

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

WESTWOOD NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE MEETING MINUTES

WEDNESDAY, September 19, 2012 – 3:15 PM-5:15 PM

Westwood Branch Library

1246 Glendon Ave, Meeting Room Los Angeles, CA 90024

1. **Call to Order - Roll Call - Constance Boukidis, Thomas Schneider and Dr. Jerry Brown present**
2. **Unanimous approval of this agenda as presented.**
3. **Unanimous approval of all past Minutes dated 4/13/11, 6/15/11, 8/10/11, 9/14/11, 10/26/11, 11/30/11, 1/11/12, 1/25/12, 2/29/12, 3/28/12, and 5/23/12.**
4. **PUBLIC COMMENT** - Various neighbors commented on delivery problems presented by proposed Sprouts project located on Westwood Boulevard. Shawn Bayliss was introduced as new CD5 Planning Deputy for Westwood by Sarah Mallory, CD5 Field Deputy. Ann Hayman expressed interest to join as voting member of LUPC.
5. **NEW BUSINESS:**

a. SPROUTS PROJECT - 1751 Westwood Boulevard PRESENTATION

Project Developer Name: Sprouts Farmers Market

Contact Info: Terri Dickerhoff, CGR Development, 213-422-1450

Project Description: Request for Conditional Use Permit to allow sale of beer and wine for off-site consumption all in conjunction with construction, use, operation and maintenance of full-service grocery store. Hours of operation will be 7 days a week from 7 a.m. to 11 p.m.

Project Address: 1751 Westwood Boulevard, Los Angeles, CA 90024

Terri Dickerhoff presented project at hearing. Steve Resnick, president of Westwood Homeowners Association voiced WHA concerns and progress. Various neighbors voiced their concerns about alley deliveries and resulting noise, smells, and air pollution, reduced access to alley as throughway, number of daily deliveries, etc. Discussion took place re moving loading dock back to Westwood Boulevard. Letters from neighbors were presented, all voicing concerns re delivery issues. No public opposition to alcohol was raised.

Committee voted unanimously to recommend that the WWNC Board ask Sprouts to come back in six months regarding its alcohol application and work with CD5, neighbors, WHA, and landlord to resolve issues surrounding deliveries.

b. iPic PROJECT - 10840-50 Wilshire Boulevard PRESENTATION

Project Developer Name: iPic-Gold Entertainment, LLC

Contact Info: Sheri Bonstelle, JMBM, 310-712-6847

Project Description: Per 12.24 - W1, request for Conditional Use Permit to allow sale of full line of alcoholic beverages for on-site consumption all in conjunction with 426 seat luxury theater and 5,000 square foot restaurant with 600 foot outdoor dining area with hours 7 days a week from 11 a.m. to 2 a.m.

Project Address: 10840-50 Wilshire Boulevard, Los Angeles, CA 90024

Owner Hamid Hashemi presented project at hearing. Members of the public inquired as to ticket prices, parking accommodations, movie selection, etc. iPic attorneys Paul Safran and Sheri Bonstelle were also in attendance.

Committee voted unanimously to recommend that the WWNC Board support the iPic project and request for Conditional Use Permit to allow sale of full line of alcoholic beverages for on-site consumption all in conjunction with 426 seat luxury theater and 5,000 square foot restaurant with 600 foot outdoor dining area with hours 7 days a week from 11 a.m. to 2 a.m.

6. 5:15 p.m. ADJOURNMENT upon unanimous seconded Motion.