

CITY OF LOS ANGELES

CALIFORNIA



**ANTONIO R. VILLARAIGOSA
MAYOR**

WESTWOOD NEIGHBORHOOD COUNCIL MEETING

**Westwood Presbyterian Church
10822 Wilshire Blvd, Hoffman Hall
Los Angeles, CA 90024
Enter via Ashton Avenue**

**Land Use Committee Meeting
WEDNESDAY, August 10, 2011 – 3:15 PM
Westwood Branch Library
1246 Glendon Ave, Meeting Room
Los Angeles, CA 90024**

**Board Meeting
WEDNESDAY, August 10, 2011 - 7:00 PM
www.wwnc.org**

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: Sterling Cleaners, 1600 Westwood Blvd., Damoka Gallery, 1424 Westwood Blvd., Print-Run, 950 Gayley Ave., Westwood Public Library, 1246 Glendon Ave., and on the walkway between Bunche Hall and Public Policy on the UCLA campus.

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 Stephen Resnick at sresnick@wwnc.org

Land Use Committee Agenda

1. Call to Order – Roll Call
2. Approval of agenda as presented or amended (1 minute)

3. New Business:

a. NATIVE FOODS CALIFORNIA LLC - 1114 Gayley Avenue PRESENTATION (10 minutes)

Project Developer Name: Native Foods California LLC

Contact Info: Valerie Sacks, LIQUOR LICENSE SPECIALISTS 310-500-6282

Project Title: Native Foods

Project Description: Sale/service of beer and wine for on-site consumption at an 82-seat, 3,793 square foot restaurant, with daily hours of operation from 11 a.m. to 10 p.m.

Project Address: 1114 Gayley Avenue, Los Angeles, CA 90024

Action(s) Requested:

1) Pursuant to LAMC Section 12.24W1, CUP to permit service of beer and wine for on-site consumption in conjunction with a 3,793 square foot restaurant.

Planning Department File #: ZA 2011-1741

Requested Action: Recommendations to WWNC Board

PUBLIC COMMENT (10 minutes)

DELIBERATION ON NATIVE FOODS WITH RECOMMENDATION TO WWNC BOARD (10 minutes)

b. PARK SANTA MONICA APARTMENTS - 10473-75 SANTA MONICA BOULEVARD PRESENTATION: (10 minutes)

Project Developer Name: 10475 Santa Monica Boulevard, LLC

Contact Info: Shahab Ghods, PLUS ARCHITECTS 310-478-6149

Project Title: Park Santa Monica Apartments

Project Description: 5 story 24 unit apartments: 4 story residential over an on grade and a subterranean parking (will replace current 14 residential apartments on 9,020 square foot lot + 820 square feet (1/2 alley))

Project Address: 10473-75 Santa Monica Boulevard, Los Angeles, CA 90024

Action(s) Requested:

1) Pursuant to Section 12.32 C&F, a zone change from C2-1VL-0 to (T)(Q)RAS4-1VL-0

(2) Pursuant to Section 12.28, a zoning administration's adjustment to permit a 14% increase in height of 57 feet from lowest natural grade level in lieu of 50 feet allowed

(3) Pursuant to Section 12.21G3, a director's determination to permit an 80% reduction in total open space of 2,484 square feet in lieu of the 2,700 square feet required

Planning Department File #: APCW 2010-3464

Requested Action: Recommendations to WWNC Board

PUBLIC COMMENT (10 minutes)

DELIBERATION ON PARK SANTA MONICA APARTMENTS WITH RECOMMENDATION TO WWNC BOARD (10 minutes)

c. 1666-72 SOUTH GREENFIELD AVENUE PRESENTATION (10 minutes)

Project Developer Name: GREENFIELD SUITES LLC

Contact Info: DHS & Associates, Inc. 714-665-6569

Project Title: 1666 SOUTH GREENFIELD

Project Description: File for tentative tract map for 10 unit condominium. Request for an increase in height of building from 45 feet to 49 feet through DRE process due to shallow storm drain crossing the lot.

Project Address: 1666-72 South Greenfield, Los Angeles, CA 90024

Action(s) Requested: File for tentative tract map for 10 unit condominium. Request for an increase in height of building from 45 feet to 49 feet through DRE process due to shallow storm drain crossing the 9,778.4 square foot lot currently zoned as [Q]R3-1-0.

Planning Department File #: ZA-2009-4001-ELD; CPC Number TTM No. 71589

Requested Action: Recommendations to WWNC Board

PUBLIC COMMENT (10 minutes)

DELIBERATION ON 1666 SOUTH GREENFIELD WITH RECOMMENDATION TO WWNC BOARD (10 minutes)

d. CAFE CHEZ MARIE - 10601 SANTA MONICA BOULEVARD PRESENTATION (10 minutes)

Project Developer Name:

Contact Info: Elizabeth Peterson, ELIZABETH PETERSON GROUP, INC. 213-620- 1904

Project Title: Cafe Chez Marie

Project Description: A Conditional Use for the sale of beer and wine for on-site consumption and incidental off-site consumption for gift baskets in conjunction with an existing Cafe Chez Marie restaurant, consisting of 2,383 square feet and accommodating 80 seats and operating between 7:00 a.m. and 7:00 p.m. daily. The project does not involve the expansion of the building footprint.

Action(s) Requested:

(1) Pursuant to LAMC Section 12.24-W, 1 a Conditional Use for the sale of beer and wine for on-site consumption and incidental off-site consumption for gift baskets in conjunction with an existing cafe restaurant consisting of 2,383 square feet and accommodating 80 seats (40 interior and 40 outdoor patio) and operating between 7:00 a.m. and 7:00 p.m. daily, in the [Q]C-1VL-O Zone.

(2) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration (MND) for the above-referenced project.

Planning Department File #: ZA 2011-1430(CUB)(ZV)

Requested Action: Recommendations to WWNC Board

PUBLIC COMMENT (10 minutes)

DELIBERATION ON CAFE CHEZ MARIE WITH RECOMMENDATION TO WWNC BOARD (10 minutes)

4. 5:15 p.m. ADJOURNMENT

Board Meeting Agenda

1. Call to order – Council Member roll call (Quorum = 11 members) - (2 minutes)
2. Approval of minutes – July 13, 2011 meeting - (1 minute)
3. Comments by Public Officials (10 minutes)
4. Public Comments – (2 minutes per speaker)
5. Vacancy of Board of Directors, Seats #10, 12 (Business) – Jerry Brown (3 minutes)
 - a. Hand vote to fill vacancies
6. Standing Committee Status/Reports – (5 minutes each)
 - Executive
 - Budget
 - Land Use (15 minutes each)
 1. 1666-72 South Greenfield: Motion re height variance request
 2. Cafe Chez Marie 10681 Santa Monica Boulevard: Motion re Conditional Use Beverage request
 3. Discussion regarding meeting venues
 - Outreach and Communications

7. Ad Hoc Committee Report – Michael Stajura (2 minutes)
 - a. Report of the Disaster Fair
8. Grievance Committee Recommendation – Jerry Brown (3 minutes)
 - a. Discussion and motion that ethics training must be completed in order to vote on items before the Board
9. Ban of Plastic Bags Issued by Retail Establishments in Los Angeles – Stephen Resnick (5 minutes)
 - a. Discussion and motion to urge the City of Los Angeles to support an ordinance restricting plastic bags
10. Polystyrene Foam Takeout Food Packaging – Stephen Resnick (5 minutes)
 - a. Discussion and motion to support SB 568 (and encourage the City of Los Angeles to support it) which will prohibit a food vendor from dispensing prepared food in a polystyrene food container
11. DWP Rate Increase – Michael Stajura (5 minutes)
 - a. Discussion and motion on proposed rate actions of the Los Angeles Department of Water and Power
12. Downtown Stadium and Convention Center – Michael Stajura (5 Minutes)
 - a. Discussion and motion on public funding of the Stadium
13. LAX Master Plan – Michael Stajura (5 minutes)
 - a. Discussion and motion on the LAX Master Plan
14. Congress of Neighborhood Councils – Michael Stajura (5 minutes)
 - a. Discussion and motion to donate to support the 2011 Congress
15. Bylaws – Jerry Brown (5 minutes)
 - a. Discussion and possible motion regarding changes to the posting locations
16. Motion to Adjourn

Next Meeting: Wednesday, September 14, 2011 – 7:00 pm (Westwood Presbyterian Church)