

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE MEETING
MINUTES**

WEDNESDAY, FEBRUARY 12, 2014 – 3:15 PM - 5:15 PM
Westwood Branch Library 1246 Glendon Ave, Meeting Room Los Angeles, CA 90024

FEBRUARY 12, 2014

1. 3:15 p.m. Call to Order - Roll Call - Constance Boukidis, Dr. Jerry Brown, Ann Hayman, and Mark Herd present

2. Unanimous approval of agenda as presented.

3. Unanimous approval of 10/9/13 Minutes as presented.

4. PUBLIC COMMENT - none presented.

5. NEW BUSINESS:

a. Following cases were discussed and it was unanimously determined that they would be added to the Abstention Calendar:

12/13 PROJECTS

- 1. 1001 Broxton Avenue, Los Angeles, CA 90024**
Case Number ZA 2013-2643(CUB)
Contact: Nina Raey
Renew on-site full liquor license.

11/13 PROJECTS

- 1. 1650 Selby Avenue, Los Angeles, CA 90024**
Contact: Marina Perez
Soil cleanup project.
- 2. 1038 Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR 2013 3651 DRB SPP
Contact: Brian Oshima, 626-449-1990
Urban Outfitters seeks storefront remodel; seeks relief from Westwood Specific Plan and DRB.

9/13 PROJECTS

- 1. 10833 Wilshire Boulevard, Los Angeles, CA 90024**
Case Number APCW 2013 2708 SPE DRB SPP
Contact: Kathleen O'Connor, 714-625-5930
Install six chimneys with two antennas and other equipment to provide a new wireless telecommunications facility within scenic corridor.
- 2. 10965 Weyburn Avenue, Los Angeles, CA 90024**
Case Number DIR 2013 2747 CRB SPP
Install new Koala Tea Sign.
- 3. 10101 Wilshire Boulevard, Los Angeles, CA 90024**
Case Number ZA 2011 1046 ZV ZAA 1A
Contact: Jim Ries
Install 168 foot fence barrier in golf course.

8/13 PROJECTS

- 1. 830 Devon Avenue, Los Angeles, CA 90024**
Case Number DIR 2013 2348
Contact: Sami El Bayar, 310-503-1295
Construct six story 33 unit apartment building with 83 parking spaces.

2. **1146 South Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR 2013-2540-DRB-SPP
Contact: Anthony Carron, 415-823-6452
Install new exterior sign

7/13 PROJECTS

1. **1073 Broxton, Los Angeles, CA 90024**
Case Number DIR 2013-2305-SPP
Contact: Elizabeth Peterson, 213-620-1904
Specific Plan Exception to change from retail to fast food.

6/13 PROJECTS

1. **920 Broxton Avenue, Los Angeles, CA 90024**
Case Number DIR-2013-370-DRB-SPP-COA
Contact: Gary Budish
Install door, window, dining patio, wall and pedestrian signs at Fab-Dog.
2. **1059 Broxton Avenue, Los Angeles, CA 90024**
Case Number ZA 2012-0134(CUB)(PA1)
Contact: Valerie Sacks, 310-943-3322
Change of operator; reduced indoor seating and hours.
3. **10993 Wellworth Avenue, Los Angeles, CA 90024**
Case Number DIR 2013-1887
Contact: Jamie Myer, 310-424-9421
Demolish six units and replace with nine.
4. **10375 West Wilshire Boulevard, Los Angeles, CA 90024**
Case Number APCW-2013-1929-SPE-SPP
Contact: Kathleen O'Connor, 714-625-5930
2 new telecommunications poles and supporting units; allow new wireless telecommunications facility in scenic corridor.
5. **10647-57 Ashton Avenue, Los Angeles, CA 90024**
Case Number DIR-2013-1936-DRB-SPP-DB
Contact: Steve Nazemi, 714-665-6569
Demolish nine unit apartment building and replace with fourteen condos.

5/13 PROJECTS

1. **1642-46 Bentley Avenue, Los Angeles, CA 90024**
Case Number DIR 2013-1362 (DB)(DRB)(SPP)
Contact: Majid Nael, 323-882-6666
Demolish three unit apartment building and replace with 9 unit condominium building;
Bonus density request with reduction in open space and increase in height.
2. **670 Kelton Avenue, Los Angeles, CA 90024**
Case Number DIR-2010-1106-DRB-SPP-SPPA-DI
Contact: Alan Boivin
48 unit apartment building with 87 parking spaces; 60% of open space located on
ground floor
3. **1099 Gayley Avenue, Los Angeles, CA 90024**
Case Number DIR-2012-3064-DRB-SPP
Contact: Rael Merson
Change use from retail to restaurant and fast food; façade improvements; and sign
program.
4. **1277 Beverly Glen Boulevard, Los Angeles, CA 90024**
Case Number DIR-2009-3581-DRB-SPP-M
Contact: Deborah Leinart, 760-798-2315
Modification of Sprint telecommunication facility on residential facility.

4/13 PROJECTS

1. **925 Westwood Boulevard, Los Angeles, CA 90024**
Case Number ENV 2013-1045-CE
Contact: Kammi Bett, 951-805-5771
Install illuminated wall sign for Glissin Sunless Beauty shop
2. **1045 Westwood Boulevard, Los Angeles, CA 90024**
Case Number ENV-2013-1162-CE; DIR 2013-1161-DRB-SPP
Contact: David Herskovitz, 310-980-4429
New wall signage at Unikwax.

3/13 PROJECTS

1. **10910 West Kinross Avenue, Los Angeles, CA 90024**
Case Number DIR-2009-263-DRB-SPP-COA-M1
Contact: Elizabeth Riddick 310-203-2777
Façade alterations including restoration of architectural features.
2. **10519-10523 West Ashton Avenue, Los Angeles, CA 90024**
Case Number DIR 2013-1537
Contact: Steve Nazemi, 714-665-6569
Bonus Density for four additional units; 14 total units; reduction in front yard setback, open space and parking.
3. **1126 Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR 2013 657 DRB SPP
Contact: John Due, 818 341 0987
Install new LED illuminated wall sign.

2/13 PROJECTS

1. **10350 Wyton Drive, Los Angeles, CA 90024**
Case Number AA-2012-1868-WTM
Contact: Steve Nazemi
Demo two existing structures and replace with new home; regrade hillside area.
2. **1424 South Bentley, Los Angeles, CA 90025**
Case Number DIR 2012 808 DRB SPP
Contact: Sean Nourani
Construct four story eight unit apartment building.

1/13 PROJECTS

1. **1143-1147 South Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR 2012-3554-DRB-SPP
Contact: Jim Mandeville, 401-334-9100
Consolidate three store spaces into Panera Bread Bakery Café; change of use from retail to restaurant; interior remodeling with exterior signs and awnings added and eight exterior seats.
2. **1059 Broxton Avenue, Los Angeles, CA 90024**
Case Number DIR-2012-3517-DRB-SPP-COA
Contact: Carl Behler
Façade improvements and new wall sign at Chipotle/Shophouse
3. **11024 Strathmore, Los Angeles, CA 90024**
Case Number DIR 2009 1010 DRB SPP SPPA DB GB M1 1A
Contact: Ben Brosseau
Construct five story 31 unit apartment building.

12/12 PROJECTS

1. **10663 WEST KINNARD AVENUE, Los Angeles, CA 90024**
Case Number DIR 2012-3206
Contact: Sam Ghanoun, 310-430-1976
Construct four story six unit multi-family dwelling.
2. **610-614 South Levering Avenue, Los Angeles, CA 90024**
Case Number DIR 2011 2805 DRB SPP 1A
Contact: Majid Nael
Construct five story, eighteen unit apartment building.

11/12 PROJECTS

1. **315 South Thurston Avenue, Los Angeles, CA 90024**
Case Number ZA 2012 3162 ZAA
Contact: John Achterhoff
Construct new two car garage with new recreation room; requesting reduced setback.

10/12 PROJECTS

1. **10390 Ashton Avenue, Los Angeles, CA 90024**
Case Number ENV 2012-2986
Contact: Albert Mahanian 310-486-8438
Demolish existing multi-family dwelling and replace with six unit condominium.

b. Discussion re WWNC position re SB1818 projects. Determined that we would develop a written policy regarding these projects, contact developers to present said projects to us, and make recommendations to the full WWNC board regarding these projects.⁶

6. OLD BUSINESS:

a. ELYSEE CAFÉ AND BAKERY

Project Developer Name: Khalil Alaeddine

Contact Name: Joshua Kaplan, 310-478-1920

Project Description: Pursuant to LAMC Section 12.24, W-1, Applicant will seek Conditional Use to permit the addition of an on-site sale of beer and wine license in conjunction with the continued operation of a unique European/French bistro.

Project address: 1099 Gayley Avenue, Los Angeles, CA 90024

Joshua Kaplan and Khalil Alaeddine returned to appear on behalf of Elysee Bakery to discuss Elysee's proposed application to seek a beer and wine license to complement and transform the European/French bistro with a revised list of voluntary conditions set forth below. After another presentation and discussion of the project, the four members present voted unanimously to recommend that the WWNC Board of Directors vote in favor of the Motion to support the application for an on-site beer and wine license of the Elysee Bakery/Khalil Alaeddine subject to the following agreement:

When Khalil Alaeddine petitions for the ABC License for the Elysee Café and Bakery, he will add language to his application that given the over-concentration and saturation of conditional use permits for on-site sale of wine and beer in the Westwood Village area and knowing that his request can be denied on these grounds, he volunteers the proposed conditions of operation to be imposed on the ABC License/City Permit for On-Sale Beer and Wine Authority at 1099 Gayley Avenue, Los Angeles, CA 90024 as set forth below:

VOLUNTARILY PROPOSED CONDITIONS OF OPERATION TO BE IMPOSED ON ABC LICENSE/CITY PERMIT FOR ON SALE BEER AND WINE AUTHORITY AT 1099 GAYLEY AVENUE

1. The alcoholic beverages to be sold shall be limited to beer and wine only with no hard liquor. Beer and wine sales shall be limited to 11:00 A.M. to 1:00 A.M. on Sunday through Thursday and 11:00 A.M. to 2:00 A.M. on Friday and Saturday. All alcohol sales limited to the interior of the premises.
2. The licensee shall not provide a 'happy hour' for the service of alcoholic beverages at a reduced price for a specific limited time period. This restriction does not apply to reduced food and beverage promotions for patrons. Reduced price food is allowed.
3. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 24 hours of discovery.
4. There shall be no coin operated games or video machines or other amusement devices maintained upon the premises at any time.
5. The applicant shall be responsible for maintaining the premises free of litter.
6. No alcoholic beverages shall be sold, served or consumed on any property adjacent to the licensed premises under the control of the applicant.
7. There shall be no exterior advertising sign indicating the availability of beer and wine in the premises.
8. Applicant shall not permit any loitering at the premises or in any outside dining area.
9. Applicant shall conduct the premises at all times with due regard for the peaceful and quiet enjoyment of the surrounding community and adjacent property users.
10. All employees involved with sales of alcohol to customers shall be at least 18 years of age. Within 90 days of the issuance of the alcohol beverage license, applicant shall make arrangements for all employees who manage, supervise, dispense or are involved with the sale of alcoholic beverages to patrons to enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). The training shall be conducted for all newly hired employees within 90 days of their employment. The applicant shall request written confirmation of completion of the initial training from the Police Department and shall submit a copy of such a request to any relevant governmental authority requiring same.
11. The telephone number of a responsible party representative of applicant shall be available from the cashier in the premises in the event of any disturbances or complaints regarding the operation of the subject facility.
12. Signs shall be prominently posted stating that California state law prohibits the sale of alcoholic beverages to persons who are under the age of twenty-one years or intoxicated and no such sales will be made.
13. The premises shall at all times be operated in conformity with the Los Angeles Municipal Code and all other constitutionally applicable state laws and local codes.

14. The premises shall be maintained at all times as a bona fide restaurant. At all times during normal meal hours, during which the applicant is exercising the privileges of the ABC license, said applicant shall offer menus and meals consistent with what is customarily offered during said meal periods. Food service shall be available to customers at all times when alcoholic beverages are offered for sale.

15. The quarterly gross sales of alcoholic beverages shall not exceed 50% of total gross sales during that quarter. The applicant shall at all times maintain records which reflect said sales.

16. No pool nor billiard tables may be maintained on the premises.

17. No more than two television sets, screens or monitors, other than those used exclusively by employees for point of sale systems or company administrative business, shall be maintained on the premises and they shall be only inside the premises, not visible from the exterior.

18. There shall be no dancing permitted on the premises at any time.

19. There shall be no live entertainment consisting of a disc jockey, karaoke, topless entertainment or fashion shows. However, applicant reserves the right, in the future, to apply for a live entertainment permit to permit live music performance that not consist of anything larger than a quartet, inside the premises only, but will not do so unless properly licensed and permitted by all relevant government authorities.

20. Applicant shall insure that any use of the public right of way for any food or alcoholic beverage service is in full compliance with the L.A.M.C., including the Westwood Village Specific Plan and the applicable ABC regulations.

21. No patron bar counter, other than a service bar, shall be maintained in the premises in connection with the sale or service of beer and wine.

22. The sale of any alcoholic beverages in pitchers is strictly prohibited. Beer shall be sold only in individual servings, e.g. bottles, cans, etc.

23. There shall be no lounge area exclusively for alcohol consumption in the licensed premises. The main purpose and use of the facility shall always be for a full service restaurant.

24. The approved conditions for this restaurant shall be retained on the premises at all times and produced immediately upon request of the Police Department or City Planning.

25. There shall be no admission charge for entry to the premises nor any cover charge nor shall there be a requirement to purchase a minimum number of alcoholic drinks.

26. Amplified or live music, if presented, shall conform in decibel level to the standards of the Los Angeles Municipal Code (Sound Ordinance).

27. The subject alcohol beverage license shall not be exchanged for a public premises-type license nor operated as a public premises.

28. Applicant shall comply with all relevant provisions of the California Code prohibiting smoking within any place of employment.

29. Applicant shall not sell any alcoholic beverage to any minor. When a bottle or carafe of wine is served, all I.D.'s of all patrons at that table must be verified as being over the age of 21 years.

7. 5:15 p.m. Unanimous approval of Motion to Adjourn