

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

**WEDNESDAY, JULY 6, 2016 – 3:00 PM-4:30 PM**

**Westwood Branch Library 1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024**

**1. 3:00 p.m. Call to Order - Roll Call** Constance Boukidis, Dr. Jerry Brown, Marcello Robinson, and Ann C. Hayman present.

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

**3. PUBLIC COMMENT** None presented.

**4. NEW BUSINESS:**

**a. SPIREWOKS**

**Case Number:** ZA 2016 2093 CUB

**Project Title:** SPIREWOKS

**Project Address:** 1061 South Broxton, Los Angeles, CA 90024

**Project Owner:** Westwood Partners, LLC

**Contact Info:** Margaret Taylor, 818-398-2740

**Project Description:** Applicant seeks Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a new tenant in an existing restaurant tenant space with outdoor patio dining. Space interior 2,753 sf with 45 seats and exterior 366 sf covered and 166 sf uncovered with 34 seats; total 3,296 sf and 79 seats. Hours of operation 11 am - 12 am, 7 days a week.

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

**Action(s) Requested:** Applicant seeks Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the operation of a new tenant in an existing restaurant tenant space with outdoor patio dining. Space interior 2,753 sf with 45 seats and exterior 366 sf covered and 166 sf uncovered with 34 seats; total 3,296 sf and 79 seats. Hours of operation 11 am - 12 am, 7 days a week. (20 minutes)

Both The WWNC LUPC recommends that the Westwood Neighborhood Council Board of Directors support the project contingent upon Applicant complying with certain conditions to be set forth at meeting.

Margaret Taylor and Jeff Rosenthal presented the project to the WWNC LUPC. The WWNC LUPC expressed its support of the new restaurant coming into Westwood along with its concern regarding the overconcentration of both on-site liquor licenses, proximity of the UCLA campus as well as this project involving an untested and new business. After an involved discussion, the WWNC LUPC voted in favor of the following Motion: THE WWNC LUPC recommends that the WWNC Board of Directors pass the following Motion: The WWNC BOD does not support Applicant's request for a Conditional Use Beverage permit for beer and wine on-site consumption.

**5. OLD BUSINESS:**

**b. 10735-41 OHIO PROJECT**

**Case Number:**

**Project Title:** 10735-41 OHIO PROJECT

**Project Address:** 10735-41 Ohio Avenue, Los Angeles, CA 90024

**Project Owner:** Caribeth, LLC, John Ketcham, Representative/Owner

**Contact Info:** Tracy Stone, 323-664-0202

**Project Description:** Demolish current 9 unit apartment structures and replace with small lot subdivision of 9-10 units or multi-family apartments with 11-12 units.

**Supporting Documents:** <http://www.wwnc.org/10735-41 Ohio>

Applicant presented revised plans to the LUPC. LUPC remains in favor of project but recommended that Applicant make best efforts to retain parking places and add articulation to façade to differentiate between units.

**6. 4:30 p.m. Upon unanimous approval of Motion to Adjourn, meeting adjourned.**