

CITY OF LOS ANGELES

CALIFORNIA



**ERIC GARCETTI**  
MAYOR

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

**WEDNESDAY, November 12, 2014 – 3:15 PM-5:15 PM**  
**Westwood Public Library, 1246 Glendon Avenue, 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: Westwood Public Library and website at [www.wwncc.org](http://www.wwncc.org).

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**Land Use and Planning Committee Agenda - November 12, 2014**

- 1. 3:15 p.m. Call to Order - Roll Call Constance Boukidis, Dr. Jerry Brown, Marcello Robinson, Marjan Jamshidi, and Ann C. Hayman members in attendance.**
- 2. Unanimous Approval agenda as presented.**
- 3. PUBLIC COMMENT** - none offered.
- 4. NEW BUSINESS:**
  - a. HALCO MIXED USE PROJECT PRESENTATION**  
**Case Number: CPC-2013-2721-DB**  
**Applicant Info:** Halco Management  
**Contact Info:** Eli Halavi, 310-477-0110  
**Project Address:** 1777 Westwood Boulevard, Los Angeles, CA 90024

Eli Halavi and Michael Folonis presented the Applicant's project. They proposed a mixed use, 5 story building, 56' in height, with 71 residential units in four stories over approximately 6,000 square feet of ground floor commercial over two level subterranean parking garage and seek 12.22 A25 Affordable Housing Density Bonus with two on-menu incentives (height and FAR) and one off-menu incentive for removal of 5th story limitation. Both letters and emails were received from stakeholders expressing general opposition to the project, and specifically the location of the driveway into garage, balconies on west side of building, number of parking spaces, etc. A discussion took place regarding these issues. Applicants were urged to, among other things, move garage driveway to south side of property on east west alley, produce more compelling design for building, decrease size of balconies on west side of building, decrease the density of project, increase the number of parking spaces, and specify what businesses will be going in commercial areas of project and ensure that adequate parking exists for patrons, guests and residents.

The LUPC voted unanimously to recommend that the WWNC pass the following motion:

The Westwood Neighborhood Council (WWNC) Land Use and Planning Committee recommends that the WWNC oppose the Halco project due to concerns regarding public safety, inadequate parking spaces for guests, occupants and potential retail/restaurant patrons, height and density of project, size of balconies, effect on privacy and quiet enjoyment of adjoining neighbors, and location of exit and entrance into the subterranean parking lot.

- b. DEVON/WILSHIRE PROJECT**  
**Case Number ZA-2014-1666-CUW-DRB-SPP**  
**Applicant Info:** HSR Devon, LLC  
**Contact Info:** Neill Brower, Esq., 310-712-6833  
**Project Address:** 888 Devon Avenue, Los Angeles, CA 90024

Owner Joseph Penner presented Applicant's project which proposes a new 7-story (32 dwelling unit) apartment building with 3 levels of subterranean parking with the garage entrance located on Devon Avenue, and three stories and roof garden on east side of building. Applicant seeks Project Permit Adjustment to permit seven stories and 82.4 feet in height in lieu six stories and 75 feet in height. Dr. Jerry Brown recused himself from committee and made the first comment regarding the project when the public was engaged. Stakeholders including the Holmby-Westwood Homeowners Association offered letters and comments regarding the project. Stakeholders expressed concerns regarding issues including but not limited to, living quarters on ground floor, entrance of driveway, density and height of project, and haul route.

The LUPC voted unanimously to recommend that the WWNC pass the following motion:

The WWNC adamantly oppose the height adjustment for this project and urge the City to require that Applicant:

- comply with the Wilshire-Westwood Scenic Corridor Specific Plan and limit the west side of the structure to six stories/75' height limit, limit the east side of the structure to three story/36' height (side adjacent to Chateau Colline property);
- build project with less density (decrease the number of proposed 32 units and increase units' square footage (original plan for 19 units)); and
- conduct formal study by civil/structural engineer to evaluate the impact the subterranean garage will have on the foundation and structural integrity of adjacent property, Chateau Colline.

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