

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

1. **3:15 p.m. Call to Order – Roll:** Connie Boukidis, Dr. Jerry Brown, Mary Chiu, and Marcello Robinson present.

2. **Unanimous approval of this agenda as presented and posted.**

3. **Approval of Minutes as attached and presented:** 1/10/18. Approval of the minutes was unanimous.

4. **PUBLIC COMMENT**

There was no 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, 818-570-4492

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

No one representing the project attended the meeting. The project was presented earlier at the Westwood Homeowners Association (WHA), which did not support it. Chair Connie Boukidis moved, "The LUPC supports WHA's position to not support the applicant's request and recommends that WWNC not support the applicant's request." Dr. Jerry Brown seconded and the motion carried unanimously.

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 Documenta: <http://www.wwnc.org/1151 Westwood T-Mobile>

The DRB has been back and forth on whether they would hear this project. No one from T-Mobile attended the meeting. Dr. Jerry Brown moved to table this item until the March meeting, seconded by Mary Chiu and carried unanimously.

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.

Ralph Saltsman presented the CUP renewal, with some modified conditions on numbers 21, 22, and 50. He requested an endorsement. LUPC members noticed that some language was removed, regarding no pool tables or billiard tables allowed, which is a City prohibition. Chair Connie Boukidis asked Ralph Saltsman to have the file left open. Steve Sann recommended a public hearing because Barney's, due to its history, maybe removing the language in bad faith. A year after accepting these conditions originally, Barney's said it was "unvolunteering" the happy hour condition of no special prices on alcohol for a limited time period, which was unprecedented. Sandy Brown agreed with a public hearing, saying that if an applicant isn't being honest at the LUPC meeting, the applicant may be honest at a public hearing.

Dr. Jerry Brown moved to support condition 21, a maximum of three coin-operated games, and the re-insertion of the language about pool and billiard tables that was deleted. Connie Boukidis seconded and the motion carried unanimously.

Dr. Jerry Brown moved to request the re-insertion of deleted language regarding pool tables, billiard tables, and live entertainment in condition 22. Connie Boukidis seconded and the motion carried by a Vote of Yes: 3 (Connie Boukidis, Dr. Jerry Brown, Mary Chiu), No: 1 (Marcello Robinson), and Abstain: 0.

Dr. Jerry Brown moved to support the modification of condition 50 as requested, as long as it conforms to City policy. Marcello Robinson seconded and the motion carried by a vote of Yes: 3 (Dr. Jerry Brown, Mary Chiu, Marcello Robinson), No: 1 (Connie Boukidis), and Abstain: 0.

Connie Boukidis moved to recommend that the WWNC board support a maximum of three coin-operated games and request a formal public hearing from the Zoning Administrator. Mary Chiu seconded and the motion resulted in a tie of Yes: 2 (Connie Boukidis, Mary Chiu) and No: 2 (Dr. Jerry Brown, Marcello Robinson) so it did not pass.

B. ABSTENTION CALENDAR

Connie Boukidis moved to remove Barney's Beanery (12/17) and 1533 S. Veteran (1/18) from the list. Marcello Robinson seconded and the motion carried unanimously. Review and approval of items listed below:

WESTWOOD NEIGHBORHOOD COUNCIL **ABSTENTION CALENDAR**

2017 PROJECTS

11/17

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

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

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

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

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

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 PROJECTS

12/16

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

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

1. UCLA Anderson Graduate School of Management Addition Project

8/16

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

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

6/16

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

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

1. 1543-45 South Pontius Avenue, Los Angeles, CA 90025

Contact:

MOBILITE AGF Douglas Fir Pole

2. UCLA Margan Apartments

UCLA Campus

3/16

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

7-11 Change medical office to retail/façade improvement and signage

2/16

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

Gayley Center façade improvements and signage

1/16

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

2015 PROJECTS

12/15

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

11/15

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

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 PROJECTS

12/14

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

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

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

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

8/14

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

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

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 PROJECTS

12/13

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

1. **10966 Rochester Avenue, Los Angeles, CA 90024**
Case Number
Contact: Kathy O'Connor-Phelps, 714-625-5930
AT&T Antennas on condo building
2. **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

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

2012 PROJECTS

5/12

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

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 PROJECTS

11/11

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
7. **Adjournment: Upon unanimous approval of Motion to Adjourn, meeting adjourned at 4:50 p.m.**