Boukidis, Dr. Jerry Brown, Ann Hayman, and Marcello Robinson present.
2. **Unanimous approval of this agenda as presented.**
3. **Unanimous Approval of Minutes as attached and presented:** 2/8/17
4. **PUBLIC COMMENT** None presented.
5. **NEW BUSINESS:**

**DISCUSSION/ACTION:**

**A. BROXTON**

**Case number:** ZA 2017-179 CUB

**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-foot 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.

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

Carey Berger with Artisanal Brewers Collective and Margaret Taylor with Apex presented the project. They have a Type 47 license already but must obtain a Type 75 license ancillary to the 45 in order to have the microbrewery. The equipment will be located in the center of the restaurant as shown in their drawings. They are exploring three options related to the weight of the equipment. The LA City Attorney does not authorize differentiated hours for alcohol service vs. operating hours. They offered a neon logo which one member liked. LUPC members made suggestions about the seating arrangements. Their hearing is in April so they will return on April 8th to WWNC and provide the single seat numbers, total seat numbers, the maximum occupancy number, last call time, identify valet arrangements, address the seismic issues, and conditions to be incorporated into their ABC application. Suggestions were offered regarding the open outside patio which may be issue because of the homeless population.

**DISCUSSION/ACTION:**

**B. 1043-45 Broxton**

**Case Number:**

**Site Address:** 1043-45 Broxton Avenue, Los Angeles, CA 90024

**Project Title:** 1043-45 Broxton

**Contact Info:** Norton Ching, 310-825-1000

**Project Description:** Change of use from current theater to two new restaurants and renovate the façade. The interior +/- 1275 sf mezzanine currently located at the front of space shall be removed and a new interior +/- 1274 sf mezzanine shall be constructed in the rear of the space.

**Supporting Documents:** <http://www.wwnc.org/1043-45 Broxton>

Norton Ching, architect, presented the project and described how the façade would be restored to its original 1946 look as much as possible. The mezzanine area would be moved to the west side of building with windows and

doors installed in front of building. Old pictures were shown to show resemblance with new proposal. Although they initially wanted to install two narrow restaurants, they are exploring other options.

The LUPC recommended that WWNC BOD pass the following motion by a vote of Yes: 4, No: 1 (Marcello Robinson), and Abstain: 0.

**THE WWNC BOD SUPPORTS Applicant's facade design with steel cased windows and doors. If the Applicant proceeds with a restaurant(s) project, the WWNC insists that the City require that the project be parked to code with a recorded covenant (no spaces to be provided by the Broxton city lot). The WWNC encourages the Applicant to return to the WWNC LUPC and BOD if significant changes occur to the project and its design.**

**DISCUSSION/ACTION:**

**C. 10435 Santa Monica Boulevard**

**Case Number:**

**Project Address:** 10435 Santa Monica Boulevard, Los Angeles, CA 90024

**Contact Info:** Steve Somers, 310-497-2524

**Project Description:** CUP for 4,000 sf third story addition to existing two-story, 12,000 sf commercial office building with no change of use but exemption from Commercial Corner Development landscaping requirement.

**Supporting Documents:** <http://www.wwnc.org/10435> Santa Monica Boulevard

Steve Somers presented the project to add third floor to this corner building. This is preliminary because nothing has been filed yet. LUPC members made suggestions about softening the façade and adding maximum landscaping if possible.

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

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MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES**  
WEDNESDAY, APRIL 12, 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 Call Angus Beverly and Ann Hayman present.
2. Unanimous approval of this agenda as presented.
3. Approval of Minutes as attached and presented: 3/8/17 Minutes not approved due to lack of quorum.
4. PUBLIC COMMENT None presented
5. NEW BUSINESS:

**DISCUSSION/ACTION:**

- a. 1100 Westwood Boulevard

**Case Number:**

**Project Title:** AT&T Sign 1100 Westwood Boulevard

**Project Address:** 1100 Westwood Boulevard, Los Angeles, CA 90024

**Contact Info:** Nguyen T. Nguyen, 206-786-5173

**Project Description:** The project described here is limited to exterior improvements: Removal of existing wood composite 'Trex' planking; Addition of wall, canopy, and pedestrian signage; New aluminum canopy with blue reveals; New charcoal and blue architectural 'portal' element composed of corrugated and non-corrugated Aluminum Composite Metal; and Painting of existing cement plaster.

**Supporting Documents:** <http://www.wwnc.org/AT&Tsign1100westwood>

LUPC members recommended a lighter color than charcoal which would better conform with the historical nature of the existing village.

**DISCUSSION/ACTION**

- b. 626 South Landfair Avenue

**Case Number:**

**Project Title:** 626 South Landfair Avenue

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

**Contact Info:** Nathan Freeman, 213-220-0170

**Project Description:** Construction of a ten unit apartment building, two levels of basement parking (28 spaces including two ADA and three guest spaces), bicycle parking per Section 8F of the North Westwood Village Specific Plan, with a maximum height of 53'8" per 12.21 1 B(2) of the LAMC.

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

LUPC members mentioned that the color palate and landscaping were moving away from the historic building.

**DISCUSSION/ACTION**

- c. 10717 Wilshire

**Case Number:**

**Project Title:** 10717 Wilshire Portico

**Project Address:** 10717 Wilshire Boulevard, Los Angeles, CA 90024

**Contact Info:** Ronald A. Ettinger, 818-929-7212

**Project Description:** Construct a portico at driveway entry for protection of pedestrians entering and exiting an apartment structure, with valet parking.

**Supporting Documents:** <http://www.wwnc.org/10717WilshireBoulevard>

LUPC members recommended that two palm trees be replaced and landscaping be added.

## 6. OLD BUSINESS

### FURTHER DISCUSSION/ACTION

#### a. BROXTON

Case Number: ZA 2017-179 CUB

Project Address: 1099 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Margaret Taylor, 213-333-0335, 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.

Supporting Documents: <http://www.wvnc.org/BROXTON>

LUPC members would like to see more menu entrees, a lighter and more transparent outside area to highlight the historical architecture, and more landscaping outside. The issue with the sign outside is whether it conforms with the existing architecture. The LUPC stated: Alcohol conditions must be applied through a conditional license and request that these specific conditions be placed on the Type 75 license and that Applicant would only agree to accept the Type 75 license if it has those conditions.

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