

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

**WEDNESDAY, August 14, 2013 – 3:15 PM-5:15 PM
Westwood Branch Library - 1246 Glendon Avenue, Meeting Room
Los Angeles, CA 90024**

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

2. Unanimous approval of this agenda as presented.

3. PUBLIC COMMENT none
offered.

4. NEW BUSINESS:

a. 10955-59 Kinross and 1085-99 Gayley Avenues PRESENTATION

Project Developer Name: MIXED USE CAPITAL, CA

Contact Name: Armen Ross, 310-618-1999

Project address: 10955-59 Kinross and 1085-99 Gayley Avenues, Los Angeles, CA 90024

Planning Department File Number: ZA 2013-1204

Action(s) Requested:

Rael Merson, owner of Mixed Use Capital presented the above-entitled project on behalf of Applicant Mixed Use Capital Market (Applicant) to the Westwood Neighborhood Council (WWNC) Land Use and Planning Committee (LUPC) at their hearing on August 14, 2013. Notice of this meeting was sent out by Applicant to all addresses within 500 feet of the project. No stakeholders came forward to object to the request. Applicant sought pursuant to LAMC Section 12.24, W-1, a Conditional Use to permit the addition of a full line of alcohol in conjunction with expansion of an existing restaurant to approximately 3,110 square feet with 108 dining seats and 15 bar seats for total of 123 seats; Relief from Section 12.22-A 23 under Section 12.24 W, 27 Conditional Use for the relief from Commercial Corner/Mini Shopping requirements to permit hours of operation Friday through Sunday from 7 a.m. to 1 a.m. and Monday through Thursday from 7 a.m. to 12 a.m.; relief from all landscaping requirements; and relief from Section 12.21-A, 4 via 12.27 Zone Variance to permit zero in conjunction with this project in lieu of the "5" parking spaces required by Building and Safety for the approximately 428 square foot expansion. After a full discussion took place, the LUPC found itself in support of longer hours and no landscaping and voted 3 - 1 to support no additional parking. The LUPC voted 3-1 to recommend that the WWNC Board of Directors pass the following Motion:

"The Westwood Neighborhood Council supports the application by Mixed Use Capital, CA for the project located at 10955-59 Kinross and 1085-99 Gayley Avenues, Los Angeles, CA 90024 for relief from LAMC Section 12.22-A, 23 under Section 12.24 W, 27 Conditional Use for the relief from Commercial Corner/Mini Shopping requirements to permit hours of operation Friday through Sunday from 7 a.m. to 1 a.m. and Monday through Thursday from 7 a.m. to 12 a.m. and relief from all landscaping requirements; and relief from Section 12.21-A, 4 via 12.27 Zone Variance to permit zero in conjunction with this project in lieu of the "5" parking spaces required by Building and Safety for the approximately 428 square foot expansion."

b. STARS INN PROJECT PRESENTATION

Project Developer Name: CCSO, LLC

Contact Name: Mahyar Barin, 310-666-8854

Project Address: 10269 Santa Monica
Boulevard, Los Angeles, CA 90024

Planning Department File Number: DIR-2013-1146-DB-CLQ

Action(s) Requested: Representatives from Comstock Hills HOA sought support from the WWNC regarding its efforts to persuade CCSO, LLC to revise its present proposed project facilitated by SB1818 that abuts its single family home neighborhood to one that includes guest parking, fewer units and less stories. CCSO, LLC sought

recommendation in favor of its requests for, pursuant to LAMC Code Section 12.22 A 25, a 22.5% Density Bonus setting aside one unit (6%) for Very Low Income household in exchange for one on-menu incentive (20% increase in height restriction = 1.2 (50 feet) per RAS4-1VL = 60 feet), parking Option 1 providing 40 residential spaces, and pursuant to LAMC Code Section 12.32 H, clarification of Q conditions re Site Plan Condition 2 and Height 5, 9A parking, Q Condition 4 - Density and Q Condition 9 C - Guest Parking. After discussion took place, the LUPC voted unanimously to recommend that the WWNC Board of Directors pass the following Motion:

"The WWNC does not support the CCSO, LLC 10269 Santa Monica Boulevard PROJECT on the following grounds:

- PROJECT asks for more entitlements than are allowed under SB1818;
- PROJECT does not conform with the character of the surrounding neighborhood comprised of R-1 single family dwellings.
- PROJECT and its requested height increases and additional floors will set a precedent along Santa Monica Boulevard that will forever change its character and create adverse impacts that cannot be mitigated.
- PROJECT and its height, mass, and density requests are incompatible with the surrounding neighborhood and existing infrastructure
- PROJECT lacks adequate parking

Further, the WWNC supports CHHOA in its efforts to encourage CCSO, LLC to meet with the adjacent homeowners and HOA to develop a project with less units, lower height, and more parking."

5. Meeting adjourned upon unanimous motion at 5:15 p.m.