Land Use and Planning Committee Agenda
February 29, 2012

1. 3:15 p.m. Call to Order - Roll Call
2. Approval of this agenda as presented or amended (1 minute)
3. PUBLIC COMMENT (5 minutes)
4. NEW BUSINESS:
   a. LINDBROOK/GAYLEY PROJECT - 10925 Lindbrook Drive/1130 South Gayley Avenue
      PRESENTATION (9 minutes)
      Project Developer Name: Hollywood Theatre Company
      Contact Info: Sheri Bonstelle, Jeffer Mangels Butler & Marmaro 310-712-6847
      Project Title: Lindbrook/Gayley Project
      Project Description: Mixed Use Project-retail stores on street level; apartments on upper levels; underground parking.
      Project Address: 10925 Lindbrook Drive/1130 South Gayley Avenue, Los Angeles, CA 90024
      Action(s) Requested:
      1) Specific Plan Exceptions for:
         a) An increase in density from 1 dwelling unit/800 sf of lot area to 1 dwelling unit/516 sf of lot area (an increase from 20 units to 34 units). Westwood Specific Plan, Section 5.B.13.
         b) A reduction in required setback at the corner of Lindbrook and Gayley, which is a 5 foot setback at the 40 foot height with a 45 degree angle setback thereafter. Westwood Specific Plan, Section 8.C.1.
c) A reduction in the amount of floor area on the ground level devoted to retail, restaurant or other food services to less than 80% of the frontage of the building, excluding vehicular access to on-site parking. Westwood Specific Plan, Section 5.D.1

2) Zoning Administrator's Adjustment for:
a) Elimination of the side yard required adjacent to the existing commercial building to the east.

3) Project Permit Compliance for:
a) Compliance with the Westwood Design Review Board Specific Plan, the Westwood Village Specific Plan, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan. LAMC Section 11.5.7

4) Additional Approvals for:
a) Partial subterranean vacation under the alley and public sidewalk, and a revocable permit from Public Works for building under the sidewalk on Lindbrook and under the alley, and for projection of canopies over the public sidewalk.
b) A building code modification to provide the recreation deck at the roof, including the potential addition of a third stairway.

Planning Department File #: CPC 201001087-SP0SPP-ZAA
Requested Action: Recommendations to WWNC Board

PUBLIC COMMENT

DELIBERATION ON LINDBROOK/GAYLEY PROJECT WITH RECOMMENDATION TO WWNC BOARD (15 minutes)

b. WAFFLE CHIX PROJECT - 1059 Broxton Avenue PRESENTATION (15 minutes)
Project Developer Name: 1055 Broxton Associates, LLC
Contact Info: Steve Wesson, ENT Partners 323-240-3232
Project Description: Request for Conditional Use Permit to allow sale of beer and wine for on-site consumption all in conjunction with existing restaurant with outdoor patio dining. Applicant also requesting open karaoke and live entertainment. Parking is to code.
Project Address: 1059 Broxton Avenue, Los Angeles, CA 90024
Action(s) Requested:
1) Per 12.24 W1, request for Conditional Use Permit to allow sale of beer and wine for on-site consumption all in conjunction with existing restaurant with outdoor patio dining with hours from 11 a.m. to 2 a.m. and 2) Request for open karaoke and live entertainment at subject site.

Planning Department File Number: ZA 2012 0134
REQUESTED ACTION: Recommendations to WWNC Board

PUBLIC COMMENT (15 minutes)

DELIBERATION ON WAFFLE CHIX PROJECT WITH RECOMMENDATION TO WWNC BOARD (15 minutes)

c. WESTWOOD PARK AYSO REGION 70 SOCCER FIELD - 1350 South Sepulveda PRESENTATION (15 minutes)
Project Developer Name: City of Los Angeles in conjunction with AYSO Region 70
Contact Info: Larry Snegg, AYSO Region 70 Field Liaisons Manager, 310-205-8978
Project Description: Construct artificial turf soccer field at Westwood Park using Quimby and Proposition K funds.
Project Address: 1350 South Sepulveda, Los Angeles, CA 90025
Action(s) Requested:
1) Letter in support of project from Westwood Neighborhood Council

PUBLIC COMMENT (10 minutes)

DELIBERATION ON WESTWOOD PARK PROJECT WITH RECOMMENDATION TO WWNC BOARD (10 minutes)

5. 5:15 p.m. ADJOURNMENT