

WESTWOOD NEIGHBORHOOD COUNCIL MINUTES  
JANUARY 10, 2018  
WESTWOOD PRESBYTERIAN CHURCH, 10822 WILSHIRE BLVD. LOS ANGELES, CA 90024

1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:04 p.m. Board members in attendance were Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Chantelle Eastman, Roozbeh Farahanipour, Philip Gabriel, Ann Hayman, Trent Jolly, Mitchell Keiter, Naomi Kisel, David Lorango, Stephen Resnick, Marcello Robinson, Mark Rogo, Scott Whittle, and Laura Winikow. Board member excused was Caroline Conway. A quorum was present. There were 21 stakeholders and guests present.

2. APPROVAL OF MINUTES

President Lisa Chapman tabled approval of the minutes of the December 13, 2017 meeting until Mitchell Keiter arrived, which was at 7:35 p.m. A correction was made to Mitchell Keiter's vote in agenda item 7 A. Lisa Chapman moved to approve the corrected minutes, seconded by Scott Whittle, and carried unanimously with the exception of Connie Boukidis, who abstained.

3. COMMENTS BY PUBLIC OFFICIALS

- A. U.S. Congressman Ted Lieu's representative Janet Turner announced that the Congressman's Service Academy Day is coming up and gave an update on legislation that Congressman Lieu is sponsoring.
- B. CD5 Field Deputy Jasmine Shamolian thanked WWNC for its DRB recommendations and said the City Council has been on recess until this week. The dog park opened last month.
- C. UCLA representative Marco Perez announced that two gubernatorial forums will be held on campus: one on January 25th, and one on May 16th that UCLA is a cosponsor of. He introduced Nurit Katz, UCLA's Chief Sustainability Officer, who spoke about the decline of the monarch butterfly, a pollinator, and recommended planting milkweed to help it thrive.
- D. West LAPD SLO Chris Ragsdale reported that crime is down by about 11%. Residential burglaries are still ongoing. Officer Ragsdale will give a talk at the homeless count.

4. DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT

DONE representative Gibson Nyambura reported that the Neighborhood Council subdivision application was received and is being reviewed. Subsequently, DONE will do community outreach. President Lisa Chapman requested board members to make lists of people who should be contacted about this to give to DONE for outreach purposes.

5. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT

Niki Svava announced that filming will take place on Broxton Avenue on Friday, and the street will be closed after 5 p.m. The BID will take part in the homeless count.

6. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Westwood Forward representative Michael Skiles requested that WWNC board members inform their email lists about the prospective new Neighborhood Council. Mitchell Keiter pointed out that all of WWNC's board members have public email addresses but none were contacted about any meetings.

Stakeholder Steve Sann announced the next free concert at the library on February 4th, which will feature eight Brazilian cellists. A memorial service for Mike Metcalfe, former Westwood DRB

member who was very involved with the community and who recently passed away, will be held on January 20th at St. Paul's.

## 7. STANDING COMMITTEE STATUS REPORTS

A. Executive – no report

B. Budget

1. Approval of Monthly Expenditures

Treasurer Laura Winikow reported a November staffing services expenditure of \$308.78, a December staffing services expenditure of \$111.65, and this month's expenditures of facility rental \$75, facility setup \$100, and printed material \$44.38. All expenditures were seconded by Ann Hayman and approved unanimously.

C. Land Use

DISCUSSION/ACTION

1. Crest Theater

Case number:

Project Address: Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Sean Hashem, 310-273-2277

Project Description: Possible project regarding unique Food Hall, Music Hall and/or restaurant. This item was tabled.

DISCUSSION/ACTION

2. 888 Devon

Case Number: ZA 2014-3144-DRB-SPP-SPPA

Project Address: 888 Devon Avenue, Los Angeles, CA 90024

Contact Info: Neill Brower, 310-712-6833

Project Description: Filing of a modified project permit compliance and tract map for the 888 Devon project. Substantially the same height and massing, same unit count, nearly identical floor area, with slightly more excavation. The aesthetics of the building have changed slightly, though the modified design uses similar colors and finish materials to the original, so re-filed for Design Review, and filed for a tract map for condominiums.

Supporting Docs: <http://www.wwnc.org/888> Devon

Chair Connie Boukidis moved, "The Westwood Neighborhood Council supports Applicant's project in its current modified form dated October 31, 2017 conditioned that Applicant remains compliant with its agreements with the Holmby-Westwood Property Owners Association and Chateau Colline." Ann Hayman seconded and the motion carried by a vote of Yes: 15 (Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Lisa Chapman, Chantelle Eastman, Roozbeh Farahanipour, Philip Gabriel, Ann Hayman, Trent Jolly, Naomi Kisel, David Lorango, Stephen Resnick, Marcello Robinson, Scott Whittle, Laura Winikow), No: 0, and Abstain: 2 (Sandy Brown, Mark Rogo).

3. WWNC Land Use Sample Alcohol Conditions

Lisa Chapman moved to amend the motion to strike the words "enforceable" and "for the city of Los Angeles" in the second sentence and add the sentence, "There shall be no topless entertainment or anything of that nature."

Angus Beverly moved to approve the amended motion, seconded by Marcello Robinson:

"The Westwood Neighborhood Council (WWNC) hereby amends its sample alcohol conditions to the following : Must meet all ABC conditions: <https://www.abc.ca.gov/FORMS/ABC608.pdf>

If applicant wishes to provide entertainment such as live music, disc jockey with amplified music, dancing, karaoke or shows, they must apply for a CUX permit (conditional use for alcohol and entertainment). This must be properly licensed and permitted by all relevant government authorities. The WWNC also recommends the following voluntary conditions to all existing and new applicants for alcohol licensing: Establish designated driver promotions/ incentives

to customers/patrons. These could include free sodas or coffee, or free appetizer to designated drivers of groups. This could also include partnerships with car services such as Uber and Lyft to offer discounts for patrons using these services. There shall be no topless entertainment or anything of that nature.” \*

Supporting Documents: <http://www.wwnc.org/http://www.wwnc.org/assets/committees/WWNC%20LUPC%20SAMPLE%20ALCOHOL%20CONDITIONS.pdf>

\*If motion not addressed by Land Use Committee, motion C will be discussed and voted upon by full WWNC board.

The motion carried by a vote of Yes: 11 (Cyrus Baraghoush, Angus Beverly, Lisa Chapman, Chantelle Eastman, Philip Gabriel, Trent Jolly, Mitchell Keiter, Naomi Kisel, David Lorango, Marcello Robinson, Mark Rogo), No: 4 (Connie Boukidis, Ann Hayman, Stephen Resnick, Scott Whittle), and Abstain: 2 (Roozbeh Farahanipour, Laura Winikow).

#### 4. Broxton

Case number: ZA2017-179CUB; CEQA: ENV-2017-180-CE; DIR-2017-2942-DRB-SPP

Project Address: 1099 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Margaret Taylor, 213-330-0335, x103; Ed Casey, 213-576-1000

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. Sign installation, modifications to the existing patio dining area, and one roof equipment screen to an existing restaurant. Status report on analysis of the restoration of the Janss Dome Building as it relates to the Westwood Neighborhood Council Resolution on the historic Janss Dome Building dated October 11, 2017.

Supporting Documents: <http://www.wwnc.org/BROXTON>

Chair Connie Boukidis moved the to remove the phrase, “in conjunction with its tenant ABC” from the second line in the seventh paragraph of the motion, seconded by Ann Hayman, and approved unanimously. Connie Boukidis moved the amended motion, seconded by Ann Hayman, and carried unanimously:

Westwood Neighborhood Council Resolution on the historic Janss Dome Building

Whereas, the Janss Investment Corporation Building (aka “Janss Dome Building”) at 1099 Westwood Boulevard in Westwood Village, was commissioned in 1929 by Westwood’s founders, brothers Edwin and Harold Janss, to be their headquarters building, and was the first building constructed in Westwood Village and is the oldest existing structure in the Village; and Whereas, the Janss Investment Corporation hired master architects James and David Allison to design what was intended to be the signature building for the Village, just as The Regents of the University of California had hired Allison & Allison to design UCLA’s signature building – landmark Royce Hall – as well as the Physics-Biology Building (now Humanities Building), Kerckhoff Hall, the Women’s Gymnasium (now Kaufman Hall), and the original portion of the Administration Building (now Murphy Hall), among numerous other landmarks; and Whereas, the Janss Dome Building was designed by Allison & Allison in Spanish Colonial Revival style with Classical Revival influences, and its monumental Rotunda and Dome with Moorish accents, in keeping with Janss Company mandate for Mediterranean architecture in Westwood Village to harmonize with the Italian Romanesque architectural style on the UCLA campus; and

Whereas, in 1988 the Janss Dome Building was declared by the City of Los Angeles as a Historic-Cultural Monument, in 1989 the Janss Dome Building was designated in the Westwood Village Specific Plan as one of the most highly significant Cultural Resources in Westwood Village, and subsequently has been found eligible for listing on the California Register of Historic Resources, as well as the National Register of Historic Places, the U.S. Federal government's official list of the nation's most important buildings and resources worthy of preservation; and

Whereas, since the mid-1990s the Janss Dome Building has been owned by Westwood Dome Partners, L.P. (Arba Group), and unfortunately the ongoing repair and maintenance of the Janss Dome Building has been neglected, allowing many significant character-defining features of this landmark structure to become damaged, deteriorated, degraded, or destroyed over the past 25 years, resulting in its current condition of dilapidation and disrepair; and

Whereas, a new tenant, Artisanal Brewers Collective, L.L.C. (ABC) recently has signed a lease to open a new restaurant and microbrewery, Broxton, in the main portion of the Janss Dome Building, and ABC's representatives submitted plans to the Westwood Neighborhood Council Land Use & Planning Committee and Board on several occasions which showed and stated that ABC would remove the damaged lower portion of the original monumental and multi-paned arched window of the Janss Dome Building facing Westwood Boulevard, and replace this altered plate glass section with new steel multi-paned windows to match the original design:

Now, therefore, be it resolved that the Westwood Neighborhood Council calls upon the property owner/landlord, Westwood Dome Partners, L.P., to retain the services of a qualified historic preservation consultant, and to work with the City of Los Angeles Office of Historic Preservation to develop a proper preservation plan, and to undertake all necessary steps to repair, restore, and preserve the degraded, damaged, and/or destroyed architectural elements and character-defining features enumerated below, and to submit this repair and restoration plan for project review and approval by the Westwood Community Design Review Board (DRB), and to obtain a Certificate of Appropriateness (COA) from the Director of Planning upon recommendation by the Westwood DRB, all in accordance with the Westwood Village Specific Plan, and to ensure that all repair and restoration work is performed in accordance with the Secretary of the Interior's Standards for Rehabilitation; and

Be it finally resolved that the Westwood Neighborhood Council calls upon the property owner to ensure on an on-going basis that the historic Janss Dome Building will be maintained, repaired, and preserved to avoid future degradation, deterioration, or damage to the character-defining features of this priceless and irreplaceable Monument, as this landmark will mark its milestone 90th anniversary in 2019, the same year that UCLA will celebrate its Centennial, and as the City of Los Angeles, Westwood Village, and the UCLA campus look forward to hosting the athletes of the world and worldwide visitors during the Olympic Summer Games in 2028.

1. Repair and restore all damaged, cracked, and missing plaster sections; patch and repair all existing holes on the exterior façade; remove all unpermitted patches (including those patched with "Dap") that do not match the existing façade, and replace with patch materials and paint that matches the existing stucco finish and paint colors on the exterior façade;
2. Remove all peeling paint, as well as all sections painted in unapproved colors (including the "hot pink" paint at 1045 Westwood Boulevard, In-Style Nails), and repaint the entire exterior façade in a color palette approved by the Westwood Design Review Board;
3. Remove all paint covering the original blue-and-gold glazed ceramic tiles in the original Moorish zig-zag pattern on the Dome, and clean and restore the existing original glazed ceramic tiles beneath the painted Dome surface;
4. Repair and restore the rusting decorative metal surrounding the main entry doors;
5. Replace the chipped, cracked, and broken ceramic floor tiles on the stairs to the main door;

6. Remove all broken window panes visible on the exterior façade, including those on facing Westwood Boulevard as well as on the alley (Sigal Gevojanyan space), and replace in kind with glazing to match the existing original window glazing;
7. Remove the damaged lower portion of the original monumental and multi-paned arched window in the Domed Rotunda section of the building facing Westwood Boulevard, and replace this altered plate glass section with new steel multi-paned windows to match the original design, as shown in the project plans submitted to the Westwood Neighborhood Council Land Use & Planning Committee and Board of Directors by ABC's representatives;
8. Repair all broken lighting fixtures and lighting instruments on the exterior and on the tiled Dome, remove all non-working or obsolete lighting fixtures and all related visible exterior tubing and wires, and relight the Domed portion of the building during nighttime hours;
9. Remove all bird feces from the Dome and cupola, and clean and restore the Dome and cupola;
10. Replace the missing decorative golden-colored metal ball missing from atop the cupola;
11. Repair and restore the antique sculpture fountain located on the landlord's private property in front of the Dome building (and remove the duct tape holding one of the panels closed);
12. Remove all non-permitted signage from the building and direct these tenants to submit proper signage, paint color, and/or façade alteration applications to the Westwood DRB.

5. Watermark

Case number: 17016-10000-27541

Project Address: 947 South Tiverton Avenue, Los Angeles, CA 90024

Contact Info: Alison McCarty, 310-208-4590

Project Description: Remodel of home for the aged property, Westwood Horizons now Watermark.

Supporting Documents: <http://www.wwnc.org/947SouthTiverton>

Chair Connie Boukidis moved, "The Westwood Neighborhood Council supports the Watermark project as presented and proposed according to its paperwork dated January 9, 2018." Roozbeh Farahanipour seconded. The motion carried by a vote of Yes: 17 (Cyrus Baraghoush, Angus Beverly, Connie Boukidis, Sandy Brown, Lisa Chapman, Chantelle Eastman, Roozbeh Farahanipour, Philip Gabriel, Ann Hayman, Trent Jolly, Mitchell Keiter, Naomi Kisel, David Lorango, Stephen Resnick, Marcello Robinson, Scott Whittle, Laura Winikow.), No: 1 (Mark Rogo), and Abstain: 0.

D. Outreach & Communications - no report

E. Homeless Task Force

Chantelle Eastman reported that a conference phone call will be held with representatives of St. Joseph's.

F. Budget Advocates

Marcello Robinson reported that Regional Budget Day will be held on January 20th. Marcello is resigning as Budget Advocate representative.

G. Public Safety

Marcello Robinson will resign as chair of this committee.

H. Transportation and Parking – no report

I. Bylaws – no report

J. WRAC

WRAC representative Naomi Kisel reported that she will have to miss the January and February WRAC meetings due to her class schedule. She will attend in March. Former WRAC representative Mitchell Keiter volunteered to attend part of the meetings that Naomi will miss.

K. Zoning and Violations – no report

8. LAHSA HOMELESS COUNT ON JANUARY 24TH: PLAN OF ACTION

President Lisa Chapman, Co-chair of the Homeless Count with Steve Sann, announced that the Westwood Presbyterian Church is donating the meeting space for the count. There will be food available at 9:30 p.m., training will take place at 10 p.m., and the count will start at 11 p.m.

9. NOMINATIONS/VOTE FOR NEW SECRETARY OF WWNC — OPEN VOTE

(voluntary resignation of Stephen Resnick has been accepted)

Cyrus Baraghoush nominated David Lorango for secretary but he declined the nomination.

No one volunteered for the secretary position so President Lisa Chapman will take care of the secretary's responsibilities in the meantime.

10. NOMINATIONS/VOTE FOR NEW LAND USE CHAIR OF WWNC — OPEN VOTE

(voluntary resignation of Connie Boukidis has been accepted)

Connie Boukidis nominated Marcello Robinson, seconded by Philip Gabriel. Marcello accepted the nomination. Angus Beverly and David Lorango nominated themselves as co-chairs and Philip Gabriel seconded. David Lorango was not eligible because he isn't on the committee currently so only Angus Beverly ran for chair. Marcello Robinson received 10 votes (Connie Boukidis, Sandy Brown, Roozbeh Farahanipour, Ann Hayman, Mitchell Keiter, Stephen Resnick, Marcello Robinson, Mark Rogo, Scott Whittle, Laura Winikow) and Angus Beverly received 8 votes (Cyrus Baraghoush, Angus Beverly, Lisa Chapman, Chantelle Eastman, Philip Gabriel, Trent Jolly, Naomi Kisel, David Lorango). Marcello Robinson is the new chair.

11. DISCUSSION: RESPECT FOR COLLEAGUES

Sandy Brown spoke about the fact that she is upset by the two board position resignations, which she felt were due to a motion being placed on the December agenda even when postponement was requested because of the absence of 75% of homeowner board members who had a particular interest in the issue. Sandy opened a discussion about the disrespect that board members have shown to each other and how it should change.

12. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 10:17 p.m.