

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

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

WEDNESDAY, MAY 9, 2018 – 3:30 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 Ralphs, 10861 Weyburn Avenue, Los Angeles, CA 90024.

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1. 3:30 p.m. Call to Order - Roll Call
2. Approval of this agenda as presented and posted.
3. Approval of Minutes as posted: 4/11/18
4. PUBLIC COMMENT
5. 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: Scott Dunaway, 805-637-0339

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

Supporting Document: <http://www.wwnc.org/1151 Westwood T -Mobile>

6. NEW BUSINESS:

- A. **10867 WEST SANTA MONICA BLVD - CHEVRON STATION #9-1965**
Case number: ZA-2018-1309

Project Address: 10867 West Santa Monica Blvd, Los Angeles, CA 90024

Contact Info: Gary Semling, (707) 658-4717

Project Description: A conditional use permit to allow the off-site sale of beer and wine in conjunction with a 2,929 SQ.FT convenience store and service station with 24 hours, daily operation.

B. 10923 WEYBURN AVE - THE WAFFLE 24 HOUR
Case number: DIR-2018-2286-DRB-SPP-COA

Project Address: 10923 Weyburn Ave, Los Angeles, CA 90024

Contact Info: Jason Smith, (714) 235-8235

Project Description: Restaurant with a type 41 beer and wine license for on-site consumption. The Waffle is a 24 hour operation. Existing two story restaurant proposing a complete interior remodel with exterior facade improvements and signage.

7. Adjournment 5:15 pm



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WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES
WEDNESDAY, APRIL 11, 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. 3:17 p.m. Call to Order – Roll: Connie Boukidis, Dr. Jerry Brown, Mary Chiu, Ann Hayman, and Marcello Robinson present.

2. Unanimous approval of this agenda as presented.

3. Approval of Minutes as attached and presented: 3/14/18.

Approval of the minutes was unanimous.

4. PUBLIC COMMENT

There was no public comment.

5. NEW BUSINESS:

DISCUSSION/ACTION

A. Tocaya Organica

Case Number: ZA-2018-453 CUB

Project Address: 1140 S. Gayley Ave , Los Angeles, CA 90024

Contact Info: Margaret Taylor (818) 398-2740

Project Description: Application to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with a proposed 2,890 SF restaurant with 64 interior seats, a 260 square-foot outdoor dining area in the public right-of-way with 24 seats and no alcohol sales proposed in the outdoor patio area, having hours of operation from 11:00am to 10:00pm daily.

Margaret Taylor presented the project. A disagreement about the parking requirements followed. The restaurant has 11 onsite parking spaces and a parking lease agreement for more offsite spaces at 10866 Wilshire Blvd. Sandy Brown explained why the

parking situation requires a covenant instead of an affidavit, and stated that she has the backing of CD5 on this. A parking covenant is permanent while a lease agreement is not. Steve Sann explained that it is a Gayley address although the entrance is on Lindbrook and there is no significant frontage on Gayley because it was part of the owner's plan to defraud the community after it supported the project. The problem is not with Tocaya Organica, but the property owner.

Marcello Robinson moved, seconded by Ann Hayman and carried unanimously:

The WWNC LUPC recommends that the WWNC Board of Directors approve Tocaya Organica's, located at 1140 S. Gayley Ave., application to allow the sale and dispensing of beer and wine for on-site consumption with the following conditions:

1. Tocaya Organica, [1140 S. Gayley Ave](#), be in compliance with the Westwood Village Specific Plan as a restaurant meeting all 5 requirements to be considered a full service restaurant, as agreed to by applicant and their representatives.
2. Approval is conditional on a parking covenant being recorded.
3. Notices be posted on windows, menus and interiors notifying the public that off-site parking is available at [10866 Wilshire Blvd](#) which entrance is located on Glendon Ave.
4. Signs be posted on the off-site and on-site parking spaces that read "exclusive use for Tocaya Organica customers."
5. Tocaya Organica obtains a Director of Planning determination of Specific Plan project permit compliance.

B. Review and discuss cases to add to the May 2018 LUPC Meeting. Discussion only, no action will be taken.

Belmont Village will be on May's agenda.

7. Adjournment 5:15 p.m.

The meeting was adjourned by unanimous agreement at 5:07 p.m.