

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.**