

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA
WEDNESDAY, NOVEMBER 9, 2016 – 3:30 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. **3:30 p.m. Call to Order - Roll Call** (1 minute)
2. **Approval of this agenda as presented** (1 minute)
3. **PUBLIC COMMENT** (3 minutes)
4. **Approval of Minutes as attached and presented:** 10/17/16 (5 minutes)
5. **NEW BUSINESS:**

a. 539 Mapleton 3:40 p.m.

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

Project Title: 539 Mapleton

Project Address: 539 Mapleton Avenue, Los Angeles, CA 90024

Contact Info: Vincent Gormally, 310-558-3944

Project Description: New pool with spa, spa equipment, new wood carport and new wood arbor.

Action(s) Requested: Recommendation by WWNC LUPC to WWNC BOD to support Request for proposed project for new pool, spa, and spa equipment and only supports a new wood carport if it remains invisible from the street. (10 minutes)

Proposed Motion: The WWNC LUPC recommends that the that that Westwood Neighborhood Council Board of Directors pass the following Motion: The WWNC BOD supports the new pool, spa, and spa equipment. We support the wood carport only on the condition that it remains invisible from the street.

PUBLIC COMMENT (10 minutes)

DELIBERATION ON 539 MAPLETON PROJECT MOTION WITH RECOMMENDATION TO WWNC BOARD (15 minutes)

b. 10773 Ashton Avenue 4:15 p.m.

Case Number: DIR-2016-3956-DRB-SPP

Project Title: 10773 Ashton Avenue

Project Address: 10773 Ashton Avenue, Los Angeles, CA 90024

Contact Info: Patrick Tighe, 323.424.7594

Project Description: New construction of a four story apartment building (five units replacing two existing units) with one level of basement parking. The project is by right and conforms with all applicable zoning codes. No variances, modifications, etc. are requested. 12 parking spaces provided.

Action(s) Requested: Recommendation by WWNC LUPC to WWNC BOD to support project. (15 minutes).

Supporting Documents: [http://www.wwnc.org/10773 Ashton](http://www.wwnc.org/10773%20Ashton)

Proposed Motion: The WWNC LUPC recommends that the WWNC Board of Directors pass the following Motion: The WWNC Board of Directors wholeheartedly supports the 10773 Ashton Avenue, Los Angeles, CA 90024 project and commends its architect in making a diligent effort to reach out to our Council for input regarding the proposed project.

PUBLIC COMMENT (15 minutes)

DELIBERATION ON 10773 ASHTON PROJECT MOTION WITH RECOMMENDATION TO WWNC BOARD (15 minutes)

6. Adjournment 5:15 p.m.

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**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 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.