

## WESTWOOD NEIGHBORHOOD COUNCIL MINUTES

MARCH 8, 2017

BELMONT VILLAGE, 10475 WILSHIRE BLVD. LOS ANGELES, CA 90024

### 1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:09 p.m. Board members in attendance were Cyrus Baraghoush, Angus Beverly, Sandy Brown, Connie Boukidis, Lisa Chapman, Caroline Conway, Chantelle Eastman, Philip Gabriel, Ann Hayman, Trent Jolly, Mitchell Keiter, Shelby Kretz, David Lorango, Stephen Resnick, Marcello Robinson, Scott Whittle, and Laura Winikow. Board members excused were Roozbeh Farahanipour and Mark Rogo. A quorum was present. There were 20 stakeholders and guests present.

### 2. APPROVAL OF MINUTES

Scott Whittle moved to approve the minutes of the February 8, 2017 meeting. Ann Hayman seconded the motion, which carried unanimously.

### 3. COMMENTS BY PUBLIC OFFICIALS

A. Brian Adams, the representative of State Assemblymember Sebastian Ridley-Thomas, announced that the Assemblymember is sponsoring free tax workshops and legal clinics on March 11th.

B. UCLA representative Carmen gave an update on what is going on at UCLA. April 15th will be Admitted Students Day and 15,000 people are expected to visit the campus which may affect traffic. There is a new app called Parkmobile that can be used to pay for parking at UCLA without having to go to the kiosk.

C. West L.A. SLO Chris Ragsdale gave an update on crime. Residential knock-knock burglaries and auto crime are trending in the neighborhood.

### 4. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT

Executive Director Andrew Thomas reported that upcoming work in Westwood Village includes

sidewalk reconstruction and tree trimming. The BID is no longer using PATH to help with the homeless, but is trying out an in-house program where social workers will be available 40 hours per week starting in April.

5. PUBLIC COMMENTS

Stakeholder Steve Sann announced an upcoming free concert at the Westwood Branch Library on June 25th.

6. NEIGHBORHOOD PURPOSE GRANT PRESENTATIONS AND AWARDING OF GRANTS

Representatives of all the organizations listed below presented their grant requests. Ann Hayman, David Lorango, Stephen Resnick, and Laura Winikow recused themselves from the Westwood Branch Library presentation.

Treasurer Laura Winikow announced that there is \$30,000 in the budget for Neighborhood Purpose Grants (NPG) and seven organizations have applied for a NPG. There is also \$6,000 in the budget for Community Improvement Projects (CIP) so if \$5,000 of that were transferred to the NPG budget each organization would get \$5,000.

Scott Whittle moved that WWNC allocate \$5,000 from the CIP budget to the NPG budget, seconded by Ann Hayman, and carried by a vote of Yes: 16 (Cyrus Baraghoush, Angus Beverly, Sandy Brown, Connie Boukidis, Lisa Chapman, Caroline Conway, Chantelle Eastman, Philip Gabriel, Ann Hayman, Mitchell Keiter, Shelby Kretz, David Lorango, Stephen Resnick, Marcello Robinson, Scott Whittle, Laura Winikow), No: 1 (Trent Jolly), and Abstain: 0.

A. Warner Avenue Elementary School

Sandy Brown moved that \$5,000 be awarded to Warner, seconded by Marcello Robinson, and carried unanimously.

B. West L.A. Little League

Philip Gabriel moved that \$5,000 be awarded to the Little League, seconded by Angus Beverly, and

carried unanimously.

C. UCLA Food Closet

Lisa Chapman moved to table this grant request because if given, 35% would have to go to UCLA administrative costs according to UCLA rules. Instead, the representatives will find out if this 35% fee can be waived and get back to WWNC within a week; otherwise alternative avenues for the grant will be explored. Chantelle Eastman seconded and the motion carried unanimously.

D. Emerson Community Charter School

Marcello Robinson moved that \$5,000 be awarded to Emerson, seconded by Scott Whittle, and carried unanimously.

E. Fairburn Avenue Elementary School

Ann Hayman moved that \$5,000 be awarded to Fairburn, seconded by Philip Gabriel, and carried unanimously.

F. Westwood Branch Library

Ann Hayman, David Lorango, Stephen Resnick, and Laura Winikow recused themselves from the vote. Scott Whittle moved that \$5,000 be awarded to the library, seconded by Angus Beverly, and carried unanimously.

G. Los Angeles Conservancy

Marcello Robinson moved that \$5,000 be awarded to the L.A. Conservancy, seconded by Scott Whittle, and carried unanimously.

7. STANDING COMMITTEE STATUS REPORTS

A. The Executive Committee had no report.

B. Budget

Treasurer Laura Winikow listed the expenses to be approved: facility rental \$100, facility set-up \$75, printed material \$31.39, staffing services \$125.89, and microphone rental for the candidate forum \$31.75. The Monthly Expenditure Report (MER) included the previously listed amounts

spent and the amount left in the budget, before NPGs are disbursed, which is \$38,922.97. All expenditures and the MER were approved unanimously.

### C. Land Use & Planning

#### Discussion/Action:

#### 1. 1099 Westwood Boulevard

Case number: ZA 2017-179 CUB

Project Address: 1099 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Margaret Taylor, 213-330-0335, x103

Project Description: Per Section 12.24 W 1 of the Los Angeles Municipal Code, Applicant seeks a Conditional Use Permit to allow the addition of a microbrewery use secondary and ancillary to the permitted full line of alcohol sales in conjunction with the operation of a new tenant in an existing 4,656 square-foot interior (168 seat) sit-down dining, full menu restaurant with outdoor

patio dining areas on Broxton with 808 square-feet and 50 seats for a total of 5,464 square feet and 218 seats, with hours of operation and alcohol sales from 11 am- 2 am, Monday through Friday and 7 am – 2 am, Saturday and Sunday. No off-site sales - microbrewery limited production for consumption within the restaurant.

Supporting Documents: <http://www.wwnc.org/BROXTON>

This item was tabled by Chair Connie Boukidis.

#### Discussion/Action:

#### 2. 1043-45 Broxton

Case Number:

Site Address: 1043-45 Broxton Avenue, Los Angeles, CA 90024

Project Title: 1043-45 Broxton

Contact Info: Norton Ching, 310-825-1000

Project Description: Change of use from current theater to two new restaurants and renovate the façade. The

interior +/- 1275 sf mezzanine currently located at the front of space shall be removed and a new interior +/-

1274 sf mezzanine shall be constructed in the rear of the space.

Supporting Documents: <http://www.wwnc.org/1043-45> Broxton

The LUPC recommended that WWNC pass the following motion:

THE WWNC BOD SUPPORTS Applicant's facade design with steel cased windows and doors. If the Applicant proceeds with a restaurant(s) project, the WWNC insists that the City require that the project be parked to code with a recorded covenant (no spaces to be provided by the Broxton

city lot). The WWNC encourages the Applicant to return to the WWNC LUPC and BOD if significant changes occur to the project and its design.

Marcello Robinson moved to amend the proposed motion recommended by the LUPC by changing the wording to state that WWNC prefers a change to retail instead of restaurant use, seconded by Stephen Resnick.

Chair Connie Boukidis moved the amended motion,

“The Westwood Neighborhood Council supports Applicant's facade design (that would use steel cased windows and doors) in its efforts to historically restore its facade. We prefer that the Applicant convert these premises to a retail use as opposed to a restaurant use. If the Applicant proceeds with a restaurant(s) project as defined in the Westwood Village Specific Plan, the Westwood Neighborhood Council insists that the City require that the project be parked to code with a recorded covenant (no spaces to be provided by the Broxton city lot). The Westwood Neighborhood Council encourages the Applicant to return to the Westwood Neighborhood Council Land Use and Planning Committee and Board of Directors if significant changes occur to the project and its design.”

The motion was seconded by Ann Hayman and carried by a vote of Yes: 15 (Cyrus Baraghoush,

Angus Beverly, Sandy Brown, Connie Boukidis, Lisa Chapman, Caroline Conway, Chantelle Eastman, Philip Gabriel, Ann Hayman, Trent Jolly, Shelby Kretz, David Lorango, Stephen Resnick, Marcello Robinson, Scott Whittle), No: 1 (Laura Winikow), and Abstain: 0.

Discussion/Action:

3. 10435 Santa Monica Boulevard

Case Number:

Project Address: 10435 Santa Monica Boulevard, Los Angeles, CA 90024

Contact Info: Steve Somers, 310-497-2524

Project Description: CUP for 4,000 sf third story addition to existing two-story, 12,000 sf commercial office building with no change of use but exemption from Commercial Corner Development landscaping requirement.

Supporting Documents: [http://www.wwnc.org/10435 Santa Monica Boulevard](http://www.wwnc.org/10435%20Santa%20Monica%20Boulevard)

This item was tabled by Chair Connie Boukidis.

D. Outreach & Communications

Chair David Lorango improved WWNC's facebook page.

E. Homeless Task Force

Lisa Chapman reported that the homeless count was successful with many people participating.

No numbers have been released yet but the numbers of homeless have increased in the neighborhood.

F. Budget Advocates

Marcello Robinson reported that the next meetings will be held on March 18th in West L.A. and on April 3rd at City Hall. Marcello will send the completed white paper to the board.

G. Public Safety

Chair Marcello Robinson will be attending UCPD's community meeting with landlords and property managers. The issue of furniture removal will be raised.

H. Transportation & Parking — no update

I. Bylaws

Chair Sandy Brown reported that everything is on hold.

J. WRAC — no update

K. Zoning & Violations — no update

## 8. COMMUNITY PLANS

A. Discussion and Introduction of Motion: "The Westwood Neighborhood Council supports motions 'A' and 'B' by the Westside Regional Alliance of Councils.

Westside Regional Alliance of Councils Proposed Motions [approved for submission to membership councils on 2-15-2017]

a. The Westside Regional Alliance of Councils formally requests that LA City Planning compute the maximum build out under existing zoning for low, medium and high density residential zones as well as commercial zones. These calculations shall include the highest possible SB 1818 and JJJ density bonuses, as well as Accessory Dwelling units ['granny flats'] for each of the neighborhood and community councils in the Westside Regional Alliance of Councils area. Approved unanimously by both Leadership and Land Use.

b. The Westside Regional Alliance of Councils formally requests updated current figures on population and population density in the Westside Regional Alliance of Councils area and including a comparison to 2010 figures. Approved unanimously by both Leadership and Land Use.

Sandy Brown moved the above motion, seconded by Ann Hayman, and carried unanimously.

## 9. VERIZON WIRELESS

A. Discussion/update in regard to Verizon's application for the installation of 5 monopoles and accompanying cabinets in Westwood Village

Sandy Brown reported that the DRB turned down the proposed cell phone poles in Westwood

Village, which was opposed by both WWNC and the BID. The Bureau of Engineering stated that the

City allows equipment to be attached to existing poles. There will be a hearing at the Department of Public Works on this. President Lisa Chapman requested that WWNC issue a Community Impact

Statement on this matter.

#### 10. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 9:49 p.m.