

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES
WEDNESDAY, FEBRUARY 8, 2017 – 3:15 PM-5:20 PM
City of Los Angeles Westwood Branch Public Library
1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024**

1. 3:15 p.m. Call to Order - Roll Call Constance Boukidis, Dr. Jerry Brown, and Ann Hayman present.
2. Unanimous approval of this agenda as presented.
3. Unanimous Approval of Minutes as attached and presented: 1/11/17
4. PUBLIC COMMENT None presented.
5. NEW BUSINESS:

DISCUSSION/ACTION:

a. 540-550 South Landfair Avenue

Case Number: DIR-2016-3673

Project Title: 540-550 South Landfair Avenue

Project Address: 540-550 South Landfair Avenue, Los Angeles, CA 90024

Contact Info: Jamie B. Myer, 310-424-9421

Project Description: Project permit compliance for Westwood Design Review Board and North Westwood Village Specific Plan. Filing haul route with Dept. of B & S, and applying the Environment Assessment Form (EAF). Demolish 21 apartment units and replace with 22.

Supporting Documents: <http://www.wwnc.org/540-50 Landfair Avenue>

Applicant, represented by three owners and Jamie Meyer, the architect for the project, presented the project and a lengthy discussion took place with input from stakeholders. The WWNC LUPC voted unanimously that the WWNC BOD pass the following Motion:

RE: DIR-2016-3573-DRB-SPP

(540-550 South Landfair Avenue, Los Angeles, CA 90024)

Be it resolved that the Westwood Neighborhood Council opposes the proposed 540-550 Landfair Project as currently designed due to its lack of compliance with the NWVSP and the WCP; and

be it further resolved that the Westwood Neighborhood Council (WWNC) calls on the Westwood Design Review Board to oppose the project as currently designed; and

be it further resolved that the WWNC calls on the CD5 Council Office to oppose the project as currently designed due to its clash with the intent and requirements of the NWVSP and expressed in the City Council motion 09-2587 dated October 20, 2009;

be it further resolved that the project comply with the NWVSP, in particular, Sections 3.B., 5.B.3., and 5.C.; and

be it further resolved that a condition be imposed on the owner, as set forth in Condition 14 under Section C. Other Conditions as imposed on the Akhavi 632 Landfair Avenue project (DIR 2009-1968-SPP-DRB), i.e. requiring that all tenants of a unit be on a single lease sharing liability for same jointly and severally; and

be it further resolved that the WWNC calls on the Applicant to design a project to the absolute height limit of not more Than 45 feet across the entire project, and reduce the bedroom count to not more than 4 bedrooms per unit, which is already more than the North Village standard, with a cap of 12 occupants per unit; and

be it finally resolved that the WWNC will communicate this position to the City of Los Angeles Departments of Building and Safety and Planning, and Councilman Paul Koretz.

DISCUSSION/ACTION:

b. EXOTICAR

Case Number: ZA-2016-4366

Project Title: EXOTICAR

Project Address: 1621 Pontius Avenue, Los Angeles, CA 90025

Contact Info: Marc Levun, 213-481-6567

Project Description: The proposed installation and use of auto spraying equipment in the M1 zone. Total floor area is 5,210 sq. ft.

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

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

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