

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL**  
**LAND USE AND PLANNING COMMITTEE (LUPC) MEETING MINUTES**  
**WEDNESDAY, SEPTEMBER 13, 2017 – 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 Ann Hayman present.

2. Unanimous approval of this agenda as posted.

3. Approval of Minutes as posted and presented: 7/12/17.

4. **PUBLIC COMMENT**

UCLA Graduate Student Association President Michael Skiles stated that housing should be a priority and that parking shouldn't be of concern when considering projects.

5. **NEW BUSINESS:**

**DISCUSSION/ACTION:**

**A. UNEX UCLA**

**Case Number:** SCH NO. 2017051024

**Project Title:** UCLA Long Range Development Plan Amendment 2017 and Student Housing Projects

**Project Address:** 10995 Le Conte Avenue, Los Angeles, CA 90024

**Contact Info:** Tracy Dudman, 310-206-9255

**Project Description:** Demolition of UNEX building and replacing with building holding up to 1,350 upper division undergraduate beds. Building estimated at 350,000 sf configured with nine and 20 levels and limited parking. Expected to be completed at latest Fall 2022.

**Supporting Documents:** [http://www.wwno.org/UCLA\\_UNEX](http://www.wwno.org/UCLA_UNEX)

UCLA Government & Community Relations representative Marco Perez stated that UCLA's enrollment will be going up and more student housing is needed. Multiple residential buildings will be built on five proposed sites.

Chair Connie Boukidis moved,

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

The WWNC BOD opposes the proposed 20 story 202 ft. dormitory project at the UNEX site on LeConte for the following reasons:

- its significant negative environmental impact on Westwood Village's historic view shed that includes the Fox Theater, a Los Angeles historic-cultural monument; and
- due to the adjoining 45 ft. height restrictions imposed in the Westwood Village Specific Plan and the North Westwood Village Specific Plan.

However, the WWNC BOD does support and recommend that UCLA pursue a project that replaces the current UNEX building with one of the same height, 106 ft. with the installation of at least two levels of subterranean parking that would be accessible both to students and the public at affordable rates and transfer the remaining height and density needed to the proposed Gayley-Strathmore, Warren or Tom Bradley sites.

Further, we call on UCLA to circulate a new and updated holistic Long Range Development Plan in an orderly fashion that allows for community and stakeholder input.”

Ann Hayman seconded and the motion carried unanimously.

#### **DISCUSSION/ACTION**

##### **B. 1361 KELTON**

**Case Number:** DIR-2017-2639-DRB-SPP-SPPA

**Project Title:** 1361 KELTON

**Project Address:** 1361 Kelton Avenue, Los Angeles, CA 90024

**Contact Info:** Shahab Ghods, 310-478-6149

**Project Description:** Demolition of seven units and replacing with 15 unit, 5 story apartment rental project over 2 levels of subterranean parking garage

**Supporting Documents:** [http://www.wwnc.org/1361 Kelton](http://www.wwnc.org/1361%20Kelton)

Chair Connie Boukidis moved,

“The LUPC recommends that the WWNC pass the following Motion:

The WWNC BOD recommends that the DRB approve the 1361 Kelton project as proposed with a recommendation for increased landscaping based upon the commitment that this project will remain as a long-term apartment use and not be converted to condominiums.”

Dr. Jerry Brown seconded and the motion carried by a vote of Yes: 3, No: 1, and Abstain: 0.

**6. Upon unanimous approval of Motion to Adjourn, meeting adjourned at 5:15 p.m.**