

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA
WEDNESDAY, JUNE 14, 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.

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. **3:15 p.m. Call to Order - Roll Call**
2. **Approval of this agenda as presented.**
3. **Approval of Minutes as attached and presented: 5/10/17**
4. **PUBLIC COMMENT**
5. **NEW BUSINESS:**

DISCUSSION/ACTION:

a. 10725 ASHTON

Case Number:

Project Title: 10725 Ashton

Project Address: 10725 Ashton Avenue, Los Angeles, CA 90024

Contact Info: Majid Nael, 323-882-6666

Project Description: New four unit, four story condos with subterranean parking structure.

Supporting Documents: [http://www.wwnc.org/10725 Ashton](http://www.wwnc.org/10725%20Ashton)

DISCUSSION/ACTION:

b. 10664 KINNARD

Case Number:

Project Title: 10664 Kinnard

Project Address: 10664 Kinnard Avenue, Los Angeles, CA 90024

Contact Info: Majid Nael, 323-882-6666

Project Description: New four unit, four story condos with subterranean parking structure.

Supporting Documents: [http://www.wwnc.org/10664 Kinnard](http://www.wwnc.org/10664%20Kinnard)

DISCUSSION/ACTION

c. 10401 Eastborne

Case Number:

Project Title: 10401 Eastborne

Project Address: 10401 Eastborne Avenue, Los Angeles, CA 90024

Contact Info: Bogdan Tomalevski, 310-437-0396

Project Description: Construct 34 unit housing structure with affordable housing component.

Supporting Documents: [http://www.wwnc.org/10664 Kinnard](http://www.wwnc.org/10664%20Kinnard)

d. SAMPLE CONDITIONS TO BE POSTED ON WEBSITE
WESTWOOD NEIGHBORHOOD COUNCIL
SAMPLE CONDITIONS RELATED TO REQUESTS FOR CUB

The Westwood Neighborhood Council (WWNC) supports Applicant'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 _____, contingent upon Applicant filing a Petition for a Conditional License (due to the undue concentration of on-site/off-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 10:00 a.m.-12:00 a.m. All alcohol sales are limited to the interior of the premises.
2. No "Happy Hour" type of reduced-price alcoholic beverage promotion shall be allowed or "2 for 1" promotion shall be allowed at any time. 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 of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
8. No sale of alcohol shall be permitted at any self-service, automated check-out station (checkout conducted primarily by the customer, with assistance by a store monitor) if such are available on the site. All sales of alcohol shall be conducted at a full-service checkout station directly attended by a cashier/checkout clerk specifically assigned solely to that station.
9. Applicant shall not permit any loitering at the premises or in any outside dining area.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.

16. 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.

17. No pool nor billiard tables may be maintained on the premises.

18. 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.

19. There shall be no dancing permitted on the premises at any time.

20. 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.

21. 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.

22. The sale or service of any alcoholic beverages in pitchers or kegs is strictly prohibited.

23. Beer shall not be sold or served in quantities of more than 16 ounces per serving. Beer may be served in individual bottles.

24. The main purpose and use of the facility shall always be for a full service restaurant.

25. 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.

26. 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.

27. Amplified or live music, if presented, shall conform in decibel level to the standards of the Los Angeles Municipal Code (Sound Ordinance).

28. The subject alcohol beverage license shall not be exchanged for a public premises-type license nor operated as a public premises.

29. Applicant shall comply with all relevant provisions of the California Code prohibiting smoking within any place of employment.

30. 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.

31. 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 _____ and to the California State Alcoholic Beverage Control Board.

32. Any future or successor owner or operator must come to the WWNC for plan approval.

7. Adjournment 5:15 p.m.

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ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES**
WEDNESDAY, MAY 10, 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, Connie Boukidis and Dr. Jerry Brown present.
2. Unanimous approval of this agenda as presented.
3. Approval of Minutes as attached and presented: 3/8/17.
4. **PUBLIC COMMENT** None presented
5. **NEW BUSINESS:**

DISCUSSION/ACTION:

a. **Gayley Center**

Case Number:

Project Title: **Gayley Center**

Project Address: **1145 Gayley Avenue, Los Angeles, CA 90024**

Contact Info: **Nick Martinez, 310-559-5720**

Project Description: Majority of project is interior renovation and build-out of existing floor area on the 2nd floor in Gayley Center; minor revision to the interior entry lobby to allow students direct access to Student Services which requires removing an existing ground floor classroom, a new interior stair and a slight adjustment to the exterior façade at this corner of the building; adjusting the current building entrance door location and glass wall at the ground floor resulting in 900 sf of area being added to the building interior; elements of this proposed design visible from outside will be minor exterior façade adjustment, relocation of one existing building sign, an enclosure of an existing loading dock, and addition of windows on the 2nd floor, facing the “back alley” to provide light for the interior office space.

Supporting Documents: <http://www.wwnc.org/Gayley Center>

Nick Martinez presented the project.

Angus Beverly moved to recommend that the WWNC support the project as presented, seconded by Dr. Jerry Brown, and carried unanimously.

DISCUSSION/ACTION:

b. **HAMMER MUSEUM**

Case Number:

Project Title: **THE ARMAND HAMMER MUSEUM**

Project Address: **10899 Wilshire Boulevard, Los Angeles, CA 90024**

Contact Info: **Reuben Duarte, 213-455-7679**

Project Description: Plan approval to modify conditions of an existing Conditional Use permit, including extended operating hours, service of full line alcohol, open accessory restaurant/cafe to public, permit broader range of events, and remove valet parking requirement.

Supporting Documents: <http://www.wwnc.org/Hammer Museum>

Reuben Duarte presented the project.

Connie Boukidis moved that the LUPC recommends the WWNC BOD pass a motion supporting the application of the Armand Hammer Museum to modify the following conditions of an existing CUP:

1. Extend hours from 11 am to 11 pm seven days a week.
2. Extend to full line alcohol service
3. Eliminate requirement that only museum patrons can patronize restaurant/cafe.

4. Clarify definition of special events.

5. Eliminate valet parking requirement for special events.

Dr. Jerry Brown seconded and the motion carried unanimously.

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>

There was some confusion about the conditions in the vote taken on this project at the April WWNC LUPC meeting as well as the full Board meeting. Ann Hayman was not in attendance to clarify what took place so April minutes were not approved. After discussion took place with Margaret Taylor, the LUPC and other stakeholders, Connie Boukidis moved that the LUPC recommends that the WWNC BOD pass the following Motion:

The Westwood Neighborhood Council (WWNC) supports Applicant'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 1099 Westwood Boulevard, contingent upon Applicant filing a Petition for a Conditional License (due to the undue concentration of on-site/off-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 through Saturdays from 7:00 a.m. to 2:00 a.m.
2. No "Happy Hour" type of reduced-price alcoholic beverage promotion shall be allowed or "2 for 1" promotion shall be allowed at any time. 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 of any kind or type, including advertising directly to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.
8. Last call will take place 30 minutes before closing
9. Applicant shall not permit any loitering at the premises or in any outside dining area.
10. 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.
11. All employees involved with sales of alcohol to customers shall be at least 18 years of age. Within six months 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 six months 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.
12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. No pool nor billiard tables may be maintained on the premises.

18. No more than ten 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.

19. There shall be no dancing permitted on the premises at any time.

20. 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.

21. 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.

22. The sale or service of any alcoholic beverages in pitchers or kegs is strictly prohibited.

23. Beer shall not be sold or served in quantities of more than 16 ounces per serving. Beer may be served in individual bottles.

24. The main purpose and use of the facility shall always be for a full service restaurant.

25. 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.

26. 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.

27. Amplified or live music, if presented, shall conform in decibel level to the standards of the Los Angeles Municipal Code (Sound Ordinance).

28. The subject alcohol beverage license shall not be exchanged for a public premises-type license nor operated as a public premises.

29. Applicant shall comply with all relevant provisions of the California Code prohibiting smoking within any place of employment.

30. 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.

31. No hookah will be allowed.

32. Any future or successor owner or operator of the approved restaurant with full-alcohol service and microbrewery 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-2017-179 CUB and to the California State Alcoholic Beverage Control Board.

33. Any future or successor owner or operator must come to the WWNC for plan approval.

Angus Beverly seconded and the motion carried unanimously.

7. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 4:34 p.m.