

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA  
WEDNESDAY, FEBRUARY 8, 2017 – 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](http://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.**
3. **Approval of Minutes as attached and presented: 1/11/17**
4. **PUBLIC COMMENT**
5. **NEW BUSINESS:**

**DISCUSSION/ACTION:**

a. 540-550 South Landfair Avenue

**Case Number:** DIR-2016-3673

**Project Title:** 540-550 South Landfair Avenue

**Project Address:** 540-550 South Landfair Avenue, Los Angeles, CA 90024

**Contact Info:** Jamie B. Myer, 310-424-9421

**Project Description:** Project permit compliance for Westwood Design Review Board and North Westwood Village Specific Plan. Filing haul route with Dept. of B & S, and applying the Environment Assessment Form (EAF). Demolish 21 apartment units and replace with 22.

**Supporting Documents:** <http://www.wwnc.org/540-50 Landfair Avenue>

**DISCUSSION/ACTION:**

b. EXOTICAR

**Case Number:** ZA-2016-4366

**Project Title:** EXOTICAR

**Project Address:** 1621 Pontius Avenue, Los Angeles, CA 90025

**Contact Info:** Marc Levun, 213-481-6567

**Project Description:** The proposed installation and use of auto spraying equipment in the M1 zone. Total floor area is 5,210 sq. ft.

**Supporting Documents:** <http://www.wwnc.org/EXOTICAR>

6. **Adjournment 5:15 p.m.**

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**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES  
WEDNESDAY, JANUARY 11, 2017 – 3:15 PM-4:53PM  
City of Los Angeles Westwood Branch Public Library  
1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024**

1. **3:15 p.m. Call to Order - Roll Call** Constance Boukidis, Ann Hayman, and Dr. Jerry Brown present.
2. **Unanimous approval of this agenda as presented.**
3. **PUBLIC COMMENT** None presented.
4. **NEW BUSINESS:**

**a. DISCUSSION/ACTION:** 10717 Ohio Avenue

**Case Number:** AA-2016-2813-PMLA ENV-2016-2814-CE

**Project Title:** 10717 Ohio Avenue

**Project Address:** 10717 Ohio Avenue, Los Angeles, CA 90024

**Contact Info:** Sean Nguyen, 213-880-6289; Hamid Gabbay, 310-553-8866

**Project Description:** Demolish single-family dwelling and new preliminary parcel map composed of one lot for new three story three unit condo over one level of subterranean parking.

**Supporting Documents:** <http://www.wwnc.org/10717 Ohio>

After the project was presented with a discussion, the WWNC LUPC voted unanimously to recommend that the WWNC pass a motion supporting Applicant in his request to subdivide this property from three apartments into three condominium units.

**b. DISCUSSION/ACTION:** 1751 South Malcolm Avenue

**Case Number:** ZA-2016-2870(F)(ZAA)

**Project Title:** 1751 South Malcolm

**Project Address:** 1751 South Malcolm Avenue, Los Angeles, CA 90024

**Contact Info:** Lilia Gregoryan, 818-244-5130

**Project Description:** 18 unit apartment building project.

After the project was presented and discussed, the WWNC LUPC voted unanimously to recommend that the DRB require Applicant to:

- show more articulation on the front of the building on Malcolm Avenue (so that it looks less "institutional")
- add the maximum number of street trees to its landscaping proposal
- show visual comparison with adjacent buildings in its renditions

The WWNC LUPC thanked Applicant for reaching out and seeking its input and providing what were very clear detailed drawings and posterboards.

**c. DISCUSSION/ACTION:** Five Verizon cell phone poles located at the below-referenced addresses:  
(Supporting Documents: <http://www.wwnc.org/Westwood Village Verizon poles>)

**1. SCL Westwood 01**

Case Number: DIR-2016-4624-DRB-SPP, ENV-2016-4625-CE

Project Title: 10833 West Le Conte Avenue

Project Address: 10833 Le Conte Avenue, Los Angeles, CA 90024

Contact Info: Adrian Culici, 818-489-3850

**2. SCL Westwood 02**

Case Number: DIR-2016-4278-DRB-SPP, ENV-2016-4279-CE  
Project Title: 1133 South Glendon Avenue  
Project Address: 1133 South Glendon Avenue, Los Angeles, CA 90024  
Contact Info: Adrian Culici, 818-489-3850

**3. SCL Westwood 03**

Case Number: DIR-2016-4285-DRB-SPP, ENV-2016-4279-CE  
Project Title: 1108 South Westwood Boulevard  
Project Address: 1108 South Westwood Boulevard, Los Angeles, CA 90024  
Contact Info: Adrian Culici, 818-489-3850

**4. SCL Westwood 04**

Case Number: DIR-2016-4286-DRB-SPP, ENV-2016-4287-CE  
Project Title: 10861 Weyburn Avenue  
Project Address: 10861 Weyburn Avenue, Los Angeles, CA 90024  
Contact Info: Adrian Culici, 818-489-3850

**5. SCL Westwood 05**

Case Number: DIR-2016-4620-DRB-SPP, ENV-2016-4621-CE  
Project Title: 10901 West Wilshire Boulevard  
Project Address: 10901 West Wilshire Boulevard, Los Angeles, CA 90024  
Contact Info: Adrian Culici, 818-489-3850

Discussion took place about the fact that the City of Los Angeles does not allow telecommunications equipment to be placed on existing poles instead of having to erect additional poles for the equipment keeping in mind that new boxes will also be placed near the additional poles.

The WWNC LUPC voted unanimously to recommend that the WWNC Board of Directors oppose the sites as proposed and urge Councilmember Paul Koretz and other City departments to assess why this equipment can't be attached to existing poles including street lights and traffic signals as is done in other cities.

**5. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 4:53 p.m.**