



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE SPECIAL MEETING MINUTES**

WEDNESDAY, October 8, 2014 – 3:15 PM-5:15 PM

Westwood United Methodist Church, 10497 Wilshire Boulevard, Room 301 Los Angeles, CA 90024

1. 3:15 p.m. Call to Order - Roll Call Constance Boukidis, Marcello Robinson, and Ann C. Hayman present
2. Unanimous approval of agenda as presented.
3. PUBLIC COMMENT none offered.
4. OLD BUSINESS:

a. BEITLER MEDICAL OFFICE MIXED USE PROJECT PRESENTATION

Case Number: DIR-2013-2164-DRB-SPP

Applicant Info: 900 Gayley Associates, LLC/ Barry Beitler

Contact Info: John Reed, Reed Architectural Group, Inc. 310-393-9128

Project Address: 900 South Gayley Avenue, Los Angeles, CA 90024

John Reed, the architect for the above-entitled project presented the project seeking support for the demolition of a 2-story commercial building with general office use and restaurant use, and construction of a new 4 story mixed use building consisting of medical offices over ground floor retail with subterranean parking. Discussion took place regarding the design of the project, on-site parking, the location of entrance and exit into the parking lot, landscaping, and other items. At prior WWNC LUPC meeting on September 29, 2014, Applicant had agreed to seek an extension of its Final Review at the Westwood Design Review Board but was unable to obtain same due to DRB's crowded calendar. The LUPC sought this extension in order to further work with Applicant on project revisions. After discussion, the WWNC LUPC voted two to one to recommend that the WWNC Board of Directors vote in support of the following Motion:

WE THE WESTWOOD NEIGHBORHOOD COUNCIL URGE THE DIRECTOR OF PLANNING to disapprove the current proposed design for Case Number DIR-2013-2164-DRB-SPP with project address located at 900 South Gayley Avenue, Los Angeles, CA 90024 and instead require that Applicant modify same to comport and comply with the Westwood Village Specific Plan, specifically: break building mass into series of buildings; delete the driveway entrance from LeConte into the building; provide required parking on-site regarding which Applicant is encouraged to work with community in exploring subsurface vacation parking area; and develop a more articulated, taller, and pronounced tower.

5. NEW BUSINESS:

a. VERIZON (TIVERTON) UNMANNED TELECOMMUNICATIONS FACILITY PROJECT

Case Number ZA-2014-1666-CUW-DRB-SPP

Applicant Info: Verizon Wireless

Contact Info: Sarah Freed, Synergy Development Services, Inc., 818-472-4933

Project Address: 1041 South Tiverton Avenue, Los Angeles, CA 90024

Sarah Freed presented project which is request for a CUP to allow construction/installation of new wireless telecommunications facility consisting of 14 panel antennas, 1 parabolic antenna, 14 RRUS and other ancillary equipment behind proposed rooftop screening; equipment cabinets and supporting equipment to be located in existing colocation cage. Applicant sent notice of hearing out to all stakeholders within 500 feet of project and no objections thereto were received. The committee voted unanimously to recommend that the WWNC Board of Directors support the project and urge Applicant to ensure that additional rooftop screening blend in with present screening.

6. Meeting adjourned upon unanimous motion at 5:15 p.m.