

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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.

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](mailto:CBoukidis@wwnc.org).

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: 2/8/17
4. PUBLIC COMMENT
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>

**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>

**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.wvnc.org/10435> Santa Monica Boulevard

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

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**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES  
WEDNESDAY, FEBRUARY 8, 2017 – 3:15 PM-5:20 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 Constance Boukidis, Dr. Jerry Brown, and Ann Hayman present.
2. Unanimous approval of this agenda as presented.
3. Unanimous Approval of Minutes as attached and presented: 1/11/17
4. PUBLIC COMMENT None presented.
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>

Applicant, represented by Jamie, Damian, and Shawn Akhavi, owners, and Jamie Meyer, the architect for the project, presented the project and a lengthy discussion took place with input from stakeholders. Concern was voiced over six bedrooms in each unit as well as other issues. The WWNC LUPC voted unanimously that the WWNC BOD pass the following Motion:

RE: DIR-2016-3573-DRB-SPP  
(540-550 South Landfair Avenue, Los Angeles, CA 90024)

Be it resolved that the Westwood Neighborhood Council opposes the proposed 540-550 Landfair Project as currently designed due to its lack of compliance with the NWVSP and the WCP; and  
be it further resolved that the Westwood Neighborhood Council (WWNC) calls on the Westwood Design Review Board to oppose the project as currently designed; and  
be it further resolved that the WWNC calls on the CD5 Council Office to oppose the project as currently designed due to its clash with the intent and requirements of the NWVSP and expressed in the City Council motion 09-2587 dated October 20, 2009;  
be it further resolved that the project comply with the NWVSP, in particular, Sections 3.B., 5.B.3., and 5.C.; and  
be it further resolved that a condition be imposed on the owner, as set forth in Condition 14 under Section C. Other Conditions as imposed on the Akhavi 632 Landfair Avenue project (DIR 2009-1968-SPP-DRB), i.e. requiring that all tenants of a unit be on a single lease sharing liability for same jointly and severally; and  
be it further resolved that the WWNC calls on the Applicant to design a project to the absolute height limit of not more than 45 feet across the entire project, and reduce the bedroom count to not more than 4 bedrooms per unit, which is already more than the North Village standard, with a cap of 12 occupants per unit; and  
be it finally resolved that the WWNC will communicate this position to the City of Los Angeles Departments of Building and Safety and Planning, and Councilman Paul Koretz.

**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>

Applicant, represented by Marc Levun and one of the owners of Exoticar, presented the project and discussion took place with input from stakeholders. Notice of the hearing was sent out to all stakeholders within 500 feet and no opposition came forward from the community. The WWNC LUPC then voted unanimously to recommend that the WWNC Board of Directors support Applicant in his request for automobile spraying equipment in an M1 zone.

**6. Upon unanimous approval of Motion to Adjourn, meeting adjourned 5:20 p.m.**