**North Westwood Neighborhood Council**

**Joint Meeting of Land Use Committee and General Board Minutes**

**December 5th, 2018 from 6:00 to 6:55pm**

**UCLA Ackerman Union Bruin Reception Room**

**2nd Floor, 308 Westwood Plaza**

**Los Angeles, CA 90095**

1. Call-to-order at 6:10. Members Michael Skiles, Kevin Crummy, Melissa Tapia, Peter Clinco, and Alex Helmi present.
2. General Public Comment: Stakeholder Steve Sann expressed concerns over the meeting being on campus and at the same time as Transportation and Safety Committee.
3. Consideration of request by Tri-West Enterprises for the North Westwood Neighborhood Council to support the removal of Rocco’s Tavern’s Alcoholic Beverage Control conditions:

Representatives from Rocco’s argued that Rocco’s was prevented from offering the best possible services to the community by conditions 1) preventing the operation and use of their front door (after 10 pm) and front window (at all times) 2) preventing their offering of Happy Hours with reduced drink prices 3) preventing their offering of dancing, live music, disc jockeys and karaoke upstairs and downstairs.

Stakeholder Steve Sann argued that with these conditions rescinded, Rocco’s would be too loud and disruptive to those living in the Gayley Terrace Apartments across the street.

Michael Skiles moved,

“The North Westwood Neighborhood Council Land Use Committee Recommends that the North Westwood Neighborhood Council support Tri-West Enterprises in their request to have the following Alcohol and Beverage Control related conditions removed from their Conditional License for Rocco’s Tavern in Westwood:

1. All conditions pertaining to their use and operation of their front door and windows.

2. All conditions restricting their offering of “Happy Hours” with reduced drink prices.

3. All conditions restricting dancing or live entertainment, both upstairs and downstairs.”

Kevin Crummy seconded.

Peter Clinco expressed worries that dancing might not be allowed under the zoning and did not want to risk the failure of the whole motion over that element.

Michael Skiles moved for division of the question to take the question of supporting of removal of the dancing condition separately.

Peter Clinco seconded.

Motion for division carries (5-0-0)

Consideration of first part of division,

“The North Westwood Neighborhood Council Land Use Committee recommends that the North Westwood Neighborhood Council support Tri-West Enterprises in their request to have the following Alcohol and Beverage Control related conditions removed from their Conditional License for Rocco’s Tavern in Westwood:

1. All conditions pertaining to their use and operation of their front door and windows.

2. All conditions restricting their offering of “Happy Hours” with reduced drink prices.

3. All conditions restricting live entertainment, both upstairs and downstairs.”

The motion carries (5-0-0)

Consideration of second part of division,

“The North Westwood Neighborhood Council Land Use Committee recommends that the North Westwood Neighborhood Council support Tri-West Enterprises in their request to have the following Alcohol and Beverage Control related conditions removed from their Conditional License for Rocco’s Tavern in Westwood:

1. All conditions restricting dancing, both upstairs and downstairs.”

The motion carries (5-0-0)

1. Consideration of proposed 16-story residential structure at 900 Hilgard Avenue designed by Gensler, beginning with Land Use Chair summary of project and position recommended by Land Use Committee, if any.

Representatives of the project presented an outline of the project.

Stakeholder Steve Sann reminded the council that the W Hotel started off as student housing and that this project, once developed, could similarly deviate from its stated purpose.

Stakeholder Phil Gabriel alleged that housing hundreds of students in such a projects would create a public health hazard and lead to outbreaks of legionnaires disease.

Councilmember Kevin Crummy asked what had been done to alleviate concerns of neighbors. Representatives of developers replied that they are just beginning that process.

Councilmember Melissa Tapia asked what would be done to make sure that housing would be available for low-income students. Representatives promised to get back to the council on this.

Michael Skiles moved,

“The North Westwood Neighborhood Council Land Use Committee recommends that the North Westwood Neighborhood Council express their preliminary enthusiasm for this project and invites the developer, when ready, to report back to the council about efforts made to engage all stakeholders, from student stakeholders to neighbor stakeholders, and to specifically report back on concerns of stakeholders and what can be done to mitigate these concerns, as well as to report on what can be done to ensure that the project, long-term operates in a manner that is affordable and open to low-income students.”

Melissa Tapia seconded.

Motion carries (5-0-0)

1. Meeting adjourned at 7:15pm