

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA
WEDNESDAY, JULY 12, 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.

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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: 6/14/17**
4. **PUBLIC COMMENT**
5. **NEW BUSINESS:**

DISCUSSION/ACTION:

a. 626 LANDFAIR

Case Number: DIR-2017-1539

Project Title: 626 LANDFAIR

Project Address: 626 Landfair Avenue, Los Angeles, CA 90024

Contact Info: Eric Yu, [213-220-0170](tel:213-220-0170)

Project Description: Construction of 10 unit apartment building, two levels of basement parking (28 spaces), bicycle parking per Section 8F of the North Westwood Village Specific Plan, with maximum height per 12.21 1B(2) of the LAMC.

Supporting Documents: [http://www.wwnc.org/626 Landfair](http://www.wwnc.org/626%20Landfair)

DISCUSSION/ACTION:

b. MAHARAJA RESTAURANT

Case Number: ENV-2017-2215-CE

Project Title: MAHARAJA RESTAURANT

Project Address: 1321 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Terri Dickerhoff, 213-422-1450

Project Description: Applicant seeks a conditional use permit for the on-site sale of beer and wine for a full service restaurant with hours from 11am-11pm Monday-Wednesday and 11am-12am Thursday- Sunday. 2604 square feet of restaurant with 70 seats and a parking variance for 0 spaces in lieu of the required 10 spaces

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

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

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

1. **3:15 p.m. Call to Order – Roll:** Connie Boukidis, Dr. Jerry Brown, Ann Hayman and Marcello Robinson present.
2. **Unanimous approval of this agenda as presented.**
3. **Approval of Minutes as attached and presented:** 5/10/17
4. **PUBLIC COMMENT** None presented.
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)

Majid Nael presented the project on behalf of the Applicant. Connie Boukidis moved:

" The LUPC recommends that the WWNC supports Applicant's project as proposed and makes the following recommendations to the DRB:

- ensure exterior articulations/design remain consistent with authentic Mediterranean style;
- require permanent landscaping on balconies; and
- maintain roof as mechanical access only/non-occupied space."

Ann Hayman seconded and the motion carried unanimously. LUPC members liked the written narrative in bullet point style summarizing key points of project that Majid Nael presented and recommended that all project presenters follow suit.

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)

Majid Nael presented the project on behalf of the Applicant. Connie Boukidis moved:

"The LUPC recommends that the Westwood Neighborhood Council not support Applicant's project and recommends that the DRB require the following changes to the project:

- expand the width of the tower;

- add authentic wrought iron details;
- add more clay tiles;
- move location of the balconies in the front to add more impact to façade; and
- ensure that design remains consistent with authentic Mediterranean style."

Marcello Robinson seconded and the motion carried unanimously.

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.wvnc.org/10401 Eastborne](http://www.wvnc.org/10401%20Eastborne)

Bogdan Tomalevski presented the project on behalf of the Applicant. Scott Mossler and Ron Mehta were also present to answer questions. Applicant sent out notice of the WWNC LUPC hearing to all stakeholders within 500 feet of the project. Six nearby residents and residents of 10401 Eastborne attended the meeting to voice concerns and ask questions. Issues raised were noise, congestion, and the water table eleven feet under Beverly Glen. Connie Boukidis moved:

"The LUPC recommends that the Westwood Neighborhood Council supports the project and recommends that the DRB:

- require Applicant to identify haul routes, where construction workers will park and staging will take place;
- consider the traffic and safety issues related to the Beverly Glen garage entrance and its possible relocation;
- require Applicant to identify an ombudsman that surrounding neighbors can call re unreasonable noise and congestion related to project;
- require Applicant to work with current tenants re relocation and with those qualified to rent the very low income units; and
- soften lighting in staircase on Eastborne.

In addition, the Secretary of the Westwood Neighborhood Council Board of Directors is directed to send a letter to the City of Los Angeles Department of Transportation re possible relocation of garage entrance on Beverly Glen due to safety and traffic issues."

Marcello Robinson seconded and the motion carried unanimously.

D. SAMPLE CONDITIONS TO BE POSTED ON WEBSITE OF 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/check-out 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.

The LUPC voted unanimously to recommend that the WWNC Board of Directors approve the posting of the above conditions on WWNC's website.

7. Adjournment 5:18 p.m. Upon unanimous approval of Motion to Adjourn, meeting adjourned.