

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING AGENDA
WEDNESDAY, FEBRUARY 14, 2018 – 3:15 PM-5:15 PM
City of Los Angeles Westwood Branch Public Library
1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024

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 “General 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: wwnc.org and Ralphs, 10861 Weyburn Avenue, Los Angeles, CA 90024.

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1. **3:15 p.m. Call to Order - Roll Call**
2. **Approval of this agenda as presented and posted.**
3. **Approval of Minutes as posted: 1/10/18**
4. **PUBLIC COMMENT**
5. **NEW BUSINESS:**

DISCUSSION/ACTION:

A. 1607 SOUTH MANNING

Case number: ZA-2017-5298-ZAA

Project Address: 1607 South Manning Avenue, Los Angeles, CA 90024

Contact Info: Manuel Femat, 818570-4492

Project Description: Requesting permission for reduction in rear yard for three feet in lieu of required 15 feet; new enclosure for patio 15'6" x 13'; legalizing existing patio cover and enclosure

DISCUSSION/ACTION:

B. 1151 WESTWOOD/T MOBILE

Case number: DIR-2017-4952-DRB-SPP; ENV-2017-4953-CE ST

Project Address: 1151 Westwood Boulevard, Los Angeles, CA 90024

Contact Info: Emmett Rees, 805-403-2640

Project Description: 1151 Westwood Blvd (Parking Structure) - Proposed WTF (Wireless Telecommunications Facility) - T-Mobile

Supporting Document: [http://www.wwnc.org/1151 Westwood T -Mobile](http://www.wwnc.org/1151%20Westwood%20T-Mobile)

6. OLD BUSINESS

DISCUSSION/ACTION:

A. BARNEY'S BEANERY

Case number: ZA-2017-5460-CUB

Project Address: 1037 South Broxton, Los Angeles, CA 90024

Contact Info: Ralph Saltsman, 310-822-9848

Project Description: CUP Renewal re sale and dispensing full line of alcoholic beverages for onsite consumption at existing 7,458 sf restaurant with 181 indoor seats and 29 outdoor seats on 362 sf patio, operating from 7 am to 2 am daily.

B. ABSTENTION CALENDAR

Review and approval of items listed below:

WESTWOOD NEIGHBORHOOD COUNCIL **ABSTENTION CALENDAR PROPOSED AMENDMENTS**

2018

1/18 PROJECTS

- 1. 1533 South Veteran Avenue, Los Angeles, CA 90024**
Case Number: DIR-2018-355-DRB-SPP; ZA-2018-334-ZAA; ENV-2018-336-EAF;
Contact: John Rannan, 310-849-5626
Zoning Administrator's adjustment for increase of height, decrease in front yard, and increase height of the railing of the steps; Specific Plan project permit within Design Review Board.

2017

12/17 PROJECTS

- 1. 1037 Broxton Avenue, Los Angeles, Ca 90024**
Case Number: ZA-2017-5460-CUB
Contact: David Houston, 310-443-7777
BARNEY'S BEANERY CUP Renewal

11/17 PROJECTS

- 1. 355 South Mapleton Drive, Los Angeles, CA 90024**
Case Number: ENV-2017-4738-CE
Contact: Chris Drugan, 818-317-1012
Exemption for a haul route for a new two-story SFD over basement with detached accessory structure
- 2. 746 South Westholme Avenue, Los Angeles, CA 90024**
Case Number: ENV-2017-4840-EAF
Contact: Wendy Magur, 310-261-0527
Demolish one single family dwelling and new construction of one single family dwelling with pool and garage and grading of 1750 cubic yards

9/17 PROJECTS

- 1. 725 South Westholme Avenue, Los Angeles, CA 90024**
Case Number: ZA-2017-3502-ZV-ZA; ENV-2017-3503-CE

Contact: John Ruzicka, 310-597-9668

Proposed floor area addition of 73 sf to (E) 2nd story. Additional area to encroach upon (E) non-conforming side yard setbacks and a 45'-0" plane break length.

2. 10889 Lindbrook Drive, Los Angeles, CA 90024

Case Number:

Contact: Brett Engstrom, 626-993-7350

800 DEGREES Continued sale of beer and wine for on-site consumption, and ancillary off-site consumption, in conjunction with an existing 2,900 s.f. restaurant with 68 seats in the C4-2D-O zone. Hours of operation/alcohol sales 10 AM – 2AM daily.

3. 1059 S. Broxton Avenue, Los Angeles, CA 90024

Case Number: DIR-2017-3785-DRB-SPP; ENV-2017-3786-CE

Contact: Mariam Guzman, 310-393-9000

BIBIBOP Project permit and design review per the Westwood Village Specific Plan

4. 10821 West Charing Cross Road, Los Angeles, CA 90024

Case Number: AA-2017-3776-PMEX

Contact: Tony Russo, 408-655-0998

A parcel map exemption to allow a lot line adjustment between two neighborhood parcels that result in no change to the number of legal parcels

5/17 PROJECTS

1. 11080-100 Sunset Boulevard, Los Angeles, CA 90024

Case Number: AA-2017-1778-PMLA

Contact: Chris Parker, 805-216-7900

PMLA to split one lot into four, serviced by private street, current driveway.

4/17 PROJECTS

1. 1100 South Glendon Avenue, Los Angeles, CA 90024

Case Number: DIR-2017-1386

Contact: Jesus Muro, 909-460-2530

Napa Valley Grill signage

2. 835 South Westholme Avenue Los Angeles, CA 90024

Case Number: ENV-2017-1578-CE

Contact: Ramin Gabayan, 310-966-0646

Demolition of existing single family dwelling and construction of a new two-story over basement single family dwelling

3. 1100 S Westwood Boulevard Los Angeles, CA 90024

Case Number: DIR-2017-1604-DRB-SPP; ENV-2017-1605-CE

Contact: Nguyen Nguyen, CallisonRTKL, 206-623-4646

AT&T Exterior alterations of existing AT&T retail store including demo and replacement of exterior finishes and signage with related structural work, and exterior painting, in the Westwood Specific Plan

4. 10993 West Wellworth Avenue Los Angeles, CA 90024

Case Number: TT-72738-CN; ENV-2017-1645-EAF

Contact: Steve Nazemi, 714-665-6569

Tentative tract map

3/17 PROJECTS

1. 10887 Lindbrook Avenue, Los Angeles, CA 90024

Case Number [DIR-2017-1006-DRB-SPP-COA](#)

Contact: Steve Stoddard,

Festival Theater Façade improvements to existing Festival Theater

1/17 PROJECTS

1. 10844-52 Lindbrook Avenue, Los Angeles, CA 90024

Case Number [DIR-2016-4622-DRB-SPP](#)

Contact: Daniel Green, Latham and Watkins

Plaza La Reina signage and change of use from retail to restaurant

2016

12/16 PROJECTS

1. 1035 Westwood Boulevard, Los Angeles, CA 90024

Case Number [DIR-2017-23-DRB-SPP-COA](#)

Contact: Charles Doughan, 310-864-0658

MAC Build-out new store and update storefront in existing space

11/16 PROJECTS

1. 10914 Kinross Avenue, Los Angeles, CA 90024

Case Number [DIR-2016-3284-DRB-SPP](#)

Contact: Steve Stoddard, 310-622-8415

Blueprint signage

2. 926 Broxton Avenue, Los Angeles, CA 90024

Case Number [DIR-2016-4328-DRB-SPP](#)

Contact: Tony Rector, 714-705-3249

Diddy Riese Awning

10/16 PROJECTS

1. UCLA Anderson Graduate School of Management Addition Project

8/16 PROJECTS

1. 921 and 923 Westwood Boulevard, Los Angeles, CA 90024

Case Number [DIR-2016-2734-DRB-SPP](#)

Contact: Tasia Kallies, 312-296-2306

Amazon signage and façade change

2. 1065 South Broxton Avenue, Los Angeles, CA 90024

Case Number [DIR-2016-1922-DRB-SPP](#)

Contact: Moses Saberi, Sign Max

Heavenly Couture signage

3. 1008 Broxton Avenue, Los Angeles, CA 90024

Case Number: [DIR-2017-84-DRB-SPP](#)

Contact: Andrei Pogany, 917-304-6787

Signage

7/16 PROJECTS

1. **1087 Broxton Avenue, Los Angeles, CA 90024**
Case Number:
Contact: Chris Hartmann,
Footaction signage

6/16 PROJECTS

1. **Broxton Avenue, Los Angeles, CA 90024**
Case Number DIR-2016-1420-DRB-SPP
Contact:
Chipotle signage
2. **1122 South Gayley Avenue, Los Angeles, CA 90024**
Case Number DIR-2016-2036-DRB-SPP
Contact: Miriam Guzman, 301-617-0222
Simms Parking Garage signs
3. **11000 Kinross Avenue, Los Angeles, CA 90024**
Contact: Tracy Dudman, 310-206-9255
Geffen Academy
4. **1146 Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR-2016-2234-DRB-SPP
Contact: Colby Mayes, Mayes Office
Sweetfin Poke signage

5/16 PROJECTS

1. **11061 Ohio Avenue, Los Angeles, CA 90024**
Case Number
Contact:
MOBILITE AGF Douglas Fir Utility Pole
2. **10875 West Kinross Avenue, Los Angeles, CA 90024**
Case Number DIR-2014-2471-DRB-SPP
Contact:
The Boiling Crab signage

4/16 PROJECTS

1. **1543-45 South Pontius Avenue, Los Angeles, CA 90025**
Contact:
MOBILITE AGF Douglas Fir Pole
2. **UCLA Margan Apartments**
UCLA Campus

3/16 PROJECTS

1. **1614-18 Hilts Avenue, Los Angeles, CA 90024**

Case Number TT-70117-CN-M1

Contact:

Build 12 units/modification to take out 4,885 cubic meters of soil

2. **1027 Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR-2015-4064-DRB-SPP
Contact: Kelly Miller, 951-471-8419
Francesca's retail new signage
3. **951 South Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR-2015-3728-DRB-SPP
Contact: Tara Devine, 310-430-5121
Change medical office to retail/façade improvement and signage
7-11

2/16 PROJECTS

1. **1100 South Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR 2015-1689-DRB-SPP-SPPA-1A ENV-2015-1690-CE
Contact: Bob Packham, Permitwiz, 310-625-2640
AT&T Store
2. **1101-49 Gayley Avenue, Los Angeles, CA 90024**
Case Number DIR 2015-750-DRB-SPP
Contact:
Gayley Center façade improvements and signage

1/16 PROJECTS

1. **10520 Eastborne Avenue, Los Angeles, CA 90024**
Case Number DIR 2016-0123
Contact:
Remodel of four unit building

2015

12/15 PROJECTS

1. **10295 Wilshire Boulevard, Los Angeles, CA 90024**
ATT MOBILITY AGF

11/15 PROJECTS

1. **1000 Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR-2015-3985-DRB-SPP-COA
Contact: Kinson Wong, 818-574-4726
Sur La Table
2. **926-29 Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR-2015-3520-DRB-SPP
Contact:
Campus Store signage

8/15 PROJECTS

1. **645 South Midvale Avenue, Los Angeles, CA 90024**
Case Number DIR 2015-2858-DRB-SPP
Contact: Rodney Khan, 818-507-1605
Demo 4 units and replace with 11 handicap accessible units

2014

12/14 PROJECTS

1. **1018 South Hilgard Avenue, Los Angeles, CA 90024**
Case Number ZA 2014 4422
Contact: Katherine Casey, 310-838-2400
Church of Christ Scientist relocation to Sunday School lot
2. **662 South Kelton Avenue, Los Angeles, CA 90024**
Case Number DIR-214-41430-DB-DRB-SPP
Contact: Shahab Ghods, Plus Architects
Demo two story and replace with four story, 12 units

11/14 PROJECTS

1. **530 South Mapleton Drive, Los Angeles, CA 90024**
Board File No. 140082
Contact: VETO LLC, 530 Mapleton Drive, Los Angeles, CA 90024
Haul Route

10/14 PROJECTS

1. **10563 Ashton Avenue, Los Angeles, CA 90024**
Case Number 2014-4022-DRB SPP
Contact: Luke Tarr, 818-346-9828
3 story/3 condominiums
2. **1134 Westwood Boulevard, Los Angeles, CA 90024**
Case Number DIR 2014 3556
Contact: Promotional Signs, 714-540-5454
Jimmy John's
3. **10959 West Weyburn Avenue (945 South Broxton Avenue), Los Angeles, CA 90024**
Case Number DIR 2014 3701 DRB SPP
Contact: Stan Klemanowicz, 310-465-7339
Double Agent Signage, doors, sidelight

9/14 PROJECTS

1. **10909 Kinross Avenue, Los Angeles, CA 90024**
Case Number DIR 2014-3458
Contact: Patricia Herskovic, 310-208-2200
MODLOOK 29 SIGNAGE

8/14 PROJECTS

1. **1050 Gayley Avenue, Los Angeles, CA 90024**
Case Number DIR 2014-2928 DRB SPP/DIR-2015-4076-DRB-SPP
Contact: Justin Barney, 909-923-6659
Whole Foods Elevator
2. **10951-10955 Wilshire Boulevard, and 1151-57 Gayley Avenue, Los Angeles, CA 90024**
Case Number
Contact: Cindy Starrett, 213-485-1234
29 story mixed-use building

7/14 PROJECTS

1. **1076 Gayley Avenue, Los Angeles, CA 90024**
Case Number DIR 2014 2746 DRB SPP
Contact: Miriam Guzman, 310 617 0222
House of Meatballs sign and awning

4/14 PROJECTS

1. **10982 Roebling Avenue, Los Angeles, CA 90024**
Case Number DIR 2014 1369 DRB SPP
Contact: Leah Robbins, 310-209-1044
Patio enclosure re Unit 107
2. **947 South Tiverton, Los Angeles, CA 90024**
Case Number DIR 2014-1183 DRB SPP/ZA-2015-3012 (ELD)
Contact: Joshua Smith, 949-720-3850
Convert residential dorm to Eldercare Facility
3. **10660 Wilshire Boulevard, Los Angeles, CA 90024**
Case Number ZA 2014-1159 ZAA DRB SPP
Contact: Andrew Wolff, 310-825-2100
Porte Cochere
4. **1145 South Gayley Avenue, Los Angeles, CA 90024**
Case Number DIR 2014 776 SPP
Contact: Dan Whalen, W Architecture
Change of use from retail to educational institution

2013

12/13 PROJECTS

1. **1001 Broxton Avenue, Los Angeles, CA 90024**
Case Number ZA 2013-2643(CUB)
Contact: Nina Raey
California Pizza Kitchen Renew on-site full liquor license
Case Number DIR 2013 4007 DRB SPP COA
Façade improvements

2. **10255 Wilshire Boulevard, Los Angeles, CA 90024**
Case Number DIR 2013 3856 DRB SPP
Contact: Robert Serrcy, 818-898-2352
AT&T Phone Pole Right of way for 30' steel pole in grass parkway

11/13 PROJECTS

3. **10966 Rochester Avenue, Los Angeles, CA 90024**
Case Number
Contact: Kathy O'Connor-Phelps, 714-625-5930
AT&T Antennas on condo building
4. **1644 Malcolm Avenue, Los Angeles, CA 90024**
Case Number DIR 2013-3615-DRP SPP/ZA 2015-4283-ZV
Contact: Nathalie Aragno, 323-931-1365
New 14 unit condo seeking variance for elevator

10/13 PROJECTS

1. **1035 South Westholme Avenue, Los Angeles, CA 90024**
Case Number ZA 2013-3490 ZAA
Contact: Greg Flewin, 310-393-6016
Basement conversion

2012

5/12 PROJECTS

1. **1415 South Beverly Glen Boulevard, Los Angeles, CA 90024**
Case Number DIR-2012-719-DRB-SPP
Contact: Jacques Mashihhi 310-855-0823
Addition of 2,020 square feet to existing 4,626 square foot four-plex with no new residential units.
2. **10763-10777 Wilshire Boulevard, Los Angeles, CA 90024**
Case Number DIR-2012-647-DRB-P
Contact: Marc Bohbot/10777 Wilshire, LLC
60 unit apartment building above 3 level subterranean parking structure
3. **10942 Weyburn Avenue, Los Angeles, CA 90024**
Case Number DIR-2012-0573-DRB-SPP
Contact: Signs Express 626-443-3333
Onkei Ramen storefront and sign

1/12 PROJECTS

1. **1650 Veteran Avenue, Los Angeles, CA 90024**
Case Number ZA 2011-1387(ZV)
Project Developer: Harvey Goodman
Contact Info: Sheri Gould 310-829-1037
Legalize 24th unit in condominium building that has existed since 1987.

2011

11/11 PROJECTS

1. **1050 Gayley Avenue, Los Angeles, CA 90024**
Case Number ZA 2001-4336(CUB)(PA1)
Project Developer: Whole Foods Market 818-501-8484
Contact Info: Lanny Kusaka 310-276-7300
Whole Foods Extend Conditional Uses related to parking and sale of beer and wine for off-site consumption.
2. **1067 South Broxton Avenue, Los Angeles, CA 90024**
Case Number DIR-2011-3245-DRB-SPP
Applicant: Lisa Budnik
Rocket Fizz Install new wall and window sign.
3. **1114 South Gayley Avenue, Los Angeles, CA 90024**
Case Number DIR-2011-3113-DRB-SPP
Project Developer: Jesse Marshall 760-898-8126
Contact Info: Jeff Reich 818-675-5849
Native Foods Install new wall and pedestrian blade sign.
4. **936 Westwood Boulevard, Suites GR936 290, Los Angeles, CA 90024**
Case Number:
Contact Info: DLR Group WWCOT 310-828-0040
UCLA-Care Connect (Olive Garden), Reconfigure interior partitions, ceiling, lighting, new millwork and finishes, and structural work for new elevator.
5. **1139 South Glendon Avenue, Los Angeles, CA 90024**
Case Number: DIR-2011-147-DRB-SPP-COA; ENV 2011-148-CE
Project Developer: Medcafe Westwood LLC dba Skylight Gardens, c/o Peter Clinco
Contact Info: Catherine Caccialanza 310-994-1777
Skylight Gardens Revise signage, awnings, trim paint color; remove window bars to restore to 1933 look; remove overgrown vines and replace with boxwood and privet hedges.

DISCUSSION/ACTION

7. **Adjournment 5:15 p.m.**

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES
WEDNESDAY, JANUARY 10, 2018 – 3:15 PM-5:15 PM
City of Los Angeles Westwood Branch Public Library
1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024**

1. **3:15 p.m. Call to Order – Roll:** Angus Beverly, Connie Boukidis, Dr. Jerry Brown, Mary Chiu, and Ann Hayman present. Marcello Robinson arrived at 3:37 p.m. There were 17 stakeholders and guests present.
2. **Unanimous approval of agenda as posted and presented.**
3. **Approval of Minutes as posted and presented:** 10/11/17. Approval of the minutes was unanimous with the exception of Dr. Jerry Brown, who abstained.
4. **PUBLIC COMMENT**
There was no public comment.
5. **NEW BUSINESS:**

DISCUSSION/ACTION

A. CREST THEATER

Case number:

Project Address: 1262 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

B. MOTION

“The Westwood Neighborhood Council (WWNC) hereby amends its sample alcohol conditions to the following:
Must meet all enforceable ABC conditions for the city of Los Angeles:

<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.”

Supporting Documents:

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

Steve Sann explained that the conditions of no happy hour pricing and no pitchers of beer are in Westwood because of the college environment. Half price alcohol during set hours can cause binge drinking and allowing shared pitchers is one of the top ways that underage drinking is facilitated so these two conditions are common sense rules. Angus Beverly moved that the LUPC recommend that the WWNC support the motion above with the amendment from the WWNC December meeting from sentence 20, “There shall be no topless entertainment or anything of that nature” added. Marcello Robinson seconded. The motion carried by a vote of Yes: 3 (Angus Beverly, Mary Chiu, Marcello Robinson), No: 2 (Connie Boukidis, Dr. Jerry Brown), and Abstain: 1 (Ann Hayman).

6. OLD BUSINESS

DISCUSSION/ACTION

A. 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>

David Barnes, President/CEO of Watermark, explained the project and its challenges due to the age and condition of the building, including that the work can't be done with anyone living there. Watermark has made accommodations with the residents, 90% of whom have moved out. All residents were given relocation money and will be able to move back in at the same rate they were paying before if they so desire. Alison McCarty and Karen Hallock helped present the project and answered questions. A letter of support was requested. Chair Connie Boukidis moved, "[t]he LUPC recommends that the WWNC board support the Watermark project as presented and proposed according to its paperwork dated January 9, 2018," seconded by Marcello Robinson, and carried unanimously. The letter of support will be sent when the hearing date is known.

DISCUSSION/ACTION

B. 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>

Margaret Taylor reported that a Certificate of Appropriateness has been obtained for the window. The restoration will be done according to the consultant, contractor, and the Office of Historic Resources. She will inform the LUPC and WWNC about the DRB hearing date. Cary Berger said that the restaurant will open without the window being done.

Ed Casey, representing the owner of the Janss Dome Building, responded to charges that the letter he sent to the LUPC in response to the proposed resolution is non-committal and that maintaining a building in satisfactory condition is a low bar. He replied that the letter doesn't have specifics because nothing has been decided yet. Sandy Brown said that the owner hasn't done anything to the building with any tenant so building maintenance is overdue. The Resolution was amended such that it is directed at the owner of the property. Marcello Robinson moved, "[T]he LUPC recommends that the WWNC board pass the following amended Resolution," seconded by Ann Hayman. The motion carried by a vote of Yes: 5 (Connie Boukidis, Dr. Jerry Brown, Mary Chiu, Ann Hayman, Marcello Robinson), No: 1 (Angus Beverly), and Abstain: 0.

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., in coordination with its tenant, ABC, 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.

C. 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](http://www.wwnc.org/888%20Devon)

Neill Brower and Ryan Enz presented a comparison of the slight changes in the current project to the previously approved project. A letter of support was requested. Chair Connie Boukidis moved, The LUPC recommends that the Westwood Neighborhood Council support 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: 4 (Angus Beverly, Connie Boukidis, Mary Chiu, Ann Hayman), No: 0, and Abstain: 1 (Dr. Jerry Brown).

7. ADJOURNMENT Upon unanimous approval of Motion to Adjourn, meeting adjourned at 4:57p.m.