

CITY OF LOS ANGELES  
CALIFORNIA



**ANTONIO R. VILLARAIGOSA**  
**MAYOR**

**WESTWOOD NEIGHBORHOOD COUNCIL**  
**LAND USE AND PLANNING COMMITTEE MEETING**

**WEDNESDAY, February 29, 2012 – 3:15 PM-5:15 PM**  
**Westwood Branch Library**  
**1246 Glendon Ave, Meeting Room**  
**Los Angeles, CA 90024**

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.

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**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** (15 minutes)

**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** (10 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**