

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL (WWNC)  
LAND USE AND PLANNING COMMITTEE (LUPC) MEETING  
MINUTES**

**WEDNESDAY, OCTOBER 14, 2015 – 3:15 PM-4:15 PM**

**Westwood Branch Library 1246 Glendon Avenue, Meeting Room Los Angeles, CA 90024**

**1. 3:15 p.m. Call to Order - Roll Call** Constance Boukidis, Dr. Jerry Brown, Marcello Robinson and Ann C. Hayman in attendance.

**2. Unanimous Approval of agenda as presented.**

**3. Unanimous Approval of 9/14/15 MINUTES**

**4. PUBLIC COMMENT** None offered.

**5. NEW BUSINESS:**

**a. PLAZA LA REINA PROJECT**

**Case Number:** ZA 2014-4239-CUB-CUX

**Project Title:** PLAZA LA REINA

**Project Address:** 10844-46 West Lindbrook Drive, Los Angeles, CA 90024

**Project Owner:** Kambiz Hekmat

**Contact Info:** Terri Dickerhoff, CGR Development, 213.422.1450

**Project Description:** Conditional Use Permit for the sale of alcoholic beverages and dancing at private events in conjunction with a full service restaurant and 44 room residential hotel. Service will include restaurant, with indoor and outdoor dining, a private dining room/banquet hall, rooftop, courtyard, room service and in-room alcohol access cabinets.

**Supporting Documents:** <http://www.wwnc.org/Plaza La Reina>, 10844-46 West Lindbrook

**Action(s) Requested:** Applicant sought support for conditional use permit for sale of alcoholic beverages from WWNC Board of Directors.

Owner Kambiz Hekmat and Terri Dickerhoff with CGR DEVELOPMENT presented the project to the LUPC. Notice of the hearing was sent out to all stakeholders within 500 feet of the project. It was noted that the Conditional Use Permit will be for the sale of a full line of alcoholic beverages on-site and dancing at private events in conjunction with a full service restaurant and 44 room residential hotel.

Mr. Hekmat and Ms. Dickerhoff addressed all of the concerns expressed by stakeholders present at the hearing and the consensus of those present was overwhelming support for the project. Reassurances were given to the community that based on the long-standing presence and past stellar operating history of the owner in Westwood, Plaza La Reina will continue in the same professional manner.

After a thorough discussion, the WWNC LUPC voted unanimously to recommend that the WWNC Board of Directors pass the following Motion:

The WWNC supports Applicant's application on the condition that Applicant is committed and agrees to seek a conditional liquor license with the ABC and only accept such conditional license that includes the following conditions:

No Happy Hour; no pitchers of beer sold; no beer for sale signs outside; no amplified live music at all times outside; and no off-site liquor sales.

**6. 4:15 p.m. Unanimous Approval of Motion to Adjourn.**