

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA**

WEDNESDAY, JANUARY 10, 2018 – 3:15 PM-5:15 PM

City of Los Angeles Westwood Branch Public Library

1246 Glendon Avenue, 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: wwnc.org and Westwood Public Library, 1246 Glendon Avenue.

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1. 3:15 p.m. Call to Order - Roll Call

2. Approval of this agenda as presented and posted.

3. Approval of Minutes as posted: 10/11/17

4. PUBLIC COMMENT

5. NEW BUSINESS:

DISCUSSION/ACTION:

A. CREST THEATER

Case number:

Project Address: Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Sean Hashem, 310-273-2277

Project Description: Possible project regarding unique Food Hall, Music Hall and/or restaurant.

DISCUSSION/ACTION:

B. 888 DEVON

Case Number: ZA 2014-3144-DRB-SPP-SPPA

Project Address: 888 Devon Avenue, Los Angeles, CA 90024

Contact Info: Neill Brower, 310-712-6833

Project Description: Filing of a modified project permit compliance and tract map for the 888 Devon project. Substantially the same height and massing, same unit count, nearly identical floor area, with slightly more excavation. The aesthetics of the building have changed slightly, though the modified design uses similar colors and finish materials to the original, so re-filed for Design Review, and filed for a tract map for condominiums.

Supporting Docs: [http://www.wwnc.org/888 Devon](http://www.wwnc.org/888%20Devon)

DISCUSSION/ACTION

C. MOTION

The Westwood Neighborhood Council (WWNC) hereby amends it’s sample alcohol conditions to the following :

Must meet all enforceable ABC conditions for the city of Los Angeles:

<https://www.abc.ca.gov/FORMS/ABC608.pdf>

If applicant wishes to provide entertainment such as live music, disc jockey with amplified music, dancing, karaoke or shows, they must apply for a CUX permit (conditional use for alcohol and entertainment). This must be properly licensed and permitted by all relevant government authorities.

The WWNC also recommends the following voluntary conditions to all existing and new applicants for alcohol licensing:

Establish designated driver promotions/ incentives to customers / patrons. These could include free sodas or coffee, or free appetizer to designated drivers of groups. This could also include partnerships with car services such as Uber and Lyft to offer discounts for patrons using these services.

Supporting Documents:

<http://www.wwnc.org/http://www.wwnc.org/assets/committees/WWNC%20LUPC%20SAMPLE%20ALCOHOL%20CONDITIONS.pdf>

6. OLD BUSINESS

DISCUSSION/ACTION:

A. CREST THEATER

Case number: 17016-10000-27541

Project Address: 947 South Tiverton Avenue, Los Angeles, CA 90024

Contact Info: Alison McCarty, 310-208-4590

Project Description: Remodel of home for the aged property, Westwood Horizons now Watermark.

Supporting Documents: <http://www.wwnc.org/947> SouthTiverton

DISCUSSION/ACTION

B. BROXTON

Case number: ZA 2017-179 CUB; CEQA: ENV-2017-180-CE; DIR-2017-2942-DRB-SPP

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

Contact Info: Margaret Taylor, 213-330-0335, x103; Ed Casey, 213-576-1000

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. Sign installation, modifications to the existing patio dining area, and one roof equipment screen to an existing restaurant. Status report on analysis of the restoration of the Janss Dome Building as it relates to the Westwood Neighborhood Council Resolution on the historic Janss Dome Building dated October 11, 2017.

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

7. Adjournment 5:15 p.m.

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MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL (WWNC)
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES**
WEDNESDAY, OCTOBER 11, 2017 – 4:15 PM-5:15 PM
City of Los Angeles Westwood Branch Public Library
1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

1. 4:15 p.m. Call to Order – Roll: Connie Boukidis, Dr. Jerry Brown, Mary Chiu, and Marcello Robinson present.
2. Unanimous approval of Agenda as posted.
3. Approval of Minutes as posted and presented: 9/13/17.
4. PUBLIC COMMENT

There were 18 stakeholders at the meeting. Stakeholders commented on how appeals against applicants trying to open businesses in Westwood Village waste time and money, and that the appeals process shouldn't be abused. Others spoke about how many people would like more dining options in Westwood Village, and are in support of Broxton and want to see it move forward. Andrew Thomas of the Westwood Village Business Improvement District said that the problem is creating an unpredictable environment for applicants wishing to open a business in Westwood. Sandy Brown stated that if an applicant does what it says on the application there will be no appeal. The problem is that sometimes applicants are not honest and pull a bait & switch.

5. OLD BUSINESS:

DISCUSSION/ACTION:

A. BROXTON

Case number: ZA 2017-179 CUB; CEQA: ENV-2017-180-CE; DIR-2017-2942-DRB-SPP

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

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

Steve Sann stated that he attended the DRB meeting and the plans presented there by Artisanal Brewers Collective (ABC) for Broxton were significantly altered from the Broxton plans presented to WWNC, which had been approved. The windows which ABC had indicated were going to be restored to the original style were no longer on the plans. Steve further said that Matthew Quan with Planning told him he wouldn't have accepted the plans if he had known that they were not the same as what was presented to the WWNC. Steve offered a motion which was not taken up by the LUPC.

There was some discussion about who is responsible for the window restoration, the applicant or the landlord. Property Manager Dan Austin said that he had walked the building with a construction vendor to see

what work was needed and said repairs to the building will be completed. He mentioned painting the whole building and tile repair, but said this is the first he has heard about windows.

Margaret Taylor stated that the reason the window restoration was not on the plans given to the DRB is because it is an historic-cultural monument work and that is a separate process from regular repair or remodeling work. ABC couldn't propose the window restoration since it's not allowed to be on the plans due to the different process required, which involves a process involving a federal agency. ABC will do the window restoration, but it must go about the process correctly.

Marcello Robinson moved, "[t]he LUPC requests that the Applicant return to the next LUPC meeting with the plans that were approved by the DRB so that the LUPC can take a position on them." Mary Chiu seconded and the motion carried by a vote of 3 to 1.

6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 5:55 p.m.