

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

WESTWOOD NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE MEETING MINUTES

WEDNESDAY, January 14, 2015 – 3:15 PM-5:15 PM

Westwood Branch Library, Meeting Room, 1246 Glendon Avenue, Los Angeles, CA 90024

- 1. 3:15 p.m. Call to Order - Roll Call Jerry Brown, Ann Hayman, Marcello Robinson, and Marjan Jamshidi**
- 2. Unanimous approval of this agenda as presented.**
- 3. PUBLIC COMMENT** none presented.
- 4. OLD BUSINESS:**

- a. GAYLEY FRATERNITY PROJECT PRESENTATION**

Case Number: ZA 2014 1095 CU DRB SPP

Contact Info: Kevin McDonnell, Jeffer Mangers, 310-201-3590

Project Title: Gayley Fraternity House

Project Description: Conditional Use for four story building over two level subterranean garage, 57 feet height, 15,461 square foot fraternity house with 22 guest rooms and 31 parking spaces and Project Permit Compliance with North Westwood Village Specific Plan and the West Los Angeles Transportation Improvement and Mitigation Specific Plan.

Project Address: 611 Gayley Avenue, Los Angeles, CA 90024

Action(s) Requested:

Recommendation to WWNC Board in support of Applicant's application for a Conditional Use for four story building over two level subterranean garage, 57 feet height, 15,461 square foot fraternity house with 22 guest rooms and 31 parking spaces and Project Permit Compliance with North Westwood Village Specific Plan and the West Los Angeles Transportation Improvement and Mitigation Specific Plan for said fraternity house.

Kevin McDonald, Esq., Dr. Copen, and Dale Yonkin presented the revised design to the Committee. Note was taken that at the last meeting on this project, the LUPC refrained from voting on the design at Applicant's request until Applicant returned with revisions. Applicant never returned and went to DRB re design. Note was also made that Applicant has offered no conditions and that the LUPC would like him to use the 2008 Phi Si decision as template and draft one that suits this project incorporating their 65 conditions and forward to WWNC LUPC by 2/4/15.

Applicant will not agree to any conditions that would govern his private contractual relations with a lessee. Note was taken that it may be hard to insure a fraternity with a rooftop garden.

Vote was three to one to recommend that the WWNC Board vote in favor of the following Motion at evening meeting of same date:

The WWNC disapproves the proposed exterior design and supports a project that is more Mediterranean/Traditional/Grand mansion in style with a maximum of 48 beds.

- 5. Unanimous Approval of Minutes of WWNC LUPC meetings that took place on 3/13/13, 8/14/13, 4/9/14, 9/29/14, 10/8/14, and 12/10/14.**
- 6. Review of recent projects received re Abstention Calendar.** No action taken.
- 7. 5:15 p.m. ADJOURNMENT**