

**WESTWOOD NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE
MEETING
WEDNESDAY AUGUST 10, 2011
TIME: 3:15 P.M. - 5:15 P.M.
PLACE: WESTWOOD PUBLIC LIBRARY MEETING ROOM
1246 GLENDON AVENUE, LOS ANGELES, CA 90024
MINUTES**

I. 3:15 p.m. Call to Order - Roll Call - Constance Boukidis, Dr. Jerry Brown, Thomas Schneider, and Mark Herd

II. Unanimous approval of this agenda dated August 10, 2011 as presented.

III. NEW BUSINESS:

A. NATIVE FOODS CALIFORNIA LLC - 1114 Gayley Avenue PRESENTATION

Project Developer Name: Native Foods California LLC

Planning Department File #: ZA 2011-1741

1. Valerie Sacks with Liquor License Specialists and Native Foods owner, Ron Biskin presented the above-entitled project on behalf of Applicant Native Foods California LLC (Applicant) and requested support for the following action:

a) Pursuant to Los Angeles Municipal Code Section 12.24W1, a CUP to permit sale and service of beer and wine for on-site consumption at an 82-seat, 3,793 square foot restaurant, with daily hours of operation from 11 a.m. to 10 p.m.

2. After discussion, the LUPC voted unanimously to recommend that the full WWNC Board support this action requested on the additional terms and conditions that no drink promotions (happy hours) would be allowed and only single servings of beer allowed, i.e. no sales of pitchers of beer.

B. PARK SANTA MONICA APARTMENTS - 10473-75 SANTA MONICA BOULEVARD PRESENTATION

Project Developer Name: 10475 Santa Monica Boulevard, LLC

Planning Department File #: ZA 2011-1741

1. Mr. Shahab Ghods with PLUS ARCHITECTS presented the above-entitled project on behalf of Applicant 10475 Santa Monica Boulevard, LLC and requested support for the following actions:

a) zone change from C2-IVL-0 to (T)(Q)RAS4-IVL-0;

b) pursuant to Section 12.28, a Zoning Administration's Adjustment to permit a 14 percent increase in height of 57' from lowest natural grade level in lieu of the 50' allowed; and

c) pursuant to Section 12.21 G3, a director's determination to permit 8 percent reduction in total open space of 2,484 square feet in lieu of the 2,700 square feet required.

2. After discussion, the LUPC voted unanimously to recommend that the full WWNC Board not support this action requested. Mr. Ghods decided to not present the project to the full WWNC Board that same evening for a vote.

C. 1666-72 SOUTH GREENFIELD AVENUE PRESENTATION

Project Developer Name: GREENFIELD SUITES LLC

Planning Department File #: ZA-2009-4001-ELD; CPC Number TTM No. 71589

1. Johnathan Razbannia, attorney for Applicant Greenfield Suites LLC requested support for the following action:

a) File for tentative tract map for 10 unit condominium. Request for an increase in height of building from 45 feet to 49 feet through DRE process due to shallow storm drain crossing the 9,778.4 square foot lot currently zoned as [Q]R3-1-0.

2. After discussion, the LUPC voted unanimously to recommend that the full WWNC Board support the action requested for the four foot height increase on this one-time basis only because of the existence of the underground storm drain.

D. CAFE CHEZ MARIE - 10601 SANTA MONICA BOULEVARD PRESENTATION

Project Developer Name: Steve Saltzman/Cafe Chez Marie

Planning Department File #: ZA 2011-1430(CUB)(ZV)

1. Marie and Steve Saltzman, owners of Cafe Chez Marie presented their project and requested the following actions:

a) Pursuant to LAMC Section 12.24-W, 1 a Conditional Use for the sale of beer and wine for on-site consumption and incidental off-site consumption for gift baskets in conjunction with an existing cafe restaurant consisting of 2,383 square feet and accommodating 80 seats (40 interior and 40 outdoor patio) and operating between 7:00 a.m. and 7:00 p.m. daily, in the [Q]C-1VL-O Zone; and

b) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a Mitigated Negative Declaration (MND) for the above-referenced project.

2. After discussion, the LUPC voted to recommend that the full WWNC Board support the two actions requested upon the following additional terms and conditions:

a) Beer sold only in single servings (no pitchers allowed); and

b) No on-site advertising of alcohol other than on menus.

IV. 5:15 p.m. ADJOURNMENT- Upon a motion seconded and unanimously approved, the meeting was adjourned.