

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA
WEDNESDAY, APRIL 12, 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 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: 3/8/17**
4. **PUBLIC COMMENT**
5. **NEW BUSINESS:**

DISCUSSION/ACTION:

a. 1100 Westwood Boulevard

Case Number:

Project Title: AT&T Sign 1100 Westwood Boulevard

Project Address: 1100 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Nguyen T. Nguyen, 206-786-5173

Project Description: The project described here is limited to exterior improvements: Removal of existing wood composite ‘Trex’ planking; Addition of wall, canopy, and pedestrian signage; New aluminum canopy w/ blue reveals; New charcoal and blue architectural ‘portal’ element composed of corrugated and non-corrugated Aluminum Composite Metal; and Painting of existing cement plaster.

Supporting Documents: [http://www.wwnc.org/AT&T sign, 1100 Westwood](http://www.wwnc.org/AT&T%20sign,%201100%20Westwood)

DISCUSSION/ACTION:

b. 626 South Landfair Avenue

Case Number:

Project Title: 626 South Landfair Avenue

Project Address: 626 South Landfair Avenue, Los Angeles, CA 90024

Contact Info: Nathan Freeman, 213-220-0170

Project Description: Construction of a ten unit apartment building, two levels of basement parking (28 spaces including two ADA and three guest spaces), bicycle parking per Section 8F of the North Westwood Village Specific Plan, with a maximum height of 53’8” per 12.21 1 B(2) of the LAMC.

Supporting Documents: [http://www.wwnc.org/626 Landfair Avenue](http://www.wwnc.org/626%20Landfair%20Avenue)

DISCUSSION/ACTION:

c. 10717 WILSHIRE

Case Number:

Project Title: 10717 WILSHIRE PORTICO

Project Address: 10717 Wilshire Boulevard, Los Angeles, CA 90024

Contact Info: Ronald A. Ettinger, 818-929-7212

Project Description: Construct a portico at driveway entry for protection of pedestrians entering and exiting an apartment structure, with valet parking.

Supporting Documents: <http://www.wwnc.org/10717> Wilshire Boulevard

6. OLD BUSINESS

FURTHER DISCUSSION/ACTION:

a. BROXTON

Case number: ZA 2017-179 CUB

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

Contact Info: Margaret Taylor, 213-330-0335, x103

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.

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

7. Adjournment 5:15 p.m.

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**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES
WEDNESDAY, MARCH 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**

1. **3:15 p.m. Call to Order** - Roll Call Angus Beverly, Constance Boukidis, Dr. Jerry Brown, Ann Hayman, and Marcello Robinson present.
2. **Unanimous approval of this agenda as presented.**
3. **Unanimous Approval of Minutes as attached and presented:** 2/8/17
4. **PUBLIC COMMENT** None presented.
5. **NEW BUSINESS:**

DISCUSSION/ACTION:

A. BROXTON

Case number: ZA 2017-179 CUB

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

Contact Info: Margaret Taylor, 213-330-0335, x103

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.

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

Carey Berger with Artisanal Brewers Collective and Margaret Taylor with Apex presented the project. They have a Type 47 license already but must obtain a Type 75 license ancillary to the 45 in order to have the microbrewery. The equipment will be located in the center of the restaurant as shown in their drawings. They are exploring three options related to the weight of the equipment. The LA City Attorney does not authorize differentiated hours for alcohol service vs. operating hours. They offered a neon logo which one member liked. LUPC members made suggestions about the seating arrangements. Their hearing is in April so they will return on April 8th to WWNC and provide the single seat numbers, total seat numbers, the maximum occupancy number, last call time, identify valet arrangements, address the seismic issues, and conditions to be incorporated into their ABC application. Suggestions were offered regarding the open outside patio which may be issue because of the homeless population.

DISCUSSION/ACTION:

B. 1043-45 Broxton

Case Number:

Site Address: 1043-45 Broxton Avenue, Los Angeles, CA 90024

Project Title: 1043-45 Broxton

Contact Info: Norton Ching, 310-825-1000

Project Description: Change of use from current theater to two new restaurants and renovate the façade. The interior +/- 1275 sf mezzanine currently located at the front of space shall be removed and a new interior +/- 1274 sf mezzanine shall be constructed in the rear of the space.

Supporting Documents: <http://www.wwnc.org/1043-45 Broxton>

Norton Ching, architect, presented the project and described how the façade would be restored to its original 1946 look as much as possible. The mezzanine area would be moved to the west side of building with windows and

doors installed in front of building. Old pictures were shown to show resemblance with new proposal. Although they initially wanted to install two narrow restaurants, they are exploring other options.

The LUPC recommended that WWNC BOD pass the following motion by a vote of Yes: 4, No: 1 (Marcello Robinson), and Abstain: 0.

THE WWNC BOD SUPPORTS Applicant's facade design with steel cased windows and doors. If the Applicant proceeds with a restaurant(s) project, the WWNC insists that the City require that the project be parked to code with a recorded covenant (no spaces to be provided by the Broxton city lot). The WWNC encourages the Applicant to return to the WWNC LUPC and BOD if significant changes occur to the project and its design.

DISCUSSION/ACTION:

C. 10435 Santa Monica Boulevard

Case Number:

Project Address: 10435 Santa Monica Boulevard, Los Angeles, CA 90024

Contact Info: Steve Somers, 310-497-2524

Project Description: CUP for 4,000 sf third story addition to existing two-story, 12,000 sf commercial office building with no change of use but exemption from Commercial Corner Development landscaping requirement.

Supporting Documents: <http://www.wwnc.org/10435> Santa Monica Boulevard

Steve Somers presented the project to add third floor to this corner building. This is preliminary because nothing has been filed yet. LUPC members made suggestions about softening the façade and adding maximum landscaping if possible.

6. Adjournment 5:15 p.m. Upon unanimous approval of Motion to Adjourn, meeting adjourned.