

CITY OF LOS ANGELES

CALIFORNIA



**ERIC GARCETTI**  
**MAYOR**

## **WESTWOOD NEIGHBORHOOD COUNCIL LAND USE AND PLANNING COMMITTEE MEETING MINUTES**

**WEDNESDAY, August 13, 2014 – 3:15 PM-5:15 PM**

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

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

**2. Approval of this agenda as presented or amended (1 minute)**

Unanimous vote to amend Agenda such that Gayley Fraternity House presentation would focus solely on its architectural aspects with input from the LUPC to Applicant with discussion and vote on conditions and design tabled for future meeting.

**3. PUBLIC COMMENT - none offered.**

**4. NEW BUSINESS:**

**a. GAYLEY FRATERNITY PROJECT PRESENTATION**

**Case Number: ZA 2014 1095 CU DRB SPP**

**Contact Info:** Kevin McDonnell, Jeffer Mangers, 310-201-3590

**Project Title:** Gayley Fraternity House

**Project Address:** 611 Gayley Avenue, Los Angeles, CA 90024

Dale Ronkin, architect for project, presented new rendition to LUPC. Applicant seeks a Conditional Use for four story building over subterranean garage, 57 feet height, 15,461 square foot fraternity house with 22 guest rooms and 31 parking spaces and Project Permit Compliance with North Westwood Village Specific Plan and the West Los Angeles Transportation Improvement and Mitigation Specific Plan for said fraternity house. Stakeholders from the public weighed in and a discussion took place. Consensus reached that LUPC members and stakeholders present prefer a traditional rendition and found the current form to be lackluster. Applicant agreed he will return to DRB in September and return to LUPC at future date when conditions are detailed and design revised.

**b. DILU PROJECT**

**Case Number DIR-2014-1683-SPP**

**Contact Info:** Phim Mason, PermitXpress, [714-815-4455](tel:714-815-4455)

**Applicant:** Steven Cruise

Dilu representatives did not attend. Applicants seeks to convert 661 square foot existing retail space into a restaurant which involves a minor tenant improvement. Sandy Brown presented on behalf of Holmby-Westwood Homeowners Association the bases of its appeal, i.e. inaccuracies in the determination letter that will be corrected, lack of adequate parking along with insufficient space for kitchen and seating. Unanimous vote took place to recommend that WWNC Board vote in favor of Motion that supports the appeal of the DILU Project (Case # DIR-2014-1683-SPP) and calls on the Area Planning Commission to deny the Project Determination due to insufficient space for kitchen, seating, and parking for full-scale restaurant.

**5. Meeting unanimously adjourned at 5:15 p.m.**