

CITY OF LOS ANGELES



**ANTONIO R. VILLARAIGOSA  
MAYOR**

## **WESTWOOD NEIGHBORHOOD COUNCIL**

**www.wwnc.org**

### **BOARD MEETING**

**WEDNESDAY, July 10, 2013 - 7:00 PM**

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**Westwood Presbyterian Church  
10822 Wilshire Blvd, Hoffman Hall  
Los Angeles, CA 90024  
Enter via Ashton Avenue**

The public is requested to fill out a **"Speaker Card"** to address the Committee on any agenda item before the Committee takes action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during "Public Comments." No individual speaker will be allowed more than 2 minutes, subject to the discretion of the Chair. Agenda items are subject to board action. The agenda is posted for public review at: Sterling Cleaners, 1600 Westwood Blvd., Damoka Gallery, 1424 Westwood Blvd., Westwood Public Library, 1246 Glendon Ave., and on the walkway between Bunche Hall and Public Policy on the UCLA campus.

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# Agenda

1. **Call to Order** – Council Member roll call (Quorum = 11 members) (1 minute)
2. **Approval of Minutes** – May 8, 2013 meeting (2 minutes)
3. **Comments by Public Officials** (10 minutes)
4. **Public Comments** – (2 minutes per speaker)
5. **Standing Committee Status/Reports**

A. Executive

B. Budget

C. Land Use

1. 10525 Ohio Ave.

Applicant: Farshaad Rafie

Project Description: A zone variance to permit the conversion of an existing illegally converted garage into a 400 square-foot dwelling unit with attached 260 square-foot recreation room resulting in two, single-family dwelling units on the lot in lieu of the one single-family dwelling unit otherwise permitted in the R1-1 zone; and to permit one covered carport parking space and one uncovered parking space in tandem; to permit a reduced side yard of zero feet in lieu of the otherwise required 5 feet and a rear yard of 3 1/2 feet in lieu of the otherwise required 5 feet for the existing recreation room; and to permit 9 feet 11 inches of separation between residential buildings on the same lot in lieu of the otherwise required 10 feet.

Action(s) Requested: Westwood Homeowners Association seeks support from the WWNC to oppose this zone variance.

2. 10269 Santa Monica Blvd (Stars Inn)

Applicant: Mayhar Barin

Project Description: Applicant seeks 22.5% Density Bonus setting aside one unit (6%) for Very Low Income household in exchange for one on-menu incentive (20% increase in height restriction = 1.2 (50 feet) per RAS4-1VL = 60 feet), also opting for parking Option 1 providing 40 residential spaces. Additionally, Applicant seeks pursuant to LAMC Code Section 12.32 H, clarification of Q conditions re Site Plan Condition 2 and Height 5, 9A parking, Q Condition 4 - Density and Q Condition 9 C - Guest Parking.

Action(s) Requested: Representatives from Comstock Hills HOA seek support from the WWNC regarding its efforts to persuade CCSO, LLC to revise its present proposed project to one with more parking, fewer units and less stories.

E. Outreach and Communications

1. Approval of invoice for annual website maintenance

F. Public Safety

G. WRAC

6. **Bylaws** – Jerry Brown (20 minutes)

1. Reconsideration of bylaw amendment that changed the term of office of board members to 4 years, retroactive to 2012.

7. **CUB Requests for Beer/Wine/Liquor Licenses** – Jerry Brown (15 minutes)

1. General discussion regarding possible development of WWNC default position.

8. **Code Variances for Planned Projects, including density bonuses Related to SB1818**

1. General discussion regarding possible development of WWNC default position.

9. **Motion to Adjourn**

*\*Next Meeting: Wednesday, August 14, 2013*