

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES

SEPTEMBER 9, 2015

WESTWOOD PRESBYTERIAN CHURCH, 10822 WILSHIRE BLVD., LOS ANGELES, CA 90024

1. CALL TO ORDER

President Jerry Brown called the meeting to order at 7:05 p.m. Board members in attendance were Dean Abell, Angus Beverly, Connie Boukidis, Jerry Brown, Sandy Brown, David Burke (voted in during the course of the meeting), Lisa Chapman, Roozbeh Farahanipour, Ann Hayman, Mitchell Keiter, Stephen Resnick, Marcello Robinson, Scott Whittle, and Laura Winikow. Board members excused were Jacob Finn, Mark Rogo, and Eugene Tseng. A quorum was present. There were 25 stakeholders and guests present.

2. APPROVAL OF MINUTES

Scott Whittle moved to approve the minutes of the July 8, 2015 meeting. Roozbeh Farahanipour seconded the motion, which carried unanimously.

3. COMMENTS BY PUBLIC OFFICIALS

A. West LAPD Senior Lead Officer Chris Ragsdale reported that crime is starting to trend down after a spike. He introduced the maker of the Ring Video Doorbell, who gave a presentation on his company's product which has a Neighborhood Watch feature and was developed in concert with the LAPD.

B. Mayoral representative Daniel Tamm reported on recent activity in the Mayor's office: the LAPD body camera initiative, and the effort to house homeless veterans with the Homes for Heroes plan.

C. CD5 Field Deputy Jasmine Shamolian introduced herself as the new deputy.

4. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT (Note: this agenda item was taken out of order, at the end of the meeting)

BID representative Sheila Kouhkan gave an update about what is going on in Westwood Village and invited WWNC board members to the BID's monthly meetings. The BID is working with PATH to help the homeless in Westwood Village. The BID and WWNC agreed to share information.

5. PUBLIC COMMENTS

There were no public comments.

6. STANDING COMMITTEE STATUS REPORTS

A. The Executive Committee had no report.

B. Budget

Treasurer Laura Winikow had one expense to be approved, \$56.24 for copies in July, which was approved unanimously.

C. Land Use

1. BJ's Pizza Grill Project Presentation

Case Number: ZA2014-4760-CUB-DRB-SPP

Contact Info: Nina Raey, RSI Group, [714-966-9400](tel:714-966-9400)

Project Title: BJ'S PIZZA GRILL CUB AND EXPANSION

Project Address: 931 and 939 Broxton Avenue, Los Angeles, CA 90024

Project Owner: Selzer Trust

Project Description: Conditional Use Permit for sale and dispensing of full line of alcoholic beverages for on-site and off-site consumption at existing BJ's Pizza Grill, expansion into adjacent 812 sf space. ZA 2009-1875 CUB allowed 3,360 sf and total proposed sf is 3,310. Design Review for façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign.

Supporting Documents: <http://www.wvnc.org/BJ's> Pizza Grill, 931 & 939 Broxton Avenue

A. Motion:

BJ's representative Joan Leguay said BJ's did not agree with the motion because it doesn't agree with all the conditions listed.

Chair Connie Boukidis moved,

“The WWNC LUPC recommends that the WWNC BOD support the application by BJ's Pizza Grill for a conditional use permit for sale and expansion into adjacent 812 sf space, proposed façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign on the condition that Applicant is committed and agrees to seek a conditional liquor license type 47 with the ABC and only accept such conditional license that includes the following conditions:

-No Happy Hour; no pitchers of beer or wine sold; no beer for sale signs outside; no speakers outside; 6 pack microbrew can only be sold off-site in conjunction with food; no kegs or growlers sold on or off-site; and tables that are located in bar area in present rendition remain in bar area.

In addition, the WWNC BOD urges Applicant BJ's Pizza Grill that in addition with its full liquor license, it implement a full menu on par with its restaurants located in Century City, Pasadena, Culver City etc.”

The motion was seconded by Ann Hayman. The motion carried by a vote of Yes: 11, No: 2 (Lisa Chapman, Mitchell Keiter), and Abstain: 1 (Dean Abell).

2. Rocco's Tavern Project

Case Number: DIR-2015-2817-DRB-SPP

Contact Info: Mike Trifunovich, Tri-West Enterprises, LLC 310-435-0512

Project Title: Rocco's Tavern Project

Project Address: 1000 South Gayley Avenue, Los Angeles 90024

Project Description: Add/changeout doors/windows, paint, new signage to existing bar/restaurant

A. Possible Motion regarding project

Chair Connie Boukidis reported that Rocco's Tavern wants to install a 14 foot wide garage door that opens onto the sidewalk. It is diagonally across the street from the Gayley Terrace Apartments, a historic-cultural monument. The owner and manager of the Gayley Terrace Apartments were present and said that they already had many complaints from residents about the noise generated by Rocco's Tavern patrons, and this

would make noise problems worse. Rocco's Tavern representative Jason Summers spoke

as well, saying that there would be limits on hours open and how the tavern is accessed.

Connie Boukidis moved,

"Due to the long history of complaints associated with this corner at Gayley and Weyburn, the WWNC LUPC unanimously recommends that the WWNC BOD oppose the present project design for the ROCCO PROJECT. The WWNC BOD supports only inoperable garage doors and windows for the following reasons, including, but not limited to,

- noise concerns;
- nuisance concerns;
- public safety concerns;
- their potential negative impact on the historical monument known as the Gayley

Terrace Apartments located across the street; and

- its desire to encourage compliance with two of the seven PURPOSES set forth in the Westwood Village Specific Plan, specifically, in “Section 2.B. To permit, encourage, and facilitate the preservation, renovation, and ongoing maintenance of historically and architecturally significant buildings.” and Section 2.G. To mitigate the impacts of Village development on nearby residential areas.”

The motion was seconded by Marcello Robinson, and carried by a vote of Yes: 13, No: 1 (Angus Beverly), and Abstain: 0.

3. In re: Cafe Chez Marie; CUB and request for waiver of public hearing

Case No. ZA-2015-1888-CUB

A. Introduction of Motion:

Chair Connie Boukidis moved,

“The WWNC supports the application by Café Chez Marie to extend their nightly closing time by three hours, from their current 7:00 p.m. to a requested new closing time of 10:00 p.m. and their request for a waiver of public hearing in connection with this request.”

The motion was seconded by Sandy Brown and was carried unanimously.

4. Arian Lounge - 1561 Westwood Blvd.

Discussion and possible introduction of motion in regard to the previously issued Change of Use and lack of parking

No motion was put forth.

D. Outreach & Communications

1. Ethics Recertification was not discussed.

2. Presentations by candidates filing for the Renter Open Board Position

Candidates David Burke, Karolina Gurska, David Lorango, and Paul Reznick each gave a statement. Anne Wong was not present.

3. Vote to select candidate for the Renter Open Board Position (Note: this agenda item was taken out of order, after agenda item 3.)

Ten votes were cast for David Burke, no votes were cast for Karolina Gurska, two votes were cast for David Lorango by Jerry Brown and Marcello Robinson, and one vote was cast for Paul Reznick by Mitchell Keiter. David Burke was elected to the open position.

4. Special Thank You

A special thank you was given to Aurelia Friedman and Armen Hadjimanoukian for their service to the community as former WWNC board members.

E. Public Safety

No report was given.

F. Traffic

No report was given.

G. WRAC

No report was given.

7. VOTE BY MAIL

DONE Director of Outreach Stephen Box explained that there is no vote by mail option for the 2016 elections because it was discarded in favor of online voting, and said that WWNC had to vote on approval of online voting for the election tonight. Jay Handal spoke as well. During a lengthy back and forth, points made by WWNC board members were that this disenfranchises the elderly and doesn't take into account WWNC's history as being one of the highest vote-getting Neighborhood Councils in the City.

Sandy Brown moved, seconded by Angus Beverly, "WWNC will inform CD5 and the Mayor that it would like their support to go to DONE and reinstate Vote by Mail for WWNC for the 2016 election." Mitchell Keiter amended the motion to add, "taking into account WWNC's

history of voting.” The amendment was seconded by Ann Hayman, and the amended motion carried unanimously.

Dean Abell moved, seconded by Marcello Robinson, “WWNC approves online voting in the 2016 elections with a change from self-affirmation to documentation.” The motion was defeated by a vote of Yes: 5 (Dean Abell, David Burke, Lisa Chapman, Marcello Robinson, and Laura Winikow), No: 9 (Angus Beverly, Connie Boukidis, Jerry Brown, Sandy Brown, Roozbeh Farahanipour, Ann Hayman, Mitchell Keiter, Stephen Resnick, and Scott Whittle), and Abstain: 0.

8. IMPACT OF NEIGHBORHOOD COUNCILS

This topic was not discussed.

9. ADJOURNMENT

President Jerry Brown adjourned the meeting at 10:20 p.m.