

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

WEDNESDAY, August 14, 2013 – 3:15 PM-5:15 PM
Westwood Branch Library - 1246 Glendon Avenue, Meeting Room
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: Sterling Cleaners, 1600 Westwood Blvd., Damoka Gallery, 1424 Westwood Blvd., Westwood Public Library, 1246 Glendon Ave., and on the walkway between Bunche Hall and Public Policy on the UCLA campus.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting Constance Boukidis at CBoukidis@wwnc.org.

Land Use and Planning Committee Agenda - August 14, 2013

1. 3:15 p.m. Call to Order - Roll Call

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

3. PUBLIC COMMENT (4 minutes)

4. NEW BUSINESS:

a. 10955-59 Kinross and 1085-99 Gayley Avenues PRESENTATION (15 minutes)

Project Developer Name: MIXED USE CAPITAL, CA

Contact Name: Armen Ross, 310-618-1999

Project Description: Pursuant to LAMC Section 12.24, W-1, Applicant seeks Conditional Use to permit the addition of a full line of alcohol in conjunction with expansion of an existing restaurant to approximately 3,110 square feet with 108 dining seats and 15 bar seats for total of 123 seats; Relief from Section 12.22-A, 23 under Section 12.24 W, 27 Conditional Use for the relief from Commercial Corner/Mini Shopping requirements to permit hours of operation Friday through Sunday from 7 a.m. to 1 a.m. and Monday through Thursday from 7 a.m. to 12 a.m.; seeks relief from all landscaping requirements; and relief from Section 12.21-A, 4 via 12.27 Zone Variance to permit zero in conjunction with this project in lieu of the "5" parking spaces required by Building and Safety for the approximately 428 square foot expansion.

Project address: 10955-59 Kinross and 1085-99 Gayley Avenues, Los Angeles, CA 90024

Planning Department File Number: ZA 2013-1204

Action(s) Requested: Pursuant to LAMC Section 12.24, W-1, Applicant seeks Conditional Use to permit the addition of a full line of alcohol in conjunction with expansion of an existing restaurant to approximately 3,110 square feet with 108 dining seats and 15 bar seats for total of 123 seats; Relief from Section 12.22-A, 23 under Section 12.24 W, 27 Conditional Use for the relief from Commercial Corner/Mini Shopping requirements to permit hours of operation Friday through Sunday from 7 a.m. to 1 a.m. and Monday through Thursday from 7 a.m. to 12 a.m.; seeks relief from all landscaping requirements; and relief from Section 12.21-A, 4 via 12.27 Zone Variance to permit zero in conjunction with this project in lieu of the "5" parking spaces required by Building and Safety for the approximately 428 square foot expansion.

REQUESTED ACTION: Recommendation in favor of above Action(s) to WWNC Board

PUBLIC COMMENT: (15 minutes)

DELIBERATION ON KINROSS/GAYLEY APPLICATION WITH RECOMMENDATION TO WWNC BOARD (25 minutes)

b. STARS INN PROJECT PRESENTATION (15 minutes)

Project Developer Name: CCSO, LLC

Contact Name: Mahyar Barin, 310-666-8854

Project Description: Pursuant to LAMC Code Section 12.22 A 25, Applicant seeks 22.5% Density Bonus setting aside one unit (6%) for Very Low Income household in exchange for one on-menu incentive (20% increase in height restriction = 1.2 (50 feet) per RAS4-1VL = 60 feet), also opting for parking Option 1 providing 40 residential spaces. Additionally, Applicant seeks pursuant to LAMC Code Section 12.32 H, clarification of Q conditions re Site Plan Condition 2 and Height 5, 9A parking, Q Condition 4 - Density and Q Condition 9 C - Guest Parking.

Project Address: 10269 Santa Monica Boulevard, Los Angeles, CA 90024

Action(s) Requested: Representatives from Comstock Hills HOA seek support from the WWNC regarding its efforts to persuade CCSO, LLC to revise its present proposed project facilitated by SB1818 that abuts its single family home neighborhood to one that includes guest parking, fewer units and less stories. CCSO, LLC seeks recommendation in favor of its requests for, pursuant to LAMC Code Section 12.22 A 25, a 22.5% Density Bonus setting aside one unit (6%) for Very Low Income household in exchange for one on-menu incentive (20% increase in height restriction = 1.2 (50 feet) per RAS4-1VL = 60 feet), parking Option 1 providing 40 residential spaces, and pursuant to LAMC Code Section 12.32 H, clarification of Q conditions re Site Plan Condition 2 and Height 5, 9A parking, Q Condition 4 - Density and Q Condition 9 C - Guest Parking.

Planning Department File Number: DIR-2013-1146-DB-CLQ

REQUESTED ACTION: Recommendation to WWNC Board

PUBLIC COMMENT: (15 minutes)

DELIBERATION ON STARS INN PROJECT APPLICATION WITH RECOMMENDATION TO WWNC BOARD (30 minutes)

5. 5:15 p.m. ADJOURNMENT