

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES
MONDAY, OCTOBER 17, 2016 – 2:30 PM-4:30 PM**

City of Los Angeles Westwood Branch Public Library

1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

1. **2:30 p.m. Call to Order - Roll Call** Constance Boukidis, Marcello Robinson, and Angus Beverly present.
2. **Unanimous approval of this agenda as presented.**
3. **PUBLIC COMMENT** None presented.
4. **Unanimous approval of Minutes as attached and presented:** 11/4/15; 1/13/16; 5/11/16; 7/6/16; 8/10/16; and 9/14/16.

5. NEW BUSINESS:

a. D1 2:45 p.m.

Case Number: ZA-2016-2962 CUB

Project Title: D1

Project Address: 10959 Kinross Avenue, Los Angeles, CA 90024

Contact Info: Sherrie Olson, 909-519-1816

Project Description: CUP for the sale and dispensing of full-line alcoholic beverages for on-site consumption in conjunction with proposed 3,126 sf restaurant with 73 indoor seats operating 6 am - 2 am daily.

Supporting Documents: <http://www.wwnc.org/D1>

Action(s) Requested: Recommendation by WWNC LUPC to WWNC BOD to support Request for CUP for the sale and dispensing of full-line alcoholic beverages for on-site consumption in conjunction with proposed 3,126 sf restaurant with 73 indoor seats operating 6 am - 2 am daily.

Proposed Motion: The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors support the CUP request contingent upon Applicant complying with certain conditions to be set forth at meeting.

Sherrie Olson and Shirin Shojapour presented Applicant's project. Notice of meeting was sent out to all stakeholders within 500 feet. Applicant agreed that at their CUB hearing set for November 7, 2016, they would request for the case file to be held open for one week so that the WWNC could file their position letter with the Zoning Administrator. Discussion took place and after reviewing Applicant's limited menu, the WWNC LUPC passed the following motion unanimously: The WWNC LUPC recommends that the WWNC Board of Directors pass the following Motion at their regular meeting set for November 9, 2016 after Applicant provides the WWNC with a full menu and Letter of Intent regarding same prior to the meeting for review:

The WWNC supports D1's project for a Conditional Use Beverage permit pursuant to Los Angeles Municipal Code Section 12.24, W-1, to allow the sale of a full line of alcohol for on-site consumption at an existing 3,126 sf 62 seat restaurant with an 11 seat bar area during business hours on Sundays-Thursdays from 10:00 a.m. to 11:00 p.m., on Fridays-Saturdays from 10:00 a.m.-12:00 a.m., subject to D1 filing a Petition for a Conditional License (due to the undue concentration of on-site consumption alcohol licenses within the subject Census Tract) with the California Department of Alcoholic Beverage Control relative to their sale and distribution of alcoholic beverages that incorporates the following conditions:

1. Alcohol sales shall be limited to their business hours on Sundays-Thursdays from 11:00 a.m. to 11:00 p.m., Fridays-Saturdays from 11:00 a.m.-12:00 a.m. All alcohol sales limited to the interior of the premises.
2. No "Happy Hour" type of reduced price alcoholic beverage promotion shall be allowed. This restriction does not apply to reduced food and beverage promotions for patrons. Reduced price food is allowed.
3. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 24 hours of discovery.
4. There shall be no coin operated games or video machines or other amusement devices maintained upon the premises at any time.
5. The applicant shall be responsible for maintaining the premises free of litter.
6. No alcoholic beverages shall be sold, served or consumed on any property adjacent to the licensed premises under the control of the applicant.
7. There shall be no exterior advertising sign indicating the availability of alcohol in the premises.
8. Applicant shall not permit any loitering at the premises or in any outside dining area.

9. Applicant shall conduct the premises at all times with due regard for the peaceful and quiet enjoyment of the surrounding community and adjacent property users.
10. All employees involved with sales of alcohol to customers shall be at least 18 years of age. Within 90 days of the issuance of the alcohol beverage license, applicant shall make arrangements for all employees who manage, supervise, dispense or are involved with the sale of alcoholic beverages to patrons to enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). The training shall be conducted for all newly hired employees within 90 days of their employment. The applicant shall request written confirmation of completion of the initial training from the Police Department and shall submit a copy of such a request to any relevant governmental authority requiring same.
11. The telephone number of a responsible party representative of applicant shall be available from the cashier in the premises in the event of any disturbances or complaints regarding the operation of the subject facility.
12. Signs shall be prominently posted stating that California state law prohibits the sale of alcoholic beverages to persons who are under the age of twenty-one years or intoxicated and no such sales will be made.
13. The premises shall at all times be operated in conformity with the Los Angeles Municipal Code and all other constitutionally applicable state laws and local codes.
14. The premises shall be maintained at all times as a bona fide restaurant. At all times during normal meal hours, during which the applicant is exercising the privileges of the ABC license, said applicant shall offer menus and meals consistent with what is customarily offered during said meal periods. Food service shall be available to customers at all times when alcoholic beverages are offered for sale.
15. The quarterly gross sales of alcoholic beverages shall not exceed 50% of total gross sales during that quarter. The applicant shall at all times maintain records which reflect said sales.
16. No pool nor billiard tables may be maintained on the premises.
17. No more than two television sets, screens or monitors, other than those used exclusively by employees for point of sale systems or company administrative business, shall be maintained on the premises and they shall be only inside the premises, not visible from the exterior.
18. There shall be no dancing permitted on the premises at any time.
19. There shall be no live entertainment consisting of a disc jockey, karaoke, topless entertainment or fashion shows. However, applicant reserves the right, in the future, to apply for a live entertainment permit to permit live music performance that would not consist of anything larger than a quartet, inside the premises only, but will not do so unless properly licensed and permitted by all relevant government authorities.
20. Applicant shall insure that any use of the public right of way for any food or alcoholic beverage service is in full compliance with the L.A.M.C., including the Westwood Village Specific Plan and the applicable ABC regulations.
21. The sale or service of any alcoholic beverages in pitchers is strictly prohibited.
22. Beer shall not be sold or served in quantities of more than 22 ounces per serving.
23. The main purpose and use of the facility shall always be for a full service restaurant.
24. The approved conditions for this restaurant shall be retained on the premises at all times and produced immediately upon request of the Police Department or City Planning.
25. There shall be no admission charge for entry to the premises nor any cover charge nor shall there be a requirement to purchase a minimum number of alcoholic drinks.
26. Amplified or live music, if presented, shall conform in decibel level to the standards of the Los Angeles Municipal Code (Sound Ordinance).
27. The subject alcohol beverage license shall not be exchanged for a public premises-type license nor operated as a public premises.
28. Applicant shall comply with all relevant provisions of the California Code prohibiting smoking within any place of employment.
29. Applicant shall not sell any alcoholic beverage to any minor. When a bottle or carafe of wine is served, all I.D.'s of all patrons at that table must be verified as being over the age of 21 years.
30. Any future or successor owner or operator of the approved restaurant with full-alcohol service for onsite consumption, must file a new Plan Approval Application with notice to a 500 foot radius to allow the Zoning Administrator to review the "mode and character" of usage. Any change to the mode or character of the existing restaurant to a different public hospitality use with on-site alcoholic beverage consumption would also require such Plan Approval. Letters stating same shall be sent to both the Zoning Administrator assigned to Case Number ZA-2016-2962-CUB and to the California State Alcoholic Beverage Control Board.

b. 10717 Ohio Avenue 3:15 p.m.

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>

Proposed Motion: The WWNC LUPC recommends that that Westwood Neighborhood Council Board of Directors pass the following Motion: The WWNC BOD opposes the 10717 Ohio project. (10 minutes)

POSTPONED TO FUTURE DATE

c. AMAZON 3:45 p.m.

Case Number: ZA-2016-2734-DRB-SPP

Project Title: AMAZON

Project Address: 921 & 923 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Tasia Kallies; (312) 260-7090

Project Description: Sign installation and façade improvements to an existing neighborhood retail use within a cultural resource.

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

Tasia Kallies presented Amazon's project to the LUPC. After discussion took place, the WWNC LUPC passed the following Motion:

The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors pass the following motion at its regular meeting scheduled for November 9, 2016 subject to receiving prior thereto a copy of a covenant and/or contract for four dedicated parking spaces: "The WWNC BOD is concerned with issues related to parking and traffic and requests that the Westwood DRB ensure that this project comply with the requirements set forth in the Westwood Village Specific Plan and the Westwood Community Plan and that Matthew Quan prior to issuing Specific Plan Permit require that Applicant provide 1) an executed covenant or CUP for two on-site and four off-site parking spaces.

6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 4:30 p.m.

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

WEDNESDAY, NOVEMBER 4, 2015 – 3:15 PM-5:15 PM

Westwood Branch Library 1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

1. **3:15 p.m. Call to Order - Roll Call** Constance Boukidis, Dr. Jerry Brown, and Ann Hayman present.

2. **Unanimous Approval of this agenda as presented.**

3. **Unanimous Approval of 3/11/15, 6/10/15 and 10/14/15 MINUTES**

4. **PUBLIC COMMENT** None offered.

5. **NEW BUSINESS:**

a. 7-ELEVEN PROJECT

Case Number: DIR-2015-DRB-SPD

Project Title: 7-ELEVEN WESTWOOD VILLAGE

Project Address: 952 Westwood Boulevard, Los Angeles, CA 90024 (former dental office)

Project Owner: FYJA, LLC, LE CONTE WESTWOOD DEVELOPMENT, LLC, EVANSTON ROAD, LLC

Contact Info: Tara Devine, 310-430-5121

Project Description: Project Permit Compliance and Design review. Developer not currently applying for alcohol sales or 24 hour operation but seeks feedback on future application for 24 hour operation.

Supporting Documents: <http://www.wwnc.org/7-Eleven Westwood Village>

Action(s) Requested: Applicant seeks LUPC feedback re possible future application for alcohol sales and 24 hour operation.

Tara Devine presented the project to the Committee. Suggestions were made to upgrade the façade design so that it blends in better with the clock tower building and install security cameras. The WWNC LUPC voted unanimously in favor of the following Motion: The Westwood Neighborhood Council LUPC recommends that the Westwood Neighborhood Council Board of Directors pass the following Motion: The WWNC opposes 7-Eleven's proposed application for alcohol sales and adamantly opposes these sales on a 24-hour basis in Westwood Village, and opposes the store being open on a 24 basis.

b. 10735-41 OHIO PROJECT

Case Number:

Project Title: 10735-41 OHIO PROJECT

Project Address: 10735-41 Ohio Avenue, Los Angeles, CA 90024

Project Owner: Caribeth, LLC, John Ketcham, Representative/Owner

Contact Info: Tracy Stone, 323-664-0202

Project Description: Demolish current 9 unit apartment structures and replace with small lot subdivision of 9-10 units or multi-family apartments with 11-12 units.

Supporting Documents: <http://www.wwnc.org/10735-41 Ohio>

Action(s) Requested: Applicant seeks preliminary input regarding various options from LUPC.

Tracy Stone presented the project to the LUPC which overall was favorable to their project to subdivide the parcels and replace with 11-12 freestanding homes. The following Motion was passed: The WWNC LUPC recommends that Applicant consult with adjacent and surrounding neighbors and the Westwood Homeowners Association regarding the project, incorporate larger setbacks if possible and design Ohio façade so that each unit looks like a separate home with more architectural variation and articulation.

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL (WWNC)
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA
WEDNESDAY, JANUARY 13, 2016 – 4:15 PM-5:15 PM**

Westwood Branch 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.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting Constance Boukidis at CBoukidis@wwnc.org.

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

a. KAZU NORI PROJECT

Case Number: ZA-2015-4433-CUB; ENV-2015-4434-CE

Project Title: KAZU NORI

Project Address: 1110 South Gayley Avenue, Los Angeles, CA 90024

Project Owner: Sushi Nozawa, LLC; Duesenberg Investment Co., LLC

Contact Info: Valerie Sacks, (310)500-6282

Project Description: Applicant seeks Conditional Use Permit and Categorical Exemption to Allow The Sale Of Beer And Wine For On-Site Consumption at a new 1,179 S.F., 24-Seat Restaurant With Hours From Mon-Thurs 11:30am-11pm, Fri-Sat 11:30am-12am & Sun 12pm-10pm.

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

Action(s) Requested: Applicant seeks Conditional Use Permit and Categorical Exemption to Allow The Sale Of Beer And Wine For On-Site Consumption At A New 1,179 S.F., 24-Seat Restaurant With Hours From Mon-Thurs 11:30am-11pm, Fri-Sat 11:30am-12am & Sun 12pm-10pm.

After presentation of the project, the WWNC LUPC voted in favor of the following Motion: The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors pass the following Motion:

The Westwood Neighborhood Council supports Kazu Nori's project for a Conditional Use Beverage permit pursuant to Los Angeles Municipal Code Section 12.24, W-1, to allow the sale of beer and wine for on-site consumption at an existing 1,179 sf 24-seat restaurant during business hours on Mondays-Thursdays from 11:30 a.m. to 11:00 p.m., on Fridays-Saturdays from 11:30 a.m.-12:00 a.m., and Sunday from 12:00 p.m.-10:00 p.m. subject to Kazu Nori filing a Petition for a Conditional License (due to the undue concentration of on-site consumption alcohol licenses within the subject Census Tract) with the California Department of Alcoholic Beverage Control relative to their sale and distribution of alcoholic beverages that incorporates the following conditions:

1. The alcoholic beverages to be sold shall be limited to beer and wine only with no hard liquor. Beer and wine sales shall be limited to their business hours on Mondays-Thursdays from 11:30 a.m. to 11:00 p.m., Fridays-Saturdays from 11:30 a.m.-12:00 a.m., and Sundays from 12:00 p.m.- 10:00 p.m. All alcohol sales limited to the interior of the premises.

2. No "Happy Hour" type of reduced price alcoholic beverage promotion shall be allowed.
3. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 24 hours of discovery.
4. There shall be no coin operated games or video machines or other amusement devices maintained upon the premises at any time.
5. The applicant shall be responsible for maintaining the premises free of litter.
6. No alcoholic beverages shall be sold, served or consumed on any property adjacent to the licensed premises under the control of the applicant.
7. There shall be no exterior advertising sign indicating the availability of beer and wine in the premises.
8. Applicant shall not permit any loitering at the premises or in any outside dining area.
9. Applicant shall conduct the premises at all times with due regard for the peaceful and quiet enjoyment of the surrounding community and adjacent property users.
10. All employees involved with sales of alcohol to customers shall be at least 18 years of age. Within 90 days of the issuance of the alcohol beverage license, applicant shall make arrangements for all employees who manage, supervise, dispense or are involved with the sale of alcoholic beverages to patrons to enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). The training shall be conducted for all newly hired employees within 90 days of their employment. The applicant shall request written confirmation of completion of the initial training from the Police Department and shall submit a copy of such a request to any relevant governmental authority requiring same.
11. The telephone number of a responsible party representative of applicant shall be available from the cashier in the premises in the event of any disturbances or complaints regarding the operation of the subject facility.
12. Signs shall be prominently posted stating that California state law prohibits the sale of alcoholic beverages to persons who are under the age of twenty-one years or intoxicated and no such sales will be made.
13. The premises shall at all times be operated in conformity with the Los Angeles Municipal Code and all other constitutionally applicable state laws and local codes.
14. The premises shall be maintained at all times as a bona fide restaurant. At all times during normal meal hours, during which the applicant is exercising the privileges of the ABC license, said applicant shall offer menus and meals consistent with what is customarily offered during said meal periods. Food service shall be available to customers at all times when alcoholic beverages are offered for sale.
15. The quarterly gross sales of alcoholic beverages shall not exceed 50% of total gross sales during that quarter. The applicant shall at all times maintain records which reflect said sales.
16. No pool nor billiard tables may be maintained on the premises.
17. No more than two television sets, screens or monitors, other than those used exclusively by employees for point of sale systems or company administrative business, shall be maintained on the premises and they shall be only inside the premises, not visible from the exterior.
18. There shall be no dancing permitted on the premises at any time.
19. There shall be no live entertainment consisting of a disc jockey, karaoke, topless entertainment or fashion shows. However, applicant reserves the right, in the future, to apply for a live entertainment permit to permit live music performance that would not consist of anything larger than a quartet, inside the premises only, but will not do so unless properly licensed and permitted by all relevant government authorities.
20. Applicant shall insure that any use of the public right of way for any food or alcoholic beverage service is in full compliance with the L.A.M.C., including the Westwood Village Specific Plan and the applicable ABC regulations.
21. The sale or service of any alcoholic beverages in pitchers is strictly prohibited.
22. Beer shall not be sold or served in quantities of more than 22 ounces per serving.
23. There shall be no lounge area exclusively for alcohol consumption in the licensed premises. The main purpose and use of the facility shall always be for a full service restaurant.
24. The approved conditions for this restaurant shall be retained on the premises at all times and produced immediately upon request of the Police Department or City Planning.
25. There shall be no admission charge for entry to the premises nor any cover charge nor shall there be a requirement to purchase a minimum number of alcoholic drinks.
26. Amplified or live music, if presented, shall conform in decibel level to the standards of the Los Angeles Municipal Code (Sound Ordinance).
27. The subject alcohol beverage license shall not be exchanged for a public premises-type license nor operated as a public premises.
28. Applicant shall comply with all relevant provisions of the California Code prohibiting smoking within any place of employment.
29. Applicant shall not sell any alcoholic beverage to any minor. When a bottle or carafe of wine is served, all I.D.'s of all patrons at that table must be verified as being over the age of 21 years.
30. Any future or successor owner or operator of the approved restaurant with beer and wine service for onsite consumption, must file a new Plan Approval Application with notice to a 500 foot radius to allow the Zoning Administrator to review the "mode and character" of usage. Any change to the mode or character of the existing restaurant to a different public hospitality use with on-site alcoholic beverage consumption would also require such

Plan Approval. Letters stating same shall be sent to both the Zoning Administrator assigned to Case Number ZA-2015-4433-CUB and to the California State Alcoholic Beverage Control Board.

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

WEDNESDAY, MAY 11, 2016 – 5:15 PM-6:15 PM

Westwood Branch Library 1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

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

a. ASUKA PROJECT

Case Number: ZA 2015-3684(CUB)(ZV)(ZAD)

Project Title: ASUKA

Project Address: 1151-53 Westwood Boulevard, Los Angeles, CA 90024

Project Owner: CHU FAMILY TRUST

Contact Info: Kevin Franklin, 213-706-6997

Project Description: Applicant seeks continued sale and consumption of full line of alcoholic beverages in an existing 2680 sf. sit-down restaurant with total seating of 46 and hours from 11 am - 12 am daily. A variance to provide 11 parking spaces by lease/valet in lieu of covenant and a request to permit two business uses to share the eleven off-site parking spaces.

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

Action(s) Requested: Applicant seeks continued sale and consumption of full line of alcoholic beverages in an existing 2680 sf. sit-down restaurant with total seating of 46 and hours from 11 am - 12 am daily. A variance to provide 11 parking spaces by lease/valet in lieu of covenant and a request to permit two business uses to share the eleven off-site parking spaces. (20 minutes)

Vincent Hsieh, prior owner of Asuka next to the Crest Theater, presented the project. After discussion, the WWNC LUPC passed the following motion: The WWNC LUPC recommends that the WWNC Board of Directors pass the following Motion: The WESTWOOD NEIGHBORHOOD COUNCIL wholeheartedly supports this Applicant and project taking into account that this is a continued use of the premises as a restaurant and the longstanding good reputation of the Applicant within our community, subject to the following conditions:

That the Zoning Administrator leave the file open and refrain from rendering a decision until he receives:

- 1) an executed lease from the Applicant for the seven parking spaces on the Midvale property that is for a one year term, through 5/31/17 to be renewed on a yearly basis;
- 2) an executed contract between Applicant and AAlliance Valet Parking where AAlliance will provide valet parking to the premises nightly between the hours of 6 p.m. to 9 p.m.;
- 3) that these agreements explicitly cover the required total 14 parking spaces on and off-site;
- 4) a written statement signed by the Applicant stating that he is not seeking a full liquor license, only beer and wine and only seeking hours from 11 a.m. to 11 p.m.;and

5) that provision be made by the Council office to review this case within one year from the date of the decision.

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL (WWNC)
LAND USE AND PLANNING COMMITTEE (LUPC) SPECIAL MEETING
MINUTES**

WEDNESDAY, JULY 6, 2016 – 3:00 PM-4:30 PM

Westwood Branch Library 1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

1. 3:00 p.m. Call to Order - Roll Call Constance Boukidis, Dr. Jerry Brown, Marcello Robinson, and Ann C. Hayman present.

2. Unanimous approval of this agenda as presented.

3. PUBLIC COMMENT None presented.

4. NEW BUSINESS:

a. SPIREWOKS

Case Number: ZA 2016 2093 CUB

Project Title: SPIREWOKS

Project Address: 1061 South Broxton, Los Angeles, CA 90024

Project Owner: Westwood Partners, LLC

Contact Info: Margaret Taylor, 818-398-2740

Project Description: Applicant seeks Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a new tenant in an existing restaurant tenant space with outdoor patio dining. Space interior 2,753 sf with 45 seats and exterior 366 sf covered and 166 sf uncovered with 34 seats; total 3,296 sf and 79 seats. Hours of operation 11 am - 12 am, 7 days a week.

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

Action(s) Requested: Applicant seeks Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a new tenant in an existing restaurant tenant space with outdoor patio dining. Space interior 2,753 sf with 45 seats and exterior 366 sf covered and 166 sf uncovered with 34 seats; total 3,296 sf and 79 seats. Hours of operation 11 am - 12 am, 7 days a week. (20 minutes)

Both The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors support the project contingent upon Applicant complying with certain conditions to be set forth at meeting.

Margaret Taylor and Jeff Rosenthal presented the project to the WWNC LUPC. The WWNC LUPC expressed its support of the new restaurant coming into Westwood along with its concern regarding the overconcentration of both on-site liquor licenses, proximity of the UCLA campus as well as this project involving an untested and new business. After an involved discussion, the WWNC LUPC voted in favor of the following Motion: THE WWNC LUPC recommends that the WWNC Board of Directors pass the following Motion: The WWNC BOD does not support Applicant's request for a Conditional Use Beverage permit for beer and wine on-site consumption.

5. OLD BUSINESS:

b. 10735-41 OHIO PROJECT

Case Number:

Project Title: 10735-41 OHIO PROJECT

Project Address: 10735-41 Ohio Avenue, Los Angeles, CA 90024

Project Owner: Caribeth, LLC, John Ketcham, Representative/Owner

Contact Info: Tracy Stone, 323-664-0202

Project Description: Demolish current 9 unit apartment structures and replace with small lot subdivision of 9-10 units or multi-family apartments with 11-12 units.

Supporting Documents: <http://www.wwnc.org/10735-41 Ohio>

Applicant presented revised plans to the LUPC. LUPC remains in favor of project but recommended that Applicant make best efforts to retain parking places and add articulation to façade to differentiate between units.

6. 4:30 p.m. Upon unanimous approval of Motion to Adjourn, meeting adjourned.

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL (WWNC)
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES
WEDNESDAY, AUGUST 10, 2016 – 3:15 PM-5:15 PM**

Westwood Branch Library 1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

1. **3:15 p.m. Call to Order - Roll Call** Constance Boukidis, Ann C. Hayman, Dr. Jerry Brown and Angus Beverly present.

2. **Unanimous approval of this agenda as presented.**

3. **PUBLIC COMMENT** None offered.

4. **NEW BUSINESS:**

a. **ULTA**

Case Number: DIR-2016-2322-DRB-SPP-SPPA

Project Title: ULTA SALON, COSMETICS AND FRAGRANCE, INC.

Project Address: 10925 Kinross Avenue, Los Angeles, CA 90024

Contact Info: Tara Devine, 310.430.5121 / tara@devine-strategies.com

Project Description: 16,500 sf includes retail sales area, back office operations, inventory/storage and a small salon. Design review, project permit compliance & adjustment; The project is seeking design review/approval for facade improvements and new signage.

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

Action(s) Requested: 16,500 sf includes retail sales area, back office operations, inventory/storage and a small salon. Design review, project permit compliance & adjustment; The project seeks design review/approval for facade improvements and new signage.

Tara Devine presented the project to the LUPC. Discussion took place and the LUPC voted unanimously in favor of the following Motion:

The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors write a letter to the DRB re Applicant's design proposals stating the following:

- enforce the Westwood Specific Plan requirements and require that Applicant's project conform with same;
- leave stone facade as is;
- recommend that orange be used on exterior as little as possible and that new ULTA sign on Kinross mimic the previous Bel Air Camera sign in same location as much as possible; and
- ensure that the project's size, height, and other significant features will be compatible with and not adversely affect or further degrade adjacent properties and the surrounding neighborhood and respect the surrounding historical character of the neighborhood.

b. **DELPHI**

Project Title: DELPHI GREEK RESTAURANT

Project Address: 1383 Westwood Boulevard, Los Angeles, CA 90024

Project Owner: Ruznehjon Inc DBA Delphi Greek

Contact Info: Roozbeh Farahanipour, 310-478-2900

Project Description: Request to permit the sale and service of authentic Greek ouzo for on-site consumption in conjunction with an approximately 1,400 sf restaurant containing 49 seats, with hours of operation of 8:30 a.m. to 11:00 p.m., seven days a week, which CUP would supplement existing Type 41 license which currently permits the sale and service of beer and wine for on-site consumption in conjunction with a restaurant offering authentic Greek cuisine, beer, and wine.

Action(s) Requested: Motion in support of Applicant's request to permit the sale and service of authentic Greek ouzo for on-site consumption in conjunction with an approximately 1,400 sf restaurant containing 49 seats, with hours of operation of 8:30 a.m. to 11:00 p.m., seven days a week, which CUP would supplement existing Type 41 license which currently permits the sale and service of beer and wine for on-site consumption in conjunction with a restaurant offering authentic Greek cuisine, beer, and wine.

Steve Sann presented the project. Various community groups including the Westwood Community Council have already sent in letters of support for this proposal. After further discussion took place, the following motion was passed:

The WWNC LUPC recommends that the WESTWOOD NEIGHBORHOOD COUNCIL Board of Directors pass the following Motion:

The WWNC Board of Directors will write a letter to Rocky Wiles, Supervisor, Condition Compliance Unit stating the following: that it is in support of Applicant's request to permit the sale and service of authentic Greek ouzo for on-site consumption in conjunction with an approximately 1,400 sf restaurant containing 49 seats, with hours of operation of 8:30 a.m. to 11:00 p.m., seven days a week, which CUP and ABC Type 47 license would supplement existing Type 41 license which currently permits the sale and service of beer and wine for on-site consumption in conjunction with a restaurant offering authentic Greek cuisine, beer, and wine. In addition, since this business has had the existing license for 25 years plus with no record of incidents or complaints, it supports a waiver of a public hearing with regard to this application

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

WEDNESDAY, SEPTEMBER 14, 2016 – 3:15 PM-5:15 PM

Westwood Branch Library 1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

1. 3:15 p.m. Call to Order - Roll Call Constance Boukidis, Dr. Jerry Brown, Ann Hayman and Marcello Robinson present.

2. Unanimous approval of this agenda as presented.

3. PUBLIC COMMENT None presented.

4. OLD BUSINESS:

a. SOLEIL

Case Number: ZA 2011-186 CUB-ZV-PA1

Project Title: SOLEIL

Project Address: 1386 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Terri Dickerhoff, 213-422-1450

Project Description: An Approval of Plan, pursuant to the provisions of Sec 12.24-M of the LAMC, to modify Condition No. 8 to continue the sale and dispensing of a full line of alcohol in conjunction with an existing 2,397 sq ft restaurant with 71 interior seats and 8 exterior seats with hours of operation from 11:30 am to midnight, Monday through Friday, and 10 am to midnight Saturday and Sunday, with approval for private parties.

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

Action(s) Requested: Recommendation by WWNC LUPC to WWNC BOD to support Approval of Plan, pursuant to the provisions of Sec 12.24-M of the LAMC, to modify Condition No. 8 to continue the sale and dispensing of a full line of alcohol in conjunction with an existing 2,397 sq ft restaurant with 71 interior seats and 8 exterior seats with hours of operation from 11:30 am to midnight, Monday through Friday, and 10 am to midnight Saturday and Sunday, with approval for private parties. (20 minutes)

Terri Dickerhoff presented the project to the LUPC. Recommendation was made to attempt to decrease noise level in the restaurant. Mention was made of its popularity, food quality, and lack of complaints over its operating years. Following motion passed unanimously: The WWNC LUPC recommends that the WWNC BOD pass the following motion: The WWNC BOD supports Applicant's project as requested in its application.

5. NEW BUSINESS:

a. Motion re DRB cases rescinded. It was decided that Marcello would contact Amazon to come into October November meeting and do mailing to all stakeholders within 500 feet re Amazon signage and façade change located at 921 and 923 Westwood Boulevard, Los Angeles, CA 90024; Case Number DIR-2016-2734-DRB-SPP; Contact: Tasia Kallies, 312-296-2306. Ann Hayman will contact 10717 Ohio project. Connie will look into October meeting date and time as Library closed on 10th so tentatively scheduled for 10/19 from 3:30 to 5. Connie will arrange for D1 attendance at October meeting and email Wolfgang Veith re 645 Midvale project.

b. The following motion was passed unanimously: The following cases will be added to the WWNC LUPC

ABSTENTION CALENDAR:

2016

8/16 PROJECTS

1. Heavenly Couture signage
1065 South Broxton Avenue, Los Angeles, CA 90024
Case Number DIR-2016-1922-DRB-SPP
Contact: Moses Saberi, Sign Max

7/16 PROJECTS

1. Footaction signage

1087 Broxton Avenue, Los Angeles, CA 90024

Case Number

Contact: Chris Hartmann, 415-288-8150

6/16 PROJECTS

1. Chipotle signage
Broxton Avenue, Los Angeles, CA 90024
Case Number DIR-2016-1420-DRB-SPP
Contact:
2. Simms Parking Garage signs
1122 South Gayley Avenue, Los Angeles, CA 90024
Case Number DIR-2016-2036-DRB-SPP
Contact: Miriam Guzman, 301-617-0222
3. Geffen Academy
11000 Kinross Avenue, Los Angeles, CA 90024
Contact: Tracy Dudman, 310-206-9255
4. Sweetfin Poke signage
1146 Westwood Boulevard, Los Angeles, CA 90024
Case Number DIR-2016-2234-DRB-SPP
Contact: Colby Mayes, Mayes Office

5/16 PROJECTS

1. AGF Douglas Fir Utility Pole
MOBILITE
11061 Ohio Avenue, Los Angeles, CA 90024
Contact:
2. The Boiling Crab signage
10875 West Kinross Avenue, Los Angeles, CA 90024
Case Number DIR-2014-2471-DRB-SPP
Contact:

4/16 PROJECTS

1. AGF Douglas Fir Pole
MOBILITE
1543-45 South Pontius Avenue, Los Angeles, CA 90025
Contact:
2. UCLA Margan Apartments
UCLA Campus

3/16 PROJECTS

1. Build 12 units/modification to take out 4,885 cubic meters of soil
1614-18 Hilts Avenue, Los Angeles, CA 90024
Case Number TT-70117-CN-M1
Contact:
2. Francesca's retail new signage
1027 Westwood Boulevard, Los Angeles, CA 90024
Case Number DIR-2015-4064-DRB-SPP
Contact: Kelly Miller, 951-471-8419
3. 7-11
Change medical office to retail/façade improvement and signage
951 South Westwood Boulevard, Los Angeles, CA 90024
Case Number DIR-2015-3728-DRB-SPP
Contact: Tara Devine, 310-430-5121

2/16 PROJECTS

1. AT&T Store
1100 South Westwood Boulevard, Los Angeles, CA 90024
Case Number DIR 2015-1689-DRB-SPP-SPPA-1A ENV-2015-1690-CE
Contact: Bob Packham, Permitwiz, 310-625-2640
2. Gayley Center façade improvements and signage
1101-49 Gayley Avenue, Los Angeles, CA 90024
Case Number DIR 2015-750-DRB-SPP
Contact:

1/16 PROJECTS

1. Remodel of four unit building
10520 Eastborne Avenue, Los Angeles, CA 90024
Case Number DIR 2016-0123

Contact:

2015

12/15 PROJECTS

1. AGF
ATT MOBILITY
10295 Wilshire Boulevard, Los Angeles, CA 90024

11/15 PROJECTS

1. Sur La Table
1000 Westwood Boulevard, Los Angeles, CA 90024
Case Number DIR-2015-3985-DRB-SPP-COA
Contact: Kinson Wong, 818-574-4726
2. Campus Store signage
926-29 Westwood Boulevard, Los Angeles, CA 90024
Case Number DIR-2015-3520-DRB-SPP
Contact:

8/15 PROJECTS

1. Demo 4 units and replace with 11 handicap accessible units
645 South Midvale Avenue, Los Angeles, CA 90024
Case Number DIR 2015-2858-DRB-SPP
Contact: Rodney Khan, 818-507-1605

2014

12/14 PROJECTS

1. Church of Christ Scientist relocation to Sunday School lot
1018 South Hilgard Avenue, Los Angeles, CA 90024
Case Number ZA 2014 4422
Contact: Katherine Casey, 310-838-2400
2. Demo two story and replace with four story, 12 units
662 South Kelton Avenue, Los Angeles, CA 90024
Case Number DIR-214-41430-DB-DRB-SPP
Contact: Shahab Ghods, Plus Architects

11/14 PROJECTS

1. Haul Route
530 South Mapleton Drive, Los Angeles, CA 90024
Board File No. 140082
Contact: VETO LLC, 530 Mapleton Drive, Los Angeles, CA 90024

10/14 PROJECTS

1. 3 story/3 condominiums
10563 Ashton Avenue, Los Angeles, CA 90024
Case Number 2014-4022-DRB SPP
Contact: Luke Tarr, 818-346-9828
2. Jimmy John's
1134 Westwood Boulevard, Los Angeles, CA 90024
Case Number DIR 2014 3556
Contact: Promotional Signs, 714-540-5454
3. Double Agent, Signage, doors, sidelight
10959 West Weyburn Avenue (945 South Broxton Avenue), Los Angeles, CA 90024
Case Number DIR 2014 3701 DRB SPP
Contact: Stan Klemanowicz, 310-465-7339

9/14 PROJECTS

1. MODLOOK 29 SIGNAGE
10909 Kinross Avenue, Los Angeles, CA 90024
Case Number DIR 2014-3458
Contact: Patricia Herskovic, 310-208-2200

8/14 PROJECTS

1. Whole Foods Elevator
1050 Gayley Avenue, Los Angeles, CA 90024
Case Number DIR 2014-2928 DRB SPP/DIR-2015-4076-DRB-SPP
Contact: Justin Barney, 909-923-6659
2. 29 story mixed-use building
10951-10955 Wilshire Boulevard, and 1151-57 Gayley Avenue, Los Angeles, CA 90024
Case Number
Contact: Cindy Starrett, 213-485-1234

7/14 PROJECTS

1. House of Meatballs sign and awning
1076 Gayley Avenue, Los Angeles, CA 90024
Case Number DIR 2014 2746 DRB SPP
Contact: Miriam Guzman, 310 617 0222

4/14 PROJECTS

1. Patio enclosure re Unit 107
10982 Roebbling Avenue, Los Angeles, CA 90024
Case Number DIR 2014 1369 DRB SPP
Contact: Leah Robbins, 310-209-1044
2. Convert residential dorm to Eldercare Facility
947 South Tiverton, Los Angeles, CA 90024
Case Number DIR 2014-1183 DRB SPP/ZA-2015-3012 (ELD)
Contact: Joshua Smith, 949-720-3850
3. Porte Cochere
10660 Wilshire Boulevard, Los Angeles, CA 90024
Case Number ZA 2014-1159 ZAA DRB SPP
Contact: Andrew Wolff, 310-825-2100
4. Change of use from retail to educational institution
1145 South Gayley Avenue, Los Angeles, CA 90024
Case Number DIR 2014 776 SPP
Contact: Dan Whalen, W Architecture

2013

12/13 PROJECTS

1. **California Pizza Kitchen**
1001 Broxton Avenue, Los Angeles, CA 90024
Renew on-site full liquor license
Case Number ZA 2013-2643(CUB)
Contact: Nina Raey
Façade improvements
Case Number DIR 2013 4007 DRB SPP COA
2. AT&T Phone Pole
10255 Wilshire Boulevard, Los Angeles, CA 90024
Right of way for 30' steel pole in grass parkway
Case Number DIR 2013 3856 DRB Spp
Contact: Robt Serrcy, 818-898-2352

11/13 PROJECTS

1. AT&T Antennas on condo building
10966 Rochester Avenue, Los Angeles, CA 90024
Case Number
Contact: Kathy O'Connor-Phelps, 714-625-5930
2. New 14 unit condo seeking variance for elevator
1644 Malcolm Avenue, Los Angeles, CA 90024
Case Number DIR 2013-3615-DRP SPP/ZA 2015-4283-ZV
Contact: Nathalie Aragno, 323-931-1365

10/13 PROJECTS

1. Basement conversion
1035 South Westholme Avenue, Los Angeles, CA 90024
Case Number ZA 2013-3490 ZAA
Contact: Greg Flewin, 310-393-6016

6. 5:15 p.m. ADJOURNMENT.