

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE (LUPC) MINUTES
WEDNESDAY, NOVEMBER 8, 2017 – 4:15 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 Westwood Public Library, 1246 Glendon Avenue.

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1. 4:15 p.m. Call to Order - Roll Call – Connie Boukidis, Dr. Jerry Brown, Ann Hayman, and Marcello Robinson present.

2. Approval of this agenda as presented and posted.

3. Approval of Minutes as posted: Approval of 10/11/17 Minutes put on hold.

4. PUBLIC COMMENT

5. OLD BUSINESS:

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-foot 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 for discussion is whether the window will be replaced.

Chair Connie Boukidis reported that she had a meeting with the property owners' representatives, and they have retained a historical consultant. The consultant will be taking some time to review the situation so they are not ready to comment.

Cary Berger and Danny Popielinski of Artisanal Brewers Collective (ABC) were in attendance. Cary Berger stated that ABC has hired a window specialist to work on the window. The window was not the priority before but ABC now recognizes that the community cares about the window restoration and wants to work with the community in good faith. ABC will return after finding out about window options. Danny Popielinski said that ABC would like to restore the window but it may be more involved and expensive than originally thought.

Margaret Taylor stated that ABC listened to WWNC's input and incorporated it with regard to other aspects of the building such as the patio and signage.

Stakeholder Steve Sann disagreed, stating that the rendition of the window restoration was on the first document that the LUPC and WWNC saw but not the subsequent one submitted to the DRB. He maintained that the window could be completed with a "Certificate of Appropriation" for a fee and doesn't need a separate process.

Stakeholder Sandy Brown stated that she didn't think everyone was on the same page and the Certificate of Occupancy should be held back until the window is completed because otherwise it may not be done. Margaret Taylor disagreed and said that there is no mechanism to hold it up because the window restoration is not on the CUB application but is being done voluntarily.

Connie Boukidis moved, seconded by Ann Hayman:

"The LUPC recommends that the WWNC BOD pass the following motion:

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."

The Motion carried unanimously.

6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 5:37 p.m.