

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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>

Carey Berger with Artisanal Brewers Collective and Margaret Taylor with Apex presented the project. They have a Type 47 license already but must obtain a Type 75 license ancillary to the 45 in order to have the microbrewery. The equipment will be located in the center of the restaurant as shown in their drawings. They are exploring three options related to the weight of the equipment. The LA City Attorney does not authorize differentiated hours for alcohol service vs. operating hours. They offered a neon logo which one member liked. LUPC members made suggestions about the seating arrangements. Their hearing is in April so they will return on April 8th to WWNC and provide the single seat numbers, total seat numbers, the maximum occupancy number, last call time, identify valet arrangements, address the seismic issues, and conditions to be incorporated into their ABC application. Suggestions were offered regarding the open outside patio which may be issue because of the homeless population.

DISCUSSION/ACTION:

B. 1043-45 Broxton

Case Number:

Site Address: 1043-45 Broxton Avenue, Los Angeles, CA 90024

Project Title: 1043-45 Broxton

Contact Info: Norton Ching, 310-825-1000

Project Description: Change of use from current theater to two new restaurants and renovate the façade. The interior +/- 1275 sf mezzanine currently located at the front of space shall be removed and a new interior +/- 1274 sf mezzanine shall be constructed in the rear of the space.

Supporting Documents: <http://www.wwnc.org/1043-45 Broxton>

Norton Ching, architect, presented the project and described how the façade would be restored to its original 1946 look as much as possible. The mezzanine area would be moved to the west side of building with windows and

doors installed in front of building. Old pictures were shown to show resemblance with new proposal. Although they initially wanted to install two narrow restaurants, they are exploring other options.

The LUPC recommended that WWNC BOD pass the following motion by a vote of Yes: 4, No: 1 (Marcello Robinson), and Abstain: 0.

THE WWNC BOD SUPPORTS Applicant's facade design with steel cased windows and doors. If the Applicant proceeds with a restaurant(s) project, the WWNC insists that the City require that the project be parked to code with a recorded covenant (no spaces to be provided by the Broxton city lot). The WWNC encourages the Applicant to return to the WWNC LUPC and BOD if significant changes occur to the project and its design.

DISCUSSION/ACTION:

C. 10435 Santa Monica Boulevard

Case Number:

Project Address: 10435 Santa Monica Boulevard, Los Angeles, CA 90024

Contact Info: Steve Somers, 310-497-2524

Project Description: CUP for 4,000 sf third story addition to existing two-story, 12,000 sf commercial office building with no change of use but exemption from Commercial Corner Development landscaping requirement.

Supporting Documents: <http://www.wwnc.org/10435> Santa Monica Boulevard

Steve Somers presented the project to add third floor to this corner building. This is preliminary because nothing has been filed yet. LUPC members made suggestions about softening the façade and adding maximum landscaping if possible.

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