

## WESTWOOD NEIGHBORHOOD COUNCIL MINUTES

NOVEMBER 8, 2017

WESTWOOD PRESBYTERIAN CHURCH, 10822 WILSHIRE BLVD. LOS ANGELES, CA  
90024

### 1. CALL TO ORDER

President Lisa Chapman called the meeting to order at 7:06 p.m. Board members in attendance were 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, Scott Whittle, and Laura Winikow. Board members excused were Cyrus Baraghoush, Caroline Conway, Marcello Robinson, and Mark Rogo. A quorum was present. There were 15 stakeholders and guests present.

### 2. APPROVAL OF MINUTES

Scott Whittle moved to approve the minutes of the October 11, 2017 meeting, seconded by Roozbeh Farahanipour, and approved unanimously.

### 3. COMMENTS BY PUBLIC OFFICIALS

A. CD5 Field Deputy Jasmine Shamolian announced that the Westwood Dog Park will be opening in early December and that Councilmember Koretz introduced a motion that the Playboy Mansion be designated a historic-cultural monument, and showed designs from Beautify Earth, a non-profit whose designs will be placed on utility boxes south of Wilshire.

B. Congressman Ted Lieu's representative Janet Turner reported that the new post office in Westwood Village will be open for P.O. boxes only starting tomorrow and that the Congressman will be holding a Veteran's Day event at the Wadsworth Theater.

C. UCLA representative Marco Perez reported that the Kinross Recreation Center is now open, UCLA will be holding a Veteran's Day ceremony with a resource fair afterwards, and that UCLA is taking into account the comments of the community with regard to the dorm proposed for the UNEX building site.

D. EmpowerLA Neighborhood Council Advocate Gibson Nyambura discussed the end of the year housekeeping, such as updating contact information, and announced that EmpowerLA is now accepting proposed bylaw changes.

#### 4. WESTWOOD VILLAGE BUSINESS IMPROVEMENT DISTRICT

Executive Director Andrew Thomas reported that the BID will be branding trash cans and light pole banners. The grand opening of the new Farmer's Market will be on November 16th.

#### 5. GENERAL PUBLIC COMMENT ON NON-AGENDA ITEMS

Homeless Action Committee Chair Sandra Trutt talked about the underlying causes of homelessness and gave some statistics.

Stakeholder Steve Sann announced an upcoming free concert at the Westwood Library on December 3rd at 2:30 p.m. with the Encore Saxophone Quartet. He also announced that the Westwood Purple Line stop will be getting a south portal, which is a victory for the community. Metro will hold a community meeting at Belmont Village on November 28th at 6:30 p.m.

#### 6. STANDING COMMITTEE STATUS REPORTS

##### A. Executive

##### 1. Update on Election vs. Selection in 2018/2019

President Lisa Chapman stated that the selection process is more of a free-for-all whereas the election process is more regimented. EmpowerLA Neighborhood Council Advocate Gibson Nyambura is gathering information about the processes and they will be discussed at the December meeting.

##### 2. Expectations for Posting the Agenda and Requirements of Board Members as to Posting Requirements

President Lisa Chapman announced that the posting place for the agenda has to be open 24 hours. Philip Gabriel has identified Ralphs as a place where the agenda could be posted.

##### B. Budget

## 1. Approval of Monthly Expenditures

Treasurer Laura Winikow reported that the August Monthly Expenditure Report (MER) included expenses of about \$325, leaving approximately \$41,677 in the budget. The August MER was unanimously approved. August expenditures were printed material \$38.12 and P.O. box renewal \$108, approved unanimously. The September MER included expenditures of \$107, leaving \$40,533.70 in the budget. The September MER was approved unanimously. October expenditures were \$57.29 for printed material and \$234.08 for staffing services, approved unanimously. November expenses were facility rental \$75, facility setup \$100, and printed material \$49.31, all approved unanimously.

## C. Land Use & Planning

### Discussion/Action

#### A. BROXTON

Case number: ZA 2017-179 CUB; 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

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.

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

The issue is whether the window will be restored as portrayed in the original packet that Artisanal Brewers Collective (ABC) submitted to the LUPC. The packet was different than that submitted to the DRB, where the window restoration did not appear. A number of people spoke on this issue, both board members and stakeholders.

Chair Connie Boukidis moved,

WHEREAS, the Janss Investment Corporation Building (aka “Janss Dome Building”) at 1099 Westwood Boulevard in Westwood Village in 1988 was declared by the City of Los Angeles as a Historic-Cultural Monument and in 1989 was designated in the Westwood Village Specific Plan as one of the most highly significant Cultural Resources in Westwood Village;

BE IT RESOLVED, THAT the Westwood Neighborhood Council wants Artisanal Brewers Collective, L.L.C. (ABC), Applicant, to submit a 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, that removes the damaged lower portion of the original monumental and multi-paned arched window in the main portion of the Janss Dome Building facing Westwood Boulevard, and replaces this altered plate glass section with new steel multi-paned windows to match the original design that conforms with the Westwood Village Specific Plan's provisions, the Secretary of the Interior’s Standards for Rehabilitation; and the City of Los Angeles Office of Historic Preservation requirements. Said new steel multi-paned windows will essentially match the drawing of said plate glass section on Page 15 of the set of plans Applicant initially brought to the WWNC early in 2017 and not the drawing on Page 15 of the set of Plans filed with the DRB this past summer.

Finally, we want Applicant to return to our LUPC on January 10, 2018 with a status report and submit the same package to us for review as that submitted for this project submitted to the City of Los Angeles and Westwood Design Review Board.

Ann Hayman seconded and the motion carried by a vote of Yes: 8 (Connie Boukidis, Sandy Brown, Roozbeh Farahanipour, Ann Hayman, Mitchell Keiter, Stephen Resnick, Scott Whittle, Laura Winikow.), No: 7 (Angus Beverly, Lisa Chapman, Chantelle Eastman, Philip Gabriel, Trent Jolly, Naomi Kisel, David Lorango,) and Abstain: 0.

#### D. Outreach & Communications

Chair David Lorango reported that UCLA asked for \$600 to host an outreach event. He will see if he can get some help from USAC.

#### E. Homeless Task Force

Lisa Chapman announced that a meeting will be held at the Hammer Museum on November 27th. There will be opportunities to help the homeless for Thanksgiving posted on the website.

#### F. Budget Advocates—no report

#### G. Public Safety—no report

#### H. Transportation & Parking

Chair Angus Beverly received complaints about U-turns being made on westbound Wilshire at the intersection of Wilshire and Midvale/Gayley. He has emailed the DOT about this.

#### I. Bylaws—no report

#### J. WRAC

Naomi Kisel will be the new WRAC representative.

#### K. Zoning & Violations

Chair Roozbeh Farahanipour reported that CD5 is working with different organizations to get trees replaced on Westwood Blvd. south of Wilshire. The MOU with the City has not been signed yet. Complaints about third party food delivery where food has been missing from the order have

been received.

7. DISCUSSION OF DECORUM AT BOARD MEETINGS AND FOLLOWING ROSENBERG'S RULES OF ORDER

A. [http://empowerla.org/wp-content/uploads/2012/04/Rosenbergs\\_Rules\\_of\\_Order.pdf](http://empowerla.org/wp-content/uploads/2012/04/Rosenbergs_Rules_of_Order.pdf)

President Lisa Chapman received comments from stakeholders about behavior at meetings.

She discussed the need to follow rules at board meetings. Debate over policy is encouraged but policy must be kept separate from personality.

8. COUNCIL'S POSITION ON INCREASING HOUSING SUPPLY

A. Introduction of Motion for Increasing and Incentivizing Housing

Angus Beverly moved the following amended motion, seconded by Trent Jolly.

WHEREAS,

The increasing costs of renting and buying property in Los Angeles has become a major issue within the community of Westwood that impacts ALL stakeholders from students, to employees, to businesses, families, and other groups.

WHEREAS,

The demand for housing has increased the cost of living within the area to such an extent that it is now increasingly difficult for emerging companies, and entrepreneurial individuals to further develop a sustainable economy in Southern California as well as making it further problematic for future and current and current law enforcement officers, educators, and other public servants to further improve the Los Angeles community.

WHEREAS,

The increased traffic in Los Angeles due to an emergence of long-distance commuter traffic from outsidess areas of Southern California has overwhelmed the regional transit system and further made it impossible for the area of Southern California to comply with its share of AB 32

greenhouse gas emissions 2050 reductions.

NOW, THEREFORE,

The Westwood Neighborhood Council affirmatively stands for increasing the number of affordable, low income, and housing for students within Westwood, West Los Angeles and the greater Los Angeles area. This Council shall strongly encourage the development of affordable, low income, and housing for students in all new housing developments proposed in the foregoing areas and increase the number of overall housing units in Westwood and overall Los Angeles area. This Council strongly urges Mayor Eric Garcetti, Councilmember Paul Koretz and all city, county, state and federal leaders to promote housing developments within all these areas. The Westwood Neighborhood Council may support these projects at its own discretion.

The motion carried by a vote of Yes: 9 (Angus Beverly, Lisa Chapman, Chantelle Eastman, Philip Gabriel, Trent Jolly, Naomi Kisel, David Lorango, Scott Whittle, Laura Winikow), No: 1 (Roosbeh Farahanipour), and Abstain: 4 (Sandy Brown, Ann Hayman, Mitchell Keiter, Stephen Resnick).

9. DISCUSSION REGARDING THE NEED FOR A NEW PHYSICAL POSTING SITE FOR THE WWNC  
AGENDA OTHER THAN THE LIBRARY

A. Possible introduction of motion to approve the new site

The physical posting site must be open 24 hours so the library is not adequate. Philip Gabriel will find out where at Ralphs the agenda can be posted. Stephen Resnick will send him the agenda to post.

10. DISCUSSION REGARDING THE SLOPED SIDEWALK REPAIR ON WEYBURN AVENUE

Stephen Resnick noticed that there was a sidewalk repair where three feet of sloped sidewalk was at the edge instead of a regular curb, which could be dangerous. BID Executive Director Andrew Thomas explained that the reason was because the sidewalk had settled and had to be raised back up to the level of the building thresholds. Therefore the sloped edge was installed because after it

was raised there was too great a gap between the sidewalk and street levels to install a regular curb.

The sloped part has been done with a brushed finish to give it traction and is ADA compliant.

#### 11. DISCUSSION ON THE WESTWOOD VILLAGE SPECIFIC PLAN MEETING WITH CD 5

Sandy Brown reported that Westwood Village is currently 52% food use, with 24 vacancies. This percentage may rise if the restaurant definition is changed. Westwood Village has more fast food and less restaurants.

#### 12. ADJOURNMENT

President Lisa Chapman adjourned the meeting at 10:15 p.m.