

HOLMBY WESTWOOD PROPERTY OWNERS ASSOCIATION
P.O. BOX 49180
LOS ANGELES, CALIFORNIA 90024
(310)470-1785 HWPOA@AOL.COM

September 7, 2016

Frank Bush, General Manager, LADBS
Frank.Bush@lacity.org

Larry Galstian, Inspection Bureau, Chief, LADBS
Larry.Galstian@lacity.org

Lincoln Lee, Code Enforcement Bureau, Chief
Lincoln.Lee@lacity.org

Faisal Alserri
Faisal.Alserrri@lacity.org

Re: **1000 Gayley Ave.**
Los Angeles, CA 90024

Dear Mr. Bush, Mr. Galstian, and Mr. Lee, and Mr. Alserri;

I would like to bring to your immediate attention a restaurant/bar under construction at 1000 Gayley Ave. in Westwood. The project is Rocco's Tavern which was heard by the Westwood Design Review Board and the West LA Area Planning Commission. The APC decision was supported by the Westwood Neighborhood Council, the Westwood Community Council, Holmby Westwood Property Owners Association, Westwood Homeowners Association, North Village Residents Association, and the Westwood Hills Property Owners Association. An appeal of the Planning Director's Determination to the APC was filed by the owner of a residential apartment complex located diagonally across Gayley Ave. at Weyburn.

In spite of the APC decision, the property developer (Rocco's) did not follow requirements imposed and, in fact, constructed exactly what he was specifically told not to construct. When questions arose, the architect appeared before the Westwood Neighborhood Council and stated that, in fact, approval had been granted. The truth: approval had not been granted and LADBS as well as Planning had not signed off as stated. Garage door type openings and an outdoor counter subsequently were removed.

Now, a new problem has come to light which, I hope, will get your immediate attention: There appears to be a second bar/business currently under construction on a lower level that is, by my understanding, UNPERMITTED, UNOCCUPIED, and UNLICENSED (in the basement entered via a parking lot). This is to be called Seventy 7 West.

The Certificate of Occupancy is dated December 28, 1965 (51 yrs. old). Rocco's Tavern's stamped plans as approved by our Westwood DRB consist of 3 sheets, plus two additional UNAPPROVED sheets – showing “existing conditions.” Please note: there is **NO APPROVED STAMPED PLAN SHEET FOR THE BASEMENT** of 1000 Gayley. Only

the “existing basement” plan is shown which apparently was constructed by a previous tenant without any permits. The basement is approved FOR STORAGE ONLY. Note: Rocco's did show the Westwood DRB its proposed BASEMENT PLAN but the basement plan sheet DISAPPEARED from the final approved packet. There is **NO APPROVED PLAN SHEET** for the BASEMENT of 1000 Gayley.

If you check Rocco's Project Description as part of its Master Land Use Application filed with the Westwood DRB, it mentions and describes ONLY Rocco's Tavern without any mention of Seventy 7 West and no approval of anything in the basement.

I would appreciate knowing the legal occupancy permitted in the basement because it appears there is none, the only approval is for storage. Under a previous operator, Maloney's, the basement was used to store beer kegs, cases of alcohol, dry storage, and a small mgr's. office. Obviously, there is concern about parking, ADA access, bathrooms (2 ADA accessible are required), ADA accessible fire exit, and an ABC approval for a second bar. Please see basement access which is a narrow staircase near the rear entrance accessed from the parking deck.

Please see attached advertising for two separate businesses listed at the same address: 1000 Gayley.

As the project is under construction and already advertising for opening, this request is time sensitive. I look forward to hearing from you and will be happy to respond to any questions you might want answered.

Sincerely,

SANDY BROWN
President, Holmby Westwood Property Owners Association

cc: HWPOA
Stephen Resnick, Pres., Westwood Homeowners Association
Lisa Chapman, Pres., Westwood Neighborhood Council
Steve Sann, Pres., Westwood Community Council
Terry Tegnazian, Pres., Westwood Hills Property Owners Association
Wolfgang Veith, Pres., North Village Resident's Association

Seventy WEST

1000 Gayley Ave
Los Angeles, CA 90024
www.seventy7lounge.com

...
Open Daily

...
5:00pm



*Rocco's*TM Tavern

• 1000 Gayley Ave. Los Angeles, CA 90024 | www.roccostavern.com •

Open Daily
11:00am

Lunch • Dinner • Late Night