

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

**WEDNESDAY, SEPTEMBER 9, 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, Marcello Robinson and Ann C. Hayman in attendance.

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

**3. Unanimous Approval of 7/8/15 MINUTES**

**4. PUBLIC COMMENT** None offered.

**5. NEW BUSINESS:**

**a. ROCCO'S TAVERN PROJECT**

**Case Number:** DIR-2015-2817-DRB-SPP

**Contact Info:** MIKE TRIFUNOVICH, TRI-WEST ENTERPRISES, LLC., 310-435-0512

**Project Title:** ROCCO'S TAVERN PROJECT

**Project Address:** 1000 South Gayley Avenue, Los Angeles, CA 90024

**Project Owner:** Josh Trifunovic

**Project Description:** Add/changeout doors/windows, paint, new signage to existing bar/restaurant.

**Supporting Documents:**

**Action(s) Requested:** Stakeholders seek support from WWNC Board to oppose open garage door.

Josh Trifunovic and Jason Summers appeared on behalf of Applicant Rocco's. Maurice Meyers, owner of Gayley Terrace Apartments, its manager and a tenant presented arguments against the proposed open garage door on Gayley. Steve Sann gave a history of the property and nuisance complaints and remedies associated therewith. After a lively discussion, the WWNC LUPC voted unanimously to recommend the following to the WWNC BOD:

Due to the long history of complaints associated with this corner at Gayley and Weyburn, the Westwood Neighborhood Council Board of Directors (WWNC BOD) opposes the present project design for the ROCCO'S TAVERN PROJECT. The WWNC BOD supports only inoperable garage doors and windows for the following reasons, including, but not limited to,

- noise concerns;
- nuisance concerns;
- public safety concerns;
- their potential negative impact on the historical monument known as the Gayley Terrace Apartments located across the street; and
- its desire to encourage compliance with two of the seven PURPOSES set forth in the Westwood Village Specific Plan, specifically, in "Section 2.B. To permit, encourage, and facilitate the preservation, renovation, and ongoing maintenance of historically and architecturally significant buildings." and Section 2.G. To mitigate the impacts of Village development on nearby residential areas.

**6. OLD BUSINESS:**

**a. BJ'S PIZZA GRILL PROJECT**

**Case Number:** ZA2014-4760-CUB-DRB-SPP

**Contact Info:** Nina Raey, RSI Group, 714-966-9400

**Project Title:** BJ'S PIZZA GRILL CUB AND EXPANSION

**Project Address:** 931 and 939 Broxton Avenue, Los Angeles, CA 90024

**Project Owner:** Selzer Trust

**Project Description:** Conditional Use Permit for sale and dispensing of full line of alcoholic beverages for on-site and off-site consumption at existing BJ's Pizza Grill, expansion into adjacent 812 sf space.

ZA 2009-1875 CUB allowed 3,360 sf and total proposed sf is 3,310. Design Review for façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign.

**Supporting Documents:** <http://www.wwnc.org/>BJ's Pizza Grill, 931 & 939 Broxton Avenue

**Action(s) Requested:** Applicant seeks recommendation to WWNC Board to support application.

Further discussion re Motion passed on July 8, 2015

Joan Leguay and Nina Raey returned to discuss the project. Applicant wants a happy hour, the ability to sell growlers both on and off-site, to sell the six pack microbrew off-site without food order, and is unwilling to use some of new space to expand their kitchen.

After discussion took place, the WWNC LUPC unanimously voted in favor of the following Motion:

The WWNC LUPC recommends that the WWNC BOD support the application by BJ's Pizza Grill for a conditional use permit for sale and expansion into adjacent 812 sf space, proposed façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign on the condition that Applicant is committed and agrees to seek a conditional liquor license type 47 with the ABC and only accept such conditional license that includes the following conditions:

-No Happy Hour; no pitchers of beer or wine sold; no beer for sale signs outside; no speakers outside; 6 pack microbrew can only be sold off-site in conjunction with food; no kegs or growlers sold on or off-site; and tables that are located in bar area in present rendition remain in bar area.

In addition, the WWNC BOD urges Applicant BJ's Pizza Grill that in addition with its full liquor license, it implement a full menu on par with its restaurants located in Century City, Pasadena, Culver City etc."

## **7. 5:15 p.m. Unanimous Approval of Motion to Adjourn.**