

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE MEETING
MINUTES

WEDNESDAY, JULY 8, 2015 – 4:15 PM-5:15 PM

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

- 1. 4:15 p.m. Call to Order - Roll Call** Constance Boukidis, Dr. Jerry Brown and Ann Hayman, Members in attendance.
- 2. Unanimous Approval of agenda as presented.**
- 3. PUBLIC COMMENT: None offered.**
- 4. NEW BUSINESS:**

a. BJ'S PIZZA GRILL PROJECT PRESENTATION

Case Number: ZA2014-4760-CUB-DRB-SPP

Contact Info: Nina Raey, RSI Group, 714-966-9400

Project Title: BJ'S PIZZA GRILL CUB AND EXPANSION

Project Address: 931 and 939 Broxton Avenue, Los Angeles, CA 90024

Project Owner: Selzer Trust

Project Description: Conditional Use Permit for sale and dispensing of full line of alcoholic beverages for on-site and off-site consumption at existing BJ's Pizza Grill, expansion into adjacent 812 sf space. ZA 2009-1875 CUB allowed 3,360 sf and total proposed sf is 3,310. Design Review for façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign.

Supporting Documents: <http://www.wwnc.org/BJ's Pizza Grill, 931 & 939 Broxton Avenue>

Action(s) Requested: Applicant seeks recommendation to WWNC Board to support application.

Joan Leguay with BJ's and Nina Raey with RSI presented Applicant's project to the Westwood Neighborhood Council (WWNC) Land Use and Planning Committee (LUPC). Discussion took place with stakeholders voicing their concerns and asking questions. Applicant expressed its wishes to discuss the conditions proposed by the LUPC with the owners and return to discuss any possible revised conditions and have a vote at the WWNC Board meeting once this has occurred. Applicant will communicate with the LUPC's proposal after discussing same with BJ's.

The following Motion was unanimously approved:

The WWNC LUPC recommends that the WWNC BOD support the application by BJ's Pizza Grill for a conditional use permit for sale and expansion into adjacent 812 sf space, proposed façade improvements, installation of one village pedestrian blade sign and modification of existing wall sign on the condition that Applicant is committed and agrees to seek a conditional liquor license type 47 with the ABC and only accept such conditional license that includes the following conditions:

-No Happy Hour; no pitchers of beer or wine sold; no beer for sale signs outside; no speakers outside; 6 pack microbrew can only be sold off-site in conjunction with food; no kegs or growlers sold on or off-site; and tables that are located in bar area in present rendition remain in bar area.

This recommendation is made today with the option of Applicant returning to the LUPC for a modification of said conditions and an agreement that no WWNC Board of Directors vote would occur tonight.

- 5. 5:15 p.m. Unanimous approval of Motion to Adjourn.**