

CITY OF LOS ANGELES  
CALIFORNIA



**ERIC GARCETTI**  
MAYOR

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

**WEDNESDAY, JUNE 10, 2015 – 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 C. Hayman and Marcello Robinson in attendance.
- 2. Unanimous approval of agenda as presented.**
- 3. Unanimous approval of 5/13/15 WWNC LUPC MINUTES** as presented.
- 4. PUBLIC COMMENT:** None presented.
- 5. OLD BUSINESS:**

**a. SIMMS PROJECT/LEMONADE PROJECT PRESENTATION**

**Case Number:** ZA 2015-1400 CUB/DIR 2015-1523-DRB-SPP

**Contact Info:** Manny Diaz, FE Design, 213-687-6963

**Project Title:** Lemonade Restaurant Group, LLC

**Project Description:** Conditional Use Permit to allow sale of beer and wine for on-site consumption in conjunction with a new 3,000 square foot restaurant having 62 seats inside, and 12 seats outside in a 338 square foot patio area located on private property, for a total of 74 seats and having hours of operation from 11 am to 11 pm daily. LAMC Code Sections 11.5.7 and 16.50 re façade improvements in conjunction with restaurant.

**Project Address:** 1140 South Gayley Avenue, Los Angeles, CA 90024

**Supporting Documents:** <http://www.wwnc.org/Simms.Lindbrook.Gayley> project

**Action(s) Requested:** Stakeholders seek explicit information regarding exact location and number of code-required parking spaces as dictated by the Westwood Village Specific Plan requirements and a restaurant as defined in the City Planning Commission decision dated December 12, 2002 and possible Motion.

Attorney Sheri Bonstelle appeared on behalf of Applicant with Manny Diaz of FE Design and Consulting and the owner Alan Jackson. Applicant sent out notice of this hearing to all stakeholders within 500 feet of this project. Involved discussion took place regarding exactly how many parking spaces are being provided on-site to both restaurants, as well as residents. Applicant represented that they are working out a covenant for off-site parking but was unable to give exact figures or details. Consensus was that Applicant would contact WWNC LUPC with the relevant information in a timely manner by June 30th, for review at July WWNC LUPC meeting. Lemonade owner stated that it would be complying with the Westwood Village Specific Plan requirements. Customers will pay at tables after they receive the food from servers. They submitted that this Lemonade would be implementing a service model different from its other stores in order to comply with the Westwood Village Specific Plan and that it will be a cafeteria, not fast food. They are going to use real glass and plates.

It was agreed that Applicant would return with a covenant or license agreement regarding the off-site parking, identify how many on and off-site parking would be devoted to Lemonade, Le Pain Quotidien, residents and visitors, and identify how Lemonade would comply with the 5 elements of a restaurant outlined in the Westwood Village Specific Plan using the definition of restaurant as defined in the 12/2/02 City Planning Commission decision.

**b. SIMMS PROJECT/LE PAIN QUOTIDIEN**

**Case Number:** DIR 2015-1503-DRB-SPP ENV 2015-1504CE

**Contact Info:** Howard Robinson, 310-838-0180

**Project Title:** Le Pain Quotidien

**Project Description:** Design Review and Project Permit Compliance for the installation of signs with a combined sign area of approximately 27 square feet, an outdoor dining railing, and new operable windows and new entry door within existing openings in new tenant space.

**Project Address:** 1130 South Gayley Avenue, Los Angeles, CA 90024

**Supporting Documents:** <http://www.wwnc.org/Simms.Lindbrook.Gayley> project

**Action(s) Requested:** Stakeholders seek explicit information regarding exact location and number of code-required parking spaces as dictated by the Westwood Village Specific Plan requirements and a restaurant as defined in the City Planning Commission decision dated December 12, 2002 and possible Motion.

The WWNC LUPC recommends that the WWNC Board of Directors demand that Councilmember Paul Koretz correct the definition of restaurant in the Westwood Village Specific Plan as defined in the City Planning Commission decision dated December 12, 2002. Howard Robinson with Howard Robinson & Associates, LLC presented the project. Although the WWNC LUPC supports this project as proposed, it voiced its concern that its parking is tied in with the residential and Lemonade parking, none of which is being explicitly identified at this point. Until the parking situation is clarified, the WWNC LUPC will refrain from giving its support.

## **6. NEW BUSINESS:**

### **a. NUSHII PROJECT PRESENTATION**

**Case Number:** DIR 2015-1589-DRB-SPP-COA

**Contact Info:** Robert Ward, Robert Ward & Associates, 310-392-0232

**Project Title:** Nushii

**Project Description:** Change of use from restaurant establishment to fast food establishment, sign installation and façade improvements within a storefront of a locally significant historic resource.

**Action(s) Requested:** Stakeholders seek WWNC taking position against change of use.

Unanimous Amended Motion passed: The WWNC LUPC recommends that the WWNC support following Motion: The WWNC expresses its great displeasure to the City of Los Angeles' Department of City Planning which continues to brazenly ignore the Westwood Specific Plan requirements. We are unequivocally opposed to the Department granting a change of use from restaurant establishment to fast food establishment to Nushii located at 1055 South Broxton, Los Angeles, CA 90024 and any further changes of use that are in direct violation of the Westwood Village Specific Plan.

**7. 5:15 p.m. Upon unanimous approval of Motion to Adjourn, meeting adjourned.**