

Contact Information

Neighborhood Council: Westwood Neighborhood Council

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Type of NC Board Action: For if Amended

Impact Information

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Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 14-0656

Agenda Date: 10/07/2014

Item Number: 1

Brief Summary: The Board of the Westwood Neighborhood Council supports the motion from Councilmember Paul Koretz dated May 16, 2014 with respect to amending the City's Baseline Mansionization Ordinance number 179883.

Additional Information:

## WESTWOOD NEIGHBORHOOD COUNCIL MEETING MINUTES

SEPTEMBER 10, 2014

WESTWOOD PRESBYTERIAN CHURCH, 10822 WILSHIRE BLVD. LOS ANGELES, CA 90024

### 1. CALL TO ORDER

President Jerry Brown called the meeting to order at 7:05 p.m. Board members in attendance were Angus Beverly, Connie Boukidis, Jerry Brown, Sandy Brown, Lisa Chapman, Roozbeh Farahanipour, Aurelia Friedman, Armen Hadjimanoukian, Marjan Jamshidi, Mitchell Keiter, Stephen Resnick, Marcello Robinson, Mark Rogo, Eugene Tseng (present from 7:30 p.m. to 8:30 p.m.), Austin Velez, Scott Whittle, and Laura Winikow. Members excused were Dean Abell and Jacob Finn. A quorum was present. There were 25 stakeholders and guests present.

### 2. APPROVAL OF MINUTES

Scott Whittle moved to approve the minutes of the August 13, 2014 meeting, seconded by Marcello Robinson. The minutes were approved unanimously.

### 3. COMMENTS BY PUBLIC OFFICIALS

A. State Senator Ted Lieu's representative Janet Turner discussed several bills in the legislature that Senator Lieu has authored: SB 593, SB 315, and AB 1327.

B. CD5 Economic Development Director Katherine Hennigan announced that

Councilmember Koretz's office has moved to 6380 Wilshire Blvd. The DOT motion on striping parking spaces in the North Village that WWNC passed at the last meeting was submitted to the City Council by Councilmember Koretz yesterday.

C. West LAPD Senior Lead Officer Chris Ragsdale announced that crime is down 6% year-to-date. There have been residential burglaries north and south of Wilshire Blvd. Most of the residences were entered by windows and doors that were unlocked due to the heat. There were a couple of opportunistic street robberies late at night where the victims' phones were stolen.

#### 4. PUBLIC COMMENT

There was no public comment.

#### 5. STANDING COMMITTEE STATUS REPORTS

A. Executive Committee--there was no report.

B. Budget

##### 1. Approval of Monthly Expenditures

Treasurer Laura Winikow listed the following monthly expenditures: \$63.22 for

printed material in August, \$1.40 for postage, and \$87.64 for printed material in September. Scott Whittle moved to approve these expenses, seconded by Stephen Resnick, and the motion carried unanimously.

## C. Land Use

### 1. Tender Greens Project Presentation

Chair Connie Boukidis said that the Tender Greens project was appealed but Tender Greens has come to an agreement with the person appealing the project. The committee voted unanimously to support their application.

Connie Boukidis moved to approve and write a letter of support for Tender Greens' application, seconded by Marcello Robinson, and the motion carried unanimously.

**Case Number:** DIR-2013-3454-DRB-SPP-COA; ZA-2016-4020-CUB

**Contact Info:** Elizabeth Valerio, Valerio Architects, [323.954.8996 x 101](tel:323.954.8996)

**Project Title:** Tender Greens

**Project Address:** 1109 Glendon Avenue, Los Angeles , CA 90024

**Project Description:** Conditional Use Beverage Permit (CUB) for an approximately 5,989 square-foot casual dining restaurant located at 1109 Glendon Avenue, containing 148 seats (78 in dining room, 70 in patio), with hours of operation from 10:00 a.m. to 12:00 midnight seven days a week, offering meal service and the sale of beer and wine for on-site consumption in connection with a General Eating Place, Design Review (DRB), Project Permit Compliance with the Westwood Village Specific Plan (SPP), and Certificate of Appropriateness (COA), pursuant to Sections 12.24 W.21, 16.50, 11.5.7, and 12.20.3 K, N, O, P, and Q of the Los Angeles Municipal Code.

**Action(s) Requested:** Motion to send Letters of Support to:

A. Westwood Community Design Review Board (DRB) recommending approval for

(i) Modification to facade improvements and exterior signage on a Locally Significant Historic-Cultural Resource, pursuant to Section 16.50 of the Los Angeles Municipal Code.

(ii) Project Permit Compliance with the Westwood Village Specific Plan (SPP) for Change of Use, for a change from "Restaurant" use to "Fast Food" use at 1109 Glendon Avenue (formerly Acapulco Mexican Restaurant and Cantina), and change from "Fast Food" use to "Restaurant" use at 1121 Glendon Avenue (formerly Sak's Teriyaki), pursuant to Section 11.5.7 of the Los Angeles Municipal Code; and

(iii) Certificate of Appropriateness (COA) for Modification to exterior alterations and installation of new signage on a Locally Significant Historic-Cultural Resource, in accordance with the Secretary of the Interior's Standards for Rehabilitation, pursuant to Sections 12.20.3 K, N, O, P, and Q of the Los Angeles Municipal Code;

and

B. Office of Zoning Administration, recommending approval for and including the following Conditions:

(i) Conditional Use Beverage Permit (CUB) in connection with an ABC Type 41 License for the sale of beer and wine for on-site consumption in connection with a General Eating Place located at 1109 Glendon Avenue, containing 148 seats (78 in dining room, 70 in patio), with hours of operation from 10:00 a.m. to 12:00 midnight seven days a week, pursuant to Section 12.24 W.21 of the Los Angeles Municipal Code, with the following Conditions:

1. The alcoholic beverages to be sold shall be limited to beer and wine only with no hard liquor. Beer and wine sales shall be limited to 10:00 A.M. to 12:00 midnight daily. All alcohol sales limited to the interior of the premises.
2. The licensee shall not provide a "happy hour" for the service of alcoholic beverages at a reduced price for a specific limited time period. Reduced price food is allowed.
3. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over within 24 hours of discovery.
4. There shall be no coin operated games or video machines or other amusement devices maintained Upon the premises at any time.
5. The applicant shall be responsible for maintaining the premises free of litter.
6. No alcoholic beverages shall be sold, served or consumed on any property adjacent to the licensed premises under the control of the applicant.
7. There shall be no exterior advertising sign indicating the availability of beer and wine in the premises.
8. Applicant shall not permit any loitering at the premises or in any outside dining area.
9. Applicant shall conduct the premises at all times with due regard for the peaceful and quiet enjoyment of the surrounding community and adjacent property users.
10. All employees involved with sales of alcohol to customers shall be at least 18 years of age.

Within 90 days of the issuance of the alcohol beverage license, applicant shall make arrangements for all employees who manage, supervise, dispense or are involved with the sale of alcoholic beverages to patrons

to enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR). The training shall be conducted for all newly hired employees within 90 days of their employment. The applicant shall request written confirmation of completion of the initial training from the Police Department and shall submit a copy of such a request to any relevant governmental authority requiring same.

11. The telephone number of a responsible party representative of applicant shall be available from the cashier in the premises in the event of any disturbances or complaints regarding the operation of the subject facility.

12. Signs shall be prominently posted stating that California state law prohibits the sale of alcoholic beverages to persons who are under the age of twenty-one years or intoxicated and no such sales will be made.

13. The premises shall at all times be operated in conformity with the Los Angeles Municipal Code and all other constitutionally applicable state laws and local codes.

14. The premises shall be maintained at all times as a bona fide restaurant. At all times during normal meal hours, during which the applicant is exercising the privileges of the ABC license, said applicant shall offer menus and meals consistent with what is customarily offered during said meal periods. Food service shall be available to customers at all times when alcoholic beverages are offered for sale.

15. The quarterly gross sales of alcoholic beverages shall not exceed 50% of total gross sales during that quarter. The applicant shall at all times maintain records which reflect said sales.

16. No pool nor billiard tables may be maintained on the premises.

17. No more than two television sets, screens or monitors, other than those used exclusively by employees for point of sale systems or company administrative business, shall be maintained on the premises and they shall be only inside the premises, not visible from the exterior.

18. There shall be no dancing permitted on the premises at any time.

19. There shall be no live entertainment consisting of a disc jockey, karaoke, topless entertainment or fashion shows. However, applicant reserves the right, in the future, to apply for a live entertainment permit to permit live music performance that would not consist of anything larger than a quartet, inside the premises only, but will not do so unless properly licensed and permitted by all relevant government authorities.

20. Applicant shall insure that any use of the public right of way for any food or alcoholic beverage service is in full compliance with the L.A.M.C., including the Westwood Village Specific Plan and the

applicable ABC regulations.

21. No patron bar counter, other than a service bar, shall be maintained in the premises in connection with the sale or service of beer and wine.

22. The sale of any alcoholic beverages in pitchers is strictly prohibited. Beer shall be sold only in individual servings, e.g. single glasses, single bottles, single cans, etc.

23. There shall be no lounge area exclusively for alcohol consumption in the licensed premises. The main purpose and use of the facility shall always be for a full service restaurant.

24. The approved conditions for this restaurant shall be retained on the premises at all times and produced immediately upon request of the Police Department or City Planning.

25. There shall be no admission charge for entry to the premises nor any cover charge nor shall there be a requirement to purchase a minimum number of alcoholic drinks.

26. Amplified or live music, if presented, shall conform in decibel level to the standards of the Los Angeles Municipal Code (Sound Ordinance).

27. The subject alcohol beverage license shall not be exchanged for a public premises-type license nor operated as a public premises.

28. Applicant shall comply with all relevant provisions of the California Code prohibiting smoking within any place of employment.

29. Applicant shall not sell any alcoholic beverage to any minor. When a bottle or carafe of wine is served, all I.D.'s of all patrons at that table must be verified as being over the age of 21 years.

## 2. Proposed Bike Corral(s) in Westwood

### A. Discussion regarding the Westwood BID's proposed bike corral and possible motion

A bike corral was proposed in front of the Broxton garage where there is a red zone. The red zone is necessary for emergency vehicles so that is not the best place to put it. Stakeholder Wolfgang Veith identified an alternate location across

the street from the Broxton garage, on the sidewalk south of the California Pizza Kitchen building along the property line where there is a wall.

Connie Boukidis moved to approve a bike corral in the location identified above, painted blue instead of black and that in the future, projects like this should be brought to WWNC instead of the BID. Scott Whittle seconded the motion, which carried unanimously.

### 3. Baseline Mansionization Ordinance

#### A. Discussion and possible introduction of motion

Chair Connie Boukidis reported that Councilmember Koretz has put forth an amendment to this ordinance because of loopholes. Representatives of the Beverly Grove neighborhood attended the committee meeting to discuss it. The committee recommends supporting the Studio City motion.

Connie Boukidis moved,

The Board of the Westwood Neighborhood Council supports the motion from Councilmember Paul Koretz dated May 16, 2014 with respect to amending the City's Baseline Mansionization Ordinance number 179883. This motion should be submitted as a Community Impact Statement to Council File 14-0656. The WWNC Board also recommends that WRAC take this issue up and circulate a motion in favor of the Koretz amendments.

Scott Whittle seconded and the motion carried unanimously with the exception of one no vote by Mitchell Keiter.

D. Outreach & Communications

The webmaster's presentation is under Agenda Item 6.

E. Public Safety--there was no report.

F. Traffic--there was no report.

G. WRAC--there was no report.

6. WWNC WEBSITE

A. Presentation by Kevin Sade (webmaster) and introduction of motion to approve enhancements to the website

Webmaster Kevin Sade discussed the new enhanced website features and showed the prospective new logo and home page.

Lisa Chapman moved to approve \$1,800 for the website's enhanced features, in addition to the amount previously approved for website maintenance, seconded by

Scott Whittle. The motion carried unanimously.

## 7. HISTORIC PRESERVATION OF THE BULLOCK'S WESTWOOD BUILDING

### A. Update on actions taken by the Design Review Board

Sandy Brown reported that she attended the DRB hearing which lasted until midnight. Target lost at the hearing and must replace the palm trees which were removed and restore the curb cuts. The elevator that Ralphs wants to install was approved.

## 8. SIMMS PROJECT (FORMER NATIONAL THEATER)

### A. Update

The City is being sued for \$10 million by Simms. Holmby-Westwood Property Owners Association won its appeal against Simms after Simms made a deal with the community and then pulled a bait and switch, but it was not supported by the City or CD5. The community may have to be an intervenor in the case.

## 9. ENFORCEMENT OF LAWS, REGULATIONS, SANCTIONS, DIVESTMENT, AND ANTI-TERRORIST ACTS AGAINST THE ISLAMIC REPUBLIC OF IRAN (IRI)

Roozbeh Farahanipour introduced California State Senator Joel Anderson, the author of a 2007 bill which directed public pension funds to divest from Iran. Senator Anderson spoke of the importance of fighting terrorism on the local level as well as the state and federal levels.

Roozbeh introduced the following motion:

Motion Regarding the Enforcement of Federal, State and Local Laws, Regulations, Sanctions, Divestment and anti-Terrorist Acts Against the Islamic Republic of Iran (IRI) in Westwood

Whereas, a wave of advertisements for doing business with the Islamic Republic and its governmental companies and institutions is sweeping the Persian media and advertisements in Westwood neighborhood, including business with the terrorist designated "Iran Air", services regarding and relations with a non-existent "Iranian Embassy" for facilitating business and travel;

Whereas, the Islamic Republic of Iran has been designated as a sponsor of terrorism by the U.S. State Department as well as the U.S. Treasury, while several of the IRI's military and "civilian" institutions and companies are designated as terrorist entities; and

Whereas, there are numerous laws, regulations, presidential acts and sanctions against doing business with the Islamic Republic of Iran and facilitating its operations in the United States as attached to this document for reference; and

Whereas, the above mentioned are being ignored and tested by opportunistic people

and companies who are benefiting financially by conducting illegal business with the IRI, facilitating its presence in Westwood and establishing an atmosphere of fear among Iranian Americans in Westwood neighborhood, who have sought refuge here in the past 35 years; and

Whereas, specific terrorist designations on many Iranian companies, numerous existing sanctions against conducting government or non-government business with Iran are being challenged and their enforcement is being tested by certain people in Westwood; and

Whereas activities like the pre 9-11 Al Qaeda preparations which were being conducted under the guise of "services", are being observed in Westwood as well, under the similar word of "khadamaat" ( meaning 'services' both in Farsi and Arabic languages), while certain Farsi signs displayed at certain businesses are different from their English business signs, designed for the purpose of dodging scrutiny by the authorities, including advertisements for providing Iranian passports and identification cards, even though their official permits have been obtained only for helping people obtain American passports and American documents; and

Now, therefore be it resolved that the Westwood Neighborhood Council calls on the Los Angeles City Council and all respected Council members to review the evidence and legal documents herein attached.

Be it further resolved that the Westwood Neighborhood Council calls upon Los Angeles City Councilman Paul Koretz, to review the evidence and documents herein attached and to inform the Westwood Neighborhood Council within 30 days, about his past and present efforts to enforce U.S., state and local laws, regulations, divestments and sanctions against the Islamic Republic of Iran in our neighborhood, and report to WWNC about his near future plans for the enforcement of the above, in order to prevent Westwood from becoming a haven for all IRI related illegal activities , to

safeguard the neighborhood against possible terrorist infiltration and illegal economic activities as the result of the illegal activities of the perpetrators, be it persons, businesses, companies or property landlords where such potentially criminal activities are being conducted.

This motion is also cc'd to FBI and LAPD Major Crime Division - anti terrorism intelligence section

Scott Whittle moved to approve the motion, seconded by Marcello Robinson. The motion carried by a unanimous yes vote, with the exception of one abstention by Connie Boukidis.

#### 10. ILLEGAL SIGNS, ADVERTISEMENTS, AND WINDOW STICKERS

Roozbeh Farahanipour introduced the motion below. The motion was amended to change the fourth paragraph to say “shall call upon” in place of “demand that” and add the word “illegal” in between the words “all” and “advertisement”. Jerry Brown moved to amend the motion in this way, seconded by Scott Whittle. Approval of the amendments carried by a unanimous yes vote with the exception of one no vote by Mark Rogo. Stephen Resnick moved to approve the amended motion, seconded by Marcello Robinson. The motion carried by a vote of Yes: 14, No: 1 by Mark Rogo, and Abstain: 2 by Aurelia Friedman and Mitchell Keiter.

Motion Regarding the Three Weeks Notice to Westwood neighborhood Businesses for the Removal of Illegal Signs, Street Banners, Symbols and Advertisements Promoting Relations, Providing Services and Conducting Business With The Islamic Republic of Iran and its Related Institutions and Companies

Whereas, a wave of advertisements for doing business with the Islamic Republic and its governmental companies and institutions under United States sanctions and

prohibitions is sweeping the Persian media, print and street advertisements in the Westwood neighborhood, including by means of displaying flags and symbols, using exclusively Farsi representations for illegal activities and circumventing the law, including but not limited to doing business with the terrorist designated "Iran Air", providing services and establishing relations with a non-existent "Iranian Embassy" for facilitating business, travel and etc.;

Whereas, the Islamic Republic of Iran has been designated as a sponsor of terrorism by the U.S. State Department as well as the U.S. Treasury, and several of the IRI's military and "civilian" institutions and companies are designated as terrorist entities; and

Whereas, the above mentioned laws are being ignored, challenged and tested by persons and companies who are benefiting financially by conducting illegal business with the IRI, facilitating its presence in Westwood and establishing an atmosphere of fear among Iranian Americans in our area, who have sought refuge here in the past 35 years;

Now, therefore be it resolved that the Westwood Neighborhood Council shall immediately post a notice on its web site, and shall call upon the Los Angeles City Councilman, Mr. Paul Koretz to serve notice to all businesses, public establishments and property owners in the Westwood area, to remove within three weeks from the date of such notice, all illegal advertisements regarding conducting business with the Islamic Republic of Iran and its affiliated companies and institutions, from the media and publications distributed in the Westwood area, and from advertisements, store windows and street banners, including the symbols and flags of the Islamic Republic of Iran, and signs advertising illegal activities in the Farsi language exclusively, and cease discourage using other methods of circumventing the US Federal and State laws, Presidential Acts and local regulations.

This motion is also cc'd to FBI and LAPD Major Crime Division - anti terrorism intelligence section

## 11. NOMINEES TO THE DESIGN REVIEW BOARD

### A. Motion to approve nominees

Jerry Brown reported that he solicited recommendations and has three nominees whose names he will submit. Two nominees are architects, Jim Grant and Carl Magnusson, and one is a community activist, Wolfgang Veith. Jerry Brown moved to approve the three nominees' names for submission, seconded by Stephen Resnick, and the motion carried unanimously.

## 12. SIDEWALK REPAIR

### A. Consideration of motions by Councilmember Paul Krekorian for a 50/50 shared cost sidewalk repair program

After discussion of how expensive it is to do anything with the City and the fact that the City refuses to disclose the cost of sidewalk repairs, Jerry Brown moved that WWNC support studying the issue. Mitchell Keiter seconded, and the motion carried unanimously with the exception of one no vote by Lisa Chapman.

### 13. IMPACT OF NEIGHBORHOOD COUNCILS

There was no discussion on this topic.

### 14. ADJOURNMENT

President Jerry Brown adjourned the meeting at 9:13 p.m.