

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA  
WEDNESDAY, MARCH 14, 2018 – 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 Ralphs, 10861 Weyburn Avenue, Los Angeles, CA 90024.

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 Marcello Robinson at [MRobinson@wwnc.org](mailto:MRobinson@wwnc.org).

1. 3:15 p.m. Call to Order - Roll Call
2. Approval of this agenda as presented and posted.
3. Approval of Minutes as posted: 2/14/18
4. PUBLIC COMMENT
5. NEW BUSINESS:

**DISCUSSION/ACTION:**

**A. 1533 S. VETERAN AVE**

**Case number:** ZA-2018-0334, ZA-2018-0335

**Project Address:** 1533 S. Veteran Ave , Los Angeles, CA 90024

**Contact Info:** Matthew Raanan, (310) 999-2233

**Project Description:** Application for seven unit apartment over subterranean garage with 16 parking stall and 9 bicycle rack. due to passing storm drain under property, requesting height increase from 45' to 49' and setbacks reduction from 15' to 12' because of required 13' HWD.

**DISCUSSION/ACTION:**

**B. 525/529 S. LANDFAIR AVE**

**Case number:** DIR-2018-463-SPP;

**Project Address:** 525/529 S. Landfair Ave, Los Angeles, CA 90024

**Contact Info:** David Akhavi, (310) 922-1759

**Project Description:** Application to demolish existing 6 units apartment for creation of 9 units apartment, filing for Design Review Board apply for project permit compliance within the North Westwood Village Specific Plan, and Request for a haul route from department of building and safety.

## 6. OLD BUSINESS

### DISCUSSION/ACTION:

#### A. 1151 WESTWOOD/T MOBILE

**Case number:** DIR-2017-4952-DRB-SPP; ENV-2017-4953-CE ST

**Project Address:** 1151 Westwood Boulevard, Los Angeles, CA 90024

**Contact Info:** Emmett Rees, 805-403-2640

**Project Description:** 1151 Westwood Blvd (Parking Structure) - Proposed WTF (Wireless Telecommunications Facility) - T-Mobile

**Supporting Document:** <http://www.wwnc.org/1151 Westwood T -Mobile>

### DISCUSSION/ACTION:

#### B. BARNEY'S BEANERY

**Case number:** ZA-2017-5460-CUB

**Project Address:** [1037 South Broxton, Los Angeles, CA 90024](#)

**Contact Info:** Ralph Saltsman, [310-822-9848](tel:310-822-9848)

**Project Description:** CUP Renewal re sale and dispensing full line of alcoholic beverages for onsite consumption at existing 7,458 sf restaurant with 181 indoor seats and 29 outdoor seats on 362 sf patio, operating from 7 am to 2 am daily.

### PROPOSED MOTION:

The WWNC supports:

**Condition 21** as follows: " A maximum of three coin operated game machines are allowed. Pool tables or similar game activities or equipment shall not be permitted. Official California State lottery games and machines are allowed"

**Condition 22** to remain the same, as follows: "Pool tables, billiard tables, and Adult Entertainment uses [Municipal Code Section 12.70] shall be prohibited. There shall be no disc jockey, topless entertainment, public performances or fashion shows.

Live music/entertainment shall be limited to karaoke after 10 p.m. daily. The karaoke shall be limited to the open dining area and a separate karaoke room shall not be permitted. The restaurant operation shall keep a record of the karoake nights, which shall be made available on the site upon request by the Building and Safety, Police and Planning Departments, the Alcoholic Beverages Control and other responsible agencies. Live music/entertainment and televisions shall not be permitted in the outdoor patio."

**Condition 50** is to be removed as requested as long as it conforms to the City of Los Angeles policy.

## 7. Adjournment 5:15 p.m

CALIFORNIA



ERIC GARCETTI  
MAYOR

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

**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**

1. **3:30 p.m. Call to Order - Roll Call** Ann Hayman and Marcello Robinson present.

2. **Unanimous approval of agenda as presented and posted.**

3. **PUBLIC COMMENT** None presented.

4. **Unanimous approval of Minutes as posted and presented: 10/17/16**

5. **NEW BUSINESS:**

**a. 539 Mapleton**

**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.

The proposed Motion was passed unanimously: "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."

**b. 10773 Ashton Avenue**

**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

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

The proposed Motion passed unanimously: "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."

6. **Upon unanimous approval of Motion to Adjourn, meeting adjourned at 5:15 p.m.**

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MINUTES  
WEDNESDAY, NOVEMBER 8, 2017 – 4:15 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.

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**1. 4:15 p.m. Call to Order - Roll Call** – Connie Boukidis, Dr. Jerry Brown, Ann Hayman, and Marcello Robinson present.

**2. Approval of this agenda as presented and posted.**

**3. Approval of Minutes as posted:** Approval of 10/11/17 Minutes put on hold.

**4. PUBLIC COMMENT**

**5. OLD BUSINESS:**

**DISCUSSION/ACTION**

**A. BROXTON**

**Case number:** ZA 2017-179 CUB; CEQA: ENV-2017-180-CE; DIR-2017-2942-DRB-SPP

**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. Sign installation, modifications to the existing patio dining area, and one roof equipment screen to an existing restaurant.

**Supporting Documents:** <http://www.wwnc.org/BROXTON>

The issue for discussion is whether the window will be replaced.

Chair Connie Boukidis reported that she had a meeting with the property owners’ representatives, and they have retained a historical consultant. The consultant will be taking some time to review the situation so they are not ready to comment.

Cary Berger and Danny Popielinski of Artisanal Brewers Collective (ABC) were in attendance. Cary Berger stated that ABC has hired a window specialist to work on the window. The window was not the priority before but ABC now recognizes that the community cares about the window restoration and wants to work with the community in good faith. ABC will return after finding out about window options. Danny Popielinski said that ABC would like to restore the window but it may be more involved and expensive than originally thought.

Margaret Taylor stated that ABC listened to WWNC's input and incorporated it with regard to other aspects of the building such as the patio and signage.

Stakeholder Steve Sann disagreed, stating that the rendition of the window restoration was on the first document that the LUPC and WWNC saw but not the subsequent one submitted to the DRB. He maintained that the window could be completed with a "Certificate of Appropriation" for a fee and doesn't need a separate process.

Stakeholder Sandy Brown stated that she didn't think everyone was on the same page and the Certificate of Occupancy should be held back until the window is completed because otherwise it may not be done. Margaret Taylor disagreed and said that there is no mechanism to hold it up because the window restoration is not on the CUB application but is being done voluntarily.

Connie Boukidis moved, seconded by Ann Hayman:

"The LUPC recommends that the WWNC BOD pass the following motion:

WHEREAS, the Janss Investment Corporation Building (aka "Janss Dome Building") at 1099 Westwood Boulevard in Westwood Village in 1988 was declared by the City of Los Angeles as a Historic-Cultural Monument and in 1989 was designated in the Westwood Village Specific Plan as one of the most highly significant Cultural Resources in Westwood Village;

BE IT RESOLVED, THAT the Westwood Neighborhood Council wants Artisanal Brewers Collective, L.L.C. (ABC), Applicant, to submit a repair and restoration plan for project review and approval by the Westwood Community Design Review Board (DRB), and to obtain a Certificate of Appropriateness (COA) from the Director of Planning upon recommendation by the Westwood DRB, that removes the damaged lower portion of the original monumental and multi-paned arched window in the main portion of the Janss Dome Building facing Westwood Boulevard, and replaces this altered plate glass section with new steel multi-paned windows to match the original design that conforms with the Westwood Village Specific Plan's provisions, the Secretary of the Interior's Standards for Rehabilitation; and the City of Los Angeles Office of Historic Preservation requirements. Said new steel multi-paned windows will essentially match the drawing of said plate glass section on Page 15 of the set of plans Applicant initially brought to the WWNC early in 2017 and not the drawing on Page 15 of the set of Plans filed with the DRB this past summer.

Finally, we want Applicant to return to our LUPC on January 10, 2018 with a status report and submit the same package to us for review as that submitted for this project submitted to the City of Los Angeles and Westwood Design Review Board."

The Motion carried unanimously.

**6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 5:37 p.m.**

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

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

**WEDNESDAY, DECEMBER 14, 2016 – 3:15 PM-6:00 PM**

**WESTWOOD PRESBYTERIAN CHURCH**

**Hoffman Hall, 10822 Wilshire Boulevard, Los Angeles, CA 90024**

1. **3:15 p.m. Call to Order - Roll Call** – Dr. Jerry Brown, Ann Hayman, Constance Boukidis, and Marcello Robinson present.

2. **Unanimous approval of this agenda as presented.**

3. **PUBLIC COMMENT** None presented.

4. **NEW BUSINESS:**

**a. 330 South Mapleton**

**Case Number:** ZA-2016-4162-ZAA, ENV-2016-4163-CE

**Project Title:** 330 South Mapleton

**Project Address:** 330 South Mapleton Drive, Los Angeles, CA 90024

**Contact Info:** Tony Russo, 408-655-0998

**Project Description:** Convert existing storage space underneath the existing deck into a 2 story living quarter with a recreation room

**Action(s) Requested:** Recommendation by WWNC LUPC to WWNC BOD to support Request.

The following Motion passed unanimously: "The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors pass the following Motion: The WWNC Board of Directors supports the proposed project."

**b. EUROMART**

**Case Number:** ZA-2016-3981-CUB

**Project Title:** EUROMART

**Project Address:** 10845-57 Santa Monica Boulevard and 1794 Westwood Boulevard, Los Angeles, CA 90024

**Contact Info:** Larry Mondragon, 310-621-2309

**Project Description:** West Side Euromart (present use: Gas Station/Convenience Store) - A CUP to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with an existing 925 square-foot gas station/convenience store with hours of operation of 24 hours daily in the [Q]C-2-1VL-O Zone.

**Action(s) Requested:** Recommendation by WWNC LUPC to WWNC BOD to support Request

**Supporting Documents:** <http://www.wwnc.org/Euromart>

After discussion, the LUPC decided not to pass the following Motion: "The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors pass the following Motion: The WWNC BOD supports the proposed project" and instead chose to not support the project. The LUPC voted unanimously to recommend that the WWNC Board of Directors (BOD) pass the following motion: "The WWNC BOD opposes the project based on the over-concentration of both off-site and on-site liquor licenses in the vicinity, including but not limited to, BevMo, World Market, Sprouts, and Bristol Farms, and opposes the concept of gas stations selling beer and wine."

**c. WESCOM**

**Case Number:** DIR-2016-4038-DRB-SPP; ENV-2016-4039-CE

**Project Title:** WESCOM CREDIT UNION

**Project Address:** 10933 Weyburn Avenue, Los Angeles, CA 90024

**Contact Info:** Tom McCarthy, 949-698-1414

**Project Description:** Change of use of an existing tenant space (change of use from existing restaurant to Financial Services) for the creation of a new branch location for Wescom Credit Union with

interest of creating a 'third place' environment for local university attendees in addition to the financial services they provide.

**Action(s) Requested:** Recommendation by WWNC LUPC to WWNC BOD to oppose the project.

**Supporting Documents:** <http://www.wwnc.org/WESCOM>

After presentation by the applicant and discussion, the LUPC decided against making the following recommendation: "The WWNC LUPC recommends that the WWNC Board of Directors pass the following Motion: The WWNC Board of Directors opposes this project based on its unfriendly pedestrian use and lack of parking." The LUPC voted 3 to 1 to recommend that the WWNC BOD pass the following motion instead: "The WWNC BOD approves the project subject to certain conditions including: 1. parking, 2. hours, 3. staffing, and 4. use of community space. The applicant must respond to these four issues in writing by January 4, 2017."

## 5. OLD BUSINESS

### a. D1

**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:** Reconsideration of 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.

After discussion, the WWNC LUPC passed the following Motion by three in favor, one against:

"The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors reconsider its Motion passed in support of this CUP request on November 9, 2016 and instead pass the following Motion:

In reconsideration, the WWNC opposes D1's request for a CUB to permit the sale of a full line of alcohol for on-site consumption and instead supports D1's project for a Conditional Use Beverage permit to allow the sale of beer and wine 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 10:00 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 or 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.

31. D1 must come to WWNC for plan approval.

32. No hookah will be allowed."

## **6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 6:00 p.m.**



CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES  
WEDNESDAY, FEBRUARY 14, 2018 – 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, Mary Chiu, and Marcello Robinson present.

2. **Unanimous approval of this agenda as presented and posted.**

3. **Approval of Minutes as attached and presented:** 1/10/18. Approval of the minutes was unanimous.

4. **PUBLIC COMMENT**

There was no public comment.

5. **NEW BUSINESS:**

**DISCUSSION/ACTION**

**A. 1607 SOUTH MANNING**

**Case number:** ZA-2017-5298-ZAA

**Project Address:** 1607 South Manning Avenue, Los Angeles, CA 90024

**Contact Info:** Manuel Femat, 818-570-4492

**Project Description:** Requesting permission for reduction in rear yard for three feet in lieu of required 15 feet; new enclosure for patio 15'6" x 13'; legalizing existing patio cover and enclosure

No one representing the project attended the meeting. The project was presented earlier at the Westwood Homeowners Association (WHA), which did not support it. Chair Connie Boukidis moved, "The LUPC supports WHA's position to not support the applicant's request and recommends that WWNC not support the applicant's request." Dr. Jerry Brown seconded and the motion carried unanimously.

**B. 1151 WESTWOOD/T-MOBILE**

**Case number:** DIR-2017-4952-DRB-SPP; ENV-2017-4953-CE ST

**Project Address:** 1151 Westwood Boulevard, Los Angeles, CA 90024

**Contact Info:** Emmett Rees, 805-403-2640

**Project Description:** 1151 Westwood Blvd (Parking Structure) - Proposed WTF (Wireless Telecommunications Facility) - T-Mobile

**Supporting Documenta:** <http://www.wwnc.org/1151 Westwood T-Mobile>

The DRB has been back and forth on whether they would hear this project. No one from T-Mobile attended the meeting. Dr. Jerry Brown moved to table this item until the March meeting, seconded by Mary Chiu and carried unanimously.

**6. OLD BUSINESS**

**DISCUSSION/ACTION**

**A. BARNEY'S BEANERY**

**Case number:** ZA-2017-5460-CUB

**Project Address:** 1037 South Broxton, Los Angeles, CA 90024

**Contact Info:** Ralph Saltsman, 310-822-9848

**Project Description:** CUP Renewal re sale and dispensing full line of alcoholic beverages for onsite consumption at existing 7,458 sf restaurant with 181 indoor seats and 29 outdoor seats on 362 sf patio, operating from 7 am to 2 am daily.

Ralph Saltsman presented the CUP renewal, with some modified conditions on numbers 21, 22, and 50. He requested an endorsement. LUPC members noticed that some language was removed, regarding no pool tables or billiard tables allowed, which is a City prohibition. Chair Connie Boukidis asked Ralph Saltsman

to have the file left open. Steve Sann recommended a public hearing because Barney's, due to its history, maybe removing the language in bad faith. A year after accepting these conditions originally, Barney's said it was "unvolunteering" the happy hour condition of no special prices on alcohol for a limited time period, which was unprecedented. Sandy Brown agreed with a public hearing, saying that if an applicant isn't being honest at the LUPC meeting, the applicant may be honest at a public hearing.

Dr. Jerry Brown moved to support condition 21, a maximum of three coin-operated games, and the re-insertion of the language about pool and billiard tables that was deleted. Connie Boukidis seconded and the motion carried unanimously.

Dr. Jerry Brown moved to request the re-insertion of deleted language regarding pool tables, billiard tables, and live entertainment in condition 22. Connie Boukidis seconded and the motion carried by a Vote of Yes: 3 (Connie Boukidis, Dr. Jerry Brown, Mary Chiu), No: 1 (Marcello Robinson), and Abstain: 0.

Dr. Jerry Brown moved to support the modification of condition 50 as requested, as long as it conforms to City policy. Marcello Robinson seconded and the motion carried by a vote of Yes: 3 (Dr. Jerry Brown, Mary Chiu, Marcello Robinson), No: 1 (Connie Boukidis), and Abstain: 0.

Connie Boukidis moved to recommend that the WWNC board support a maximum of three coin-operated games and request a formal public hearing from the Zoning Administrator. Mary Chiu seconded and the motion resulted in a tie of Yes: 2 (Connie Boukidis, Mary Chiu) and No: 2 (Dr. Jerry Brown, Marcello Robinson) so it did not pass.

#### **B. ABSTENTION CALENDAR**

Connie Boukidis moved to remove Barney's Beanery (12/17) and 1533 S. Veteran (1/18) from the list. Marcello Robinson seconded and the motion carried unanimously. Review and approval of items listed below:

### **WESTWOOD NEIGHBORHOOD COUNCIL** **ABSTENTION CALENDAR**

#### **2017 PROJECTS**

##### **11/17**

**1. 355 South Mapleton Drive, Los Angeles, CA 90024**

**Case Number: ENV-2017-4738-CE**

Contact: Chris Drugan, 818-317-1012

Exemption for a haul route for a new two-story SFD over basement with detached accessory structure

**2. 746 South Westholme Avenue, Los Angeles, CA 90024**

**Case Number: ENV-2017-4840-EAF**

Contact: Wendy Magur, 310-261-0527

Demolish one single family dwelling and new construction of one single family dwelling with pool and garage and grading of 1750 cubic yards

##### **9/17**

**1. 725 South Westholme Avenue, Los Angeles, CA 90024**

**Case Number: ZA-2017-3502-ZV-ZA; ENV-2017-3503-CE**

Contact: John Ruzicka, 310-597-9668

Proposed floor area addition of 73 sf to (E) 2<sup>nd</sup> story. Additional area to encroach upon (E) non-conforming side yard setbacks and a 45'-0" plane break length.

**2. 10889 Lindbrook Drive, Los Angeles, CA 90024**

**Case Number:**

Contact: Brett Engstrom, 626-993-7350

**800 DEGREES** Continued sale of beer and wine for on-site consumption, and ancillary off-site consumption, in conjunction with an existing 2,900 s.f. restaurant with 68 seats in the C4-2D-O zone.

Hours of operation/alcohol sales 10 AM – 2AM daily.

**3. 1059 S. Broxton Avenue, Los Angeles, CA 90024**

**Case Number: DIR-2017-3785-DRB-SPP; ENV-2017-3786-CE**

Contact: Mariam Guzman, 310-393-9000

**BIBIBOP** Project permit and design review per the Westwood Village Specific Plan

**4. 10821 West Charing Cross Road, Los Angeles, CA 90024**

**Case Number: AA-2017-3776-PMEX**

Contact: Tony Russo, 408-655-0998

A parcel map exemption to allow a lot line adjustment between two neighborhood parcels that result in no change to the number of legal parcels

**5/17**

**1. 11080-100 Sunset Boulevard, Los Angeles, CA 90024**

**Case Number: AA-2017-1778-PMLA**

Contact: Chris Parker, 805-216-7900

PMLA to split one lot into four, serviced by private street, current driveway.

**4/17**

**1. 1100 South Glendon Avenue, Los Angeles, CA 90024**

**Case Number: DIR-2017-1386**

Contact: Jesus Muro, 909-460-2530

**Napa Valley Grill** signage

**2. 835 South Westholme Avenue Los Angeles, CA 90024**

**Case Number: ENV-2017-1578-CE**

Contact: Ramin Gabayan, 310-966-0646

Demolition of existing single family dwelling and construction of a new two-story over basement single family dwelling

**3. 1100 S Westwood Boulevard Los Angeles, CA 90024**

**Case Number: DIR-2017-1604-DRB-SPP; ENV-2017-1605-CE**

Contact: Nguyen Nguyen, CallisonRTKL, 206-623-4646

**AT&T** Exterior alterations of existing AT&T retail store including demo and replacement of exterior finishes and signage with related structural work, and exterior painting, in the Westwood Specific Plan

**4. 10993 West Wellworth Avenue Los Angeles, CA 90024**

**Case Number: TT-72738-CN; ENV-2017-1645-EAF**

Contact: Steve Nazemi, 714-665-6569

Tentative tract map

**3/17**

**1. 10887 Lindbrook Avenue, Los Angeles, CA 90024**

**Case Number DIR-2017-1006-DRB-SPP-COA**

Contact: Steve Stoddard,

**Festival Theater** Façade improvements to existing Festival Theater

**1/17**

**1. 10844-52 Lindbrook Avenue, Los Angeles, CA 90024**

**Case Number DIR-2016-4622-DRB-SPP**

Contact: Daniel Green, Latham and Watkins

**Plaza La Reina** signage and change of use from retail to restaurant

**2016 PROJECTS**

**12/16**

**1. 1035 Westwood Boulevard, Los Angeles, CA 90024**

**Case Number DIR-2017-23-DRB-SPP-COA**

Contact: Charles Doughan, 310-864-0658

**MAC** Build-out new store and update storefront in existing space

**11/16**

**1. 10914 Kinross Avenue, Los Angeles, CA 90024**

**Case Number DIR-2016-3284-DRB-SPP**

Contact: Steve Stoddard, 310-622-8415

**Blueprint** signage

2. **926 Broxton Avenue, Los Angeles, CA 90024**  
**Case Number DIR-2016-4328-DRB-SPP**  
Contact: Tony Rector, 714-705-3249  
**Diddy Riese** Awning

**10/16**

1. UCLA Anderson Graduate School of Management Addition Project

**8/16**

1. **921 and 923 Westwood Boulevard, Los Angeles, CA 90024**  
**Case Number DIR-2016-2734-DRB-SPP**  
Contact: Tasia Kallies, 312-296-2306  
**Amazon** signage and façade change
2. **1065 South Broxton Avenue, Los Angeles, CA 90024**  
**Case Number DIR-2016-1922-DRB-SPP**  
Contact: Moses Saberi, Sign Max  
**Heavenly Couture** signage
3. **1008 Broxton Avenue, Los Angeles, CA 90024**  
**Case Number: DIR-2017-84-DRB-SPP**  
**Contact:** Andrei Pogany, 917-304-6787  
Signage

**7/16**

1. **1087 Broxton Avenue, Los Angeles, CA 90024**  
**Case Number:**  
Contact: Chris Hartmann,  
**Footaction** signage

**6/16**

1. **Broxton Avenue, Los Angeles, CA 90024**  
**Case Number DIR-2016-1420-DRB-SPP**  
Contact:  
**Chipotle** signage
2. **1122 South Gayley Avenue, Los Angeles, CA 90024**  
**Case Number DIR-2016-2036-DRB-SPP**  
Contact: Miriam Guzman, 301-617-0222  
**Simms Parking Garage** signs
3. **11000 Kinross Avenue, Los Angeles, CA 90024**  
Contact: Tracy Dudman, 310-206-9255  
**Geffen Academy**
4. **1146 Westwood Boulevard, Los Angeles, CA 90024**  
**Case Number DIR-2016-2234-DRB-SPP**  
Contact: Colby Mayes, Mayes Office  
**Sweetfin Poke** signage

**5/16**

1. **11061 Ohio Avenue, Los Angeles, CA 90024**  
**Case Number**  
Contact:  
**MOBILITE** AGF Douglas Fir Utility Pole
2. **10875 West Kinross Avenue, Los Angeles, CA 90024**  
**Case Number DIR-2014-2471-DRB-SPP**  
Contact:

## **The Boiling Crab signage**

### **4/16**

- 1. 1543-45 South Pontius Avenue, Los Angeles, CA 90025**  
**Contact:**  
**MOBILITE** AGF Douglas Fir Pole
- 2. UCLA Margan Apartments**  
UCLA Campus

### **3/16**

- 1. 1614-18 Hilts Avenue, Los Angeles, CA 90024**  
**Case Number TT-70117-CN-M1**  
**Contact:**  
Build 12 units/modification to take out 4,885 cubic meters of soil
- 2. 1027 Westwood Boulevard, Los Angeles, CA 90024**  
**Case Number DIR-2015-4064-DRB-SPP**  
**Contact:** Kelly Miller, 951-471-8419  
**Francesca's** retail new signage
- 3. 951 South Westwood Boulevard, Los Angeles, CA 90024**  
**Case Number DIR-2015-3728-DRB-SPP**  
**Contact:** Tara Devine, 310-430-5121  
**7-11** Change medical office to retail/façade improvement and signage

### **2/16**

- 1. 1100 South Westwood Boulevard, Los Angeles, CA 90024**  
**Case Number DIR 2015-1689-DRB-SPP-SPPA-1A ENV-2015-1690-CE**  
**Contact:** Bob Packham, Permitwiz, 310-625-2640  
**AT&T Store**
- 2. 1101-49 Gayley Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2015-750-DRB-SPP**  
**Gayley Center** façade improvements and signage

### **1/16**

- 1. 10520 Eastborne Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2016-0123**  
Remodel of four unit building

## **2015 PROJECTS**

### **12/15**

- 1. 10295 Wilshire Boulevard, Los Angeles, CA 90024**  
**ATT MOBILITY** AGF

### **11/15**

- 1. 1000 Westwood Boulevard, Los Angeles, CA 90024**  
**Case Number DIR-2015-3985-DRB-SPP-COA**  
**Contact:** Kinson Wong, 818-574-4726  
**Sur La Table**
- 2. 926-29 Westwood Boulevard, Los Angeles, CA 90024**  
**Case Number DIR-2015-3520-DRB-SPP**  
**Contact:**  
**Campus Store** signage

### **8/15**

- 1. 645 South Midvale Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2015-2858-DRB-SPP**

Contact: Rodney Khan, 818-507-1605  
Demo 4 units and replace with 11 handicap accessible units

## **2014 PROJECTS**

### **12/14**

- 1. 1018 South Hilgard Avenue, Los Angeles, CA 90024**  
**Case Number ZA 2014 4422**  
Contact: Katherine Casey, 310-838-2400  
**Church of Christ Scientist** relocation to Sunday School lot
- 2. 662 South Kelton Avenue, Los Angeles, CA 90024**  
**Case Number DIR-214-41430-DB-DRB-SPP**  
Contact: Shahab Ghods, Plus Architects  
Demo two story and replace with four story, 12 units

### **11/14**

- 1. 530 South Mapleton Drive, Los Angeles, CA 90024**  
**Board File No. 140082**  
Contact: VETO LLC, 530 Mapleton Drive, Los Angeles, CA 90024  
Haul Route

### **10/14**

- 1. 10563 Ashton Avenue, Los Angeles, CA 90024**  
**Case Number 2014-4022-DRB SPP**  
Contact: Luke Tarr, 818-346-9828  
3 story/3 condominiums
- 2. 1134 Westwood Boulevard, Los Angeles, CA 90024**  
**Case Number DIR 2014 3556**  
Contact: Promotional Signs, 714-540-5454  
**Jimmy John's**
- 3. 10959 West Weyburn Avenue (945 South Broxton Avenue), Los Angeles, CA 90024**  
**Case Number DIR 2014 3701 DRB SPP**  
Contact: Stan Klemanowicz, 310-465-7339  
**Double Agent** Signage, doors, sidelight

### **9/14**

- 1. 10909 Kinross Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2014-3458**  
Contact: Patricia Herskovic, 310-208-2200  
**MODLOOK 29 SIGNAGE**

### **8/14**

- 1. 1050 Gayley Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2014-2928 DRB SPP/DIR-2015-4076-DRB-SPP**  
Contact: Justin Barney, 909-923-6659  
**Whole Foods** Elevator
- 2. 10951-10955 Wilshire Boulevard, and 1151-57 Gayley Avenue, Los Angeles, CA 90024**  
**Case Number**  
Contact: Cindy Starrett, 213-485-1234  
29 story mixed-use building

### **7/14**

- 1. 1076 Gayley Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2014 2746 DRB SPP**  
Contact: Miriam Guzman, 310 617 0222

## House of Meatballs sign and awning

### 4/14

1. **10982 Roebling Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2014 1369 DRB SPP**  
Contact: Leah Robbins, 310-209-1044  
Patio enclosure re Unit 107
2. **947 South Tiverton, Los Angeles, CA 90024**  
**Case Number DIR 2014-1183 DRB SPP/ZA-2015-3012 (ELD)**  
Contact: Joshua Smith, 949-720-3850  
Convert residential dorm to Eldercare Facility
3. **10660 Wilshire Boulevard, Los Angeles, CA 90024**  
**Case Number ZA 2014-1159 ZAA DRB SPP**  
Contact: Andrew Wolff, 310-825-2100  
Porte Cochere
4. **1145 South Gayley Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2014 776 SPP**  
Contact: Dan Whalen, W Architecture  
Change of use from retail to educational institution

## 2013 PROJECTS

### 12/13

1. **1001 Broxton Avenue, Los Angeles, CA 90024**  
**Case Number ZA 2013-2643(CUB)**  
Contact: Nina Raey  
**California Pizza Kitchen** Renew on-site full liquor license  
**Case Number DIR 2013 4007 DRB SPP COA**  
Façade improvements
2. **10255 Wilshire Boulevard, Los Angeles, CA 90024**  
**Case Number DIR 2013 3856 DRB SPP**  
Contact: Robert Serrcy, 818-898-2352  
**AT&T Phone Pole** Right of way for 30' steel pole in grass parkway

### 11/13

1. **10966 Rochester Avenue, Los Angeles, CA 90024**  
**Case Number**  
Contact: Kathy O'Connor-Phelps, 714-625-5930  
**AT&T Antennas** on condo building
2. **1644 Malcolm Avenue, Los Angeles, CA 90024**  
**Case Number DIR 2013-3615-DRP SPP/ZA 2015-4283-ZV**  
Contact: Nathalie Aragno, 323-931-1365  
New 14 unit condo seeking variance for elevator

### 10/13

1. **1035 South Westholme Avenue, Los Angeles, CA 90024**  
**Case Number ZA 2013-3490 ZAA**  
Contact: Greg Flewin, 310-393-6016  
Basement conversion

## 2012 PROJECTS

### 5/12

1. **1415 South Beverly Glen Boulevard, Los Angeles, CA 90024**  
**Case Number DIR-2012-719-DRB-SPP**  
Contact: Jacques Mashihi 310-855-0823

Addition of 2,020 square feet to existing 4,626 square foot four-plex with no new residential units.

2. **10763-10777 Wilshire Boulevard, Los Angeles, CA 90024**  
**Case Number DIR-2012-647-DRB-P**  
Contact: Marc Bohbot/10777 Wilshire, LLC  
60 unit apartment building above 3 level subterranean parking structure
3. **10942 Weyburn Avenue, Los Angeles, CA 90024**  
**Case Number DIR-2012-0573-DRB-SPP**  
Contact: Signs Express 626-443-3333  
**Onkei Ramen** storefront and sign

1/12

1. **1650 Veteran Avenue, Los Angeles, CA 90024**  
**Case Number ZA 2011-1387(ZV)**  
Project Developer: Harvey Goodman  
Contact Info: Sheri Gould 310-829-1037  
Legalize 24th unit in condominium building that has existed since 1987.

## 2011 PROJECTS

11/11

1. **1050 Gayley Avenue, Los Angeles, CA 90024**  
**Case Number ZA 2001-4336(CUB)(PA1)**  
Project Developer: Whole Foods Market 818-501-8484  
Contact Info: Lanny Kusaka 310-276-7300  
**Whole Foods** Extend Conditional Uses related to parking and sale of beer and wine for off-site consumption.
2. **1067 South Broxton Avenue, Los Angeles, CA 90024**  
**Case Number DIR-2011-3245-DRB-SPP**  
Applicant: Lisa Budnik  
**Rocket Fizz** Install new wall and window sign.
3. **1114 South Gayley Avenue, Los Angeles, CA 90024**  
**Case Number DIR-2011-3113-DRB-SPP**  
Project Developer: Jesse Marshall 760-898-8126  
Contact Info: Jeff Reich 818-675-5849  
**Native Foods** Install new wall and pedestrian blade sign.
4. **936 Westwood Boulevard, Suites GR936 290, Los Angeles, CA 90024**  
**Case Number:**  
Contact Info: DLR Group WWCOT 310-828-0040  
**UCLA-Care Connect (Olive Garden)**, Reconfigure interior partitions, ceiling, lighting, new millwork and finishes, and structural work for new elevator.
5. **1139 South Glendon Avenue, Los Angeles, CA 90024**  
**Case Number: DIR-2011-147-DRB-SPP-COA; ENV 2011-148-CE**  
Project Developer: Medcafe Westwood LLC dba Skylight Gardens, c/o Peter Clinco  
Contact Info: Catherine Caccialanza 310-994-1777  
**Skylight Gardens** Revise signage, awnings, trim paint color; remove window bars to restore to 1933 look; remove overgrown vines and replace with boxwood and privet hedges
7. **Adjournment: Upon unanimous approval of Motion to Adjourn, meeting adjourned at 4:50 p.m.**