



Los Angeles Department of City Planning
200 North Spring Street
Los Angeles, CA 90012

PUBLIC NOTICE

WESTWOOD COMMUNITY DESIGN REVIEW BOARD

Board Members: Terri Tippit (Chair), Doug Dworsky, Bob Mirdamadi, James Grant, Adam Moos Alex Wuo, Michael Metcalfe

Date: September 21, 2016

Time: 6:00 p.m.

Location: Belmont Village Senior Living Westwood

10475 Wilshire Blvd. 90024 (Free Parking)

REVISED AGENDA

1. Call to Order (Chair)
2. Review of Agenda
3. Planning Department Staff Communication
4. Public Hearing:
 - a. **DIR-2016-2322-DRB-SPP-SPPA (10925 W Kinross Ave.) – FINAL REVIEW** for a sign installation and façade improvements to an existing neighborhood retail use. Continued from the meeting of September 7, 2016. (**Applicant's Representative: Tara Devine, Devine Strategies**)
 - b. **DIR-2013-2966-DRB-SPP-SPPA (10390 W Ashton Ave) – FINAL REVIEW** for the demolition of a one-story detached garage, for the construction of a new dwelling unit over a new garage to an existing three unit residential building, totaling to four dwelling units. The new garage will replace the existing garage and will be two-stories (one-story dwelling unit over one-story garage), located to the rear of the project site. The project is listed as a non-contributor within the Devon-Ashton Apartment Historic District. Continued from the meeting of September 7, 2016. (**Applicant's Representative: Majid Nael**)
 - c. **DIR-2016-2519-DRB-SPP (1087 S Broxton Ave.) – FINAL REVIEW** for a sign installation to an existing neighborhood retail use within a cultural resource. (**Applicant's Representative: Michael McCall, McCall Design Group**)
5. Discussion and Action
6. Public Comment Period*
7. Adjourn

Next meeting: **October 5, 2016** (Pending submission of new casework)

*The DRB shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter and jurisdiction of the DRB. Individual testimony within the public comment period shall be limited to three (3) minutes per person and up to ten (10) minutes per subject. However, the DRB chairperson has the discretion to modify the time allotted on each subject, to each speaker and the number of speakers per subject. **Items may be called in any order at the discretion of the DRB chairperson. EVERY PERSON WISHING TO ADDRESS THE BOARD DURING THE MEETING MUST COMPLETE A SPEAKER'S CARD AND SUBMIT IT TO THE CITY PLANNING STAFF.**

Under the provisions of the Brown Act (Gov. Code Sec. 54959-54960), the Westwood Community Design Review Board is a "legislative body" and must: 1) Conduct all quorum meetings in public; and 2) Post all agenda items or issues considered for discussion seventy-two (72) hours before public meetings. Public notices are posted at the Offices of the Planning Department, the lobby of City Hall East, at the appropriate Council Office, and on the Planning Department Website:

- **Department of City Planning** City Hall Room 621, 200 N. Spring Street, Los Angeles, CA 90012 Internet: <http://cityplanning.lacity.org>
Staff Contact: Matthew Quan Tel: 213.978.1320 Fax: 213.978.1226 E-mail: matthew.quan@lacity.org
- **Council District Office (CD #5)** 822 S. Robertson Blvd., Suite 102 Los Angeles, CA 90035 Tel. 310.289.0353

PLANS AND MATERIALS OFFICIALLY SUBMITTED FOR THE ABOVE REFERENCED CASES CAN BE MADE AVAILABLE FOR REVIEW AT THE DEPARTMENT OF CITY PLANNING OFFICE AND THE COUNCIL DISTRICT OFFICE.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on the matters delivered to this agency at or before the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure

availability of services, please make your request not later than three (3) working days prior to the meeting by calling the staff person referenced in this notice. *Traductores u otro tipo de servicio puede ser proveído si se solicita. Para asegurar que este tipo de servicio sea disponible, favor de solicitarlos por lo menos 3 días (72 horas) antes de la audiencia llamando al teléfono mencionado.*

[**DIR**: Director of Planning Determination; **DRB**: Design Review Board; **SPP**: Specific Plan Project Permit Compliance; **SPPA**: Specific Plan Project Permit Adjustment; **COA**: Certificate of Appropriateness; **DB**: Density Bonus]

FOOTACTION

1087 BROXTON AVE, LOS ANGELES, CA 90024

WESTWOOD COMMUNITY SPECIFIC PLAN
SIGNAGE REVIEW



TABLE OF CONTENTS

COVER SHEET	01
WRITTEN NARRATIVE/ PROJECT DESCRIPTION	02
VICINITY MAP	03
DISTRICT/ ZIMAS MAP	04
PROJECT AREA PHOTOS AND INDEX MAP 1	05
PROJECT AREA PHOTOS AND INDEX MAP 2	06
SITE PLAN	07
EXISTING FLOOR PLAN	08
PROPOSED FLOOR PLAN	09
EXISTING EXTERIOR PHOTO	10
EXISTING EXTERIOR ELEVATION	11
PROPOSED EXTERIOR ELEVATION	12
PROPOSED EXTERIOR ELEVATION - COLOR	13
EXISTING EXTERIOR PHOTO - REAR	14
PROPOSED EXTERIOR REAR ELEVATION	15
PROPOSED EXTERIOR REAR ELEVATION - COLOR	16
PANORAMIC STREET ELEVATIONS	17
FOOTACTION SECTION & SIGNAGE SHOP DRAWINGS	18
FOOTACTION SIGNAGE SHOP DRAWINGS	19
ADIDAS SIGNAGE SHOP DRAWINGS	20
ADIDAS SIGNAGE SHOP DRAWINGS	21
RENDERED EXTERIOR ELEVATION	22
APPENDIX	23
EXISTING APPROVED PERMIT	24
EXISTING APPROVED PERMIT	25

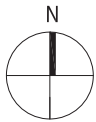
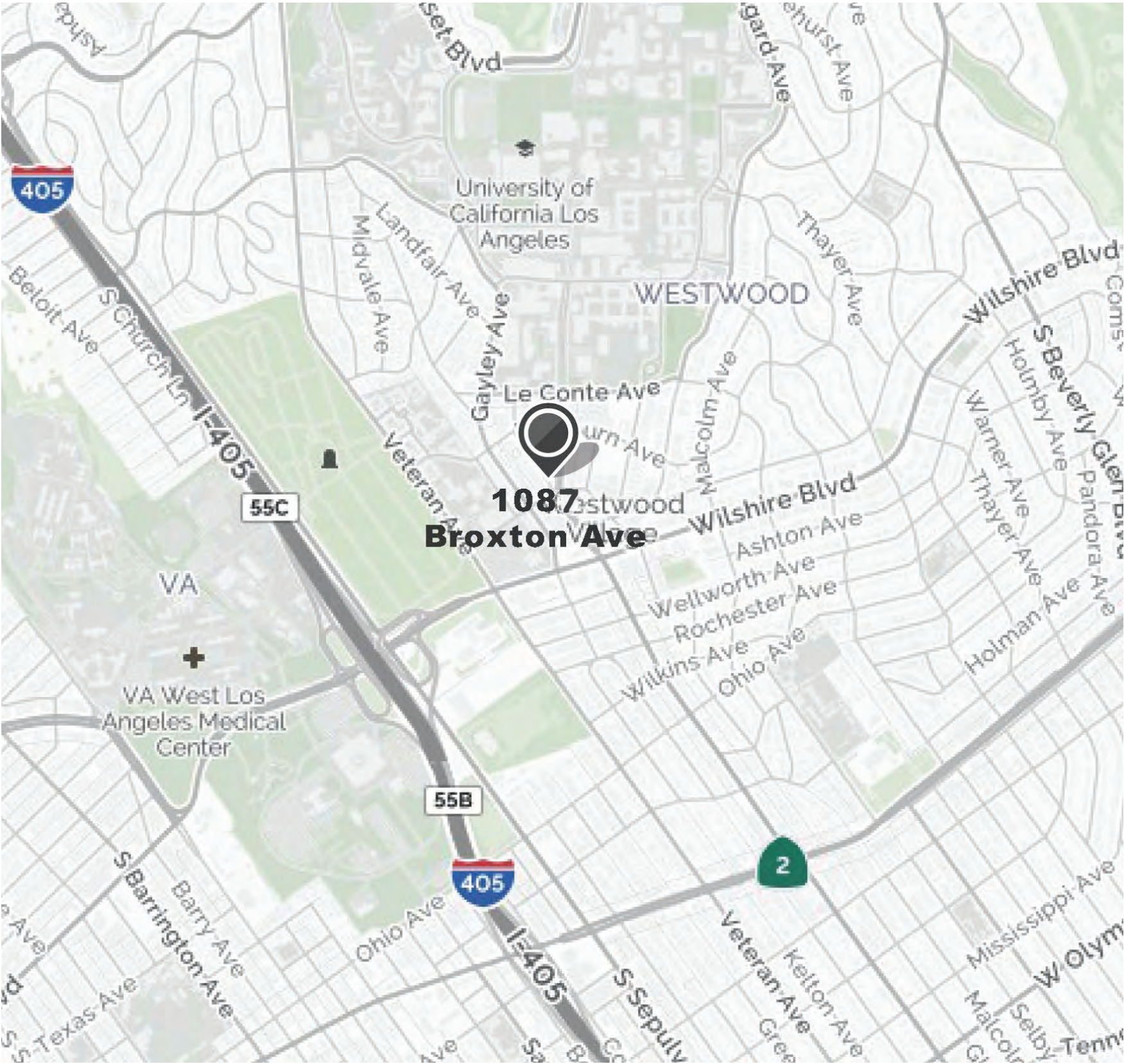
PROJECT DESCRIPTION

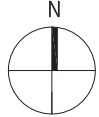
FOOTACTION IS EXCITED TO BE PART OF THE WESTWOOD VILLAGE COMMUNITY. LOCATED IN A LOCALLY SIGNIFICANT CULTURAL RESOURCE AT 1087 BROXTON AVENUE, THIS STORE AIMS TO BE A BEAUTIFUL ADDITION TO THE WESTWOOD SHOPPING EXPERIENCE.

OCCUPYING THE ENTIRE EXISTING BUILDING FOOTPRINT (5,710 SF), THE NEW FOOTACTION LOCATION WILL INCLUDE SALES AREAS FOR APPAREL AND FOOTWEAR. IN A UNIQUE PARTNERSHIP WITH ADIDAS, THIS LOCATION WILL ALSO HOUSE THE BRAND’S FIRST DOMESTIC ‘NEIGHBORHOOD STORE’. DESIGNED AND MERCHANDISED TO BE AN INTEGRAL PART OF COMMUNITY THEY ARE LOCATED IN, THESE STORES REPRESENT A TRULY SPECIAL RETAIL EXPERIENCE FOR WESTWOOD.

CONSTRUCTED IN 1945, AND CONSISTENTLY USED AS RETAIL FOR SEVEN DECADES, THE HISTORIC CHARACTER AND EXISTING BUILDING FEATURES ARE ESSENTIAL TO THE FOOTACTION DESIGN. TO THAT END, THE EXISTING BUILDING FACADE WILL REMAIN IN ITS ENTIRETY. UTILIZING THE ORIGINAL BUILDING’S TILE SURROUND, BRONZE FRAMING, BUTT-GLAZED STOREFRONT AND TRANSLUCENT CLERESTORY, LENDS IMMENSE CHARACTER TO THE PROJECT. ON THE REAR FACADE, THE WALL WILL BE PAINTED IN KIND AND PAINT REMOVED FROM THE EXISTING WINDOWS. THIS APPROACH COMPLIES WITH THE SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION AND THE WESTWOOD COMMUNITY DESIGN BOARD SPECIFIC PLAN.

THEREFORE, THE SCOPE OF THIS DESIGN REVIEW IS LIMITED TO PROPOSED SIGNAGE ONLY.





PROJECT DATA

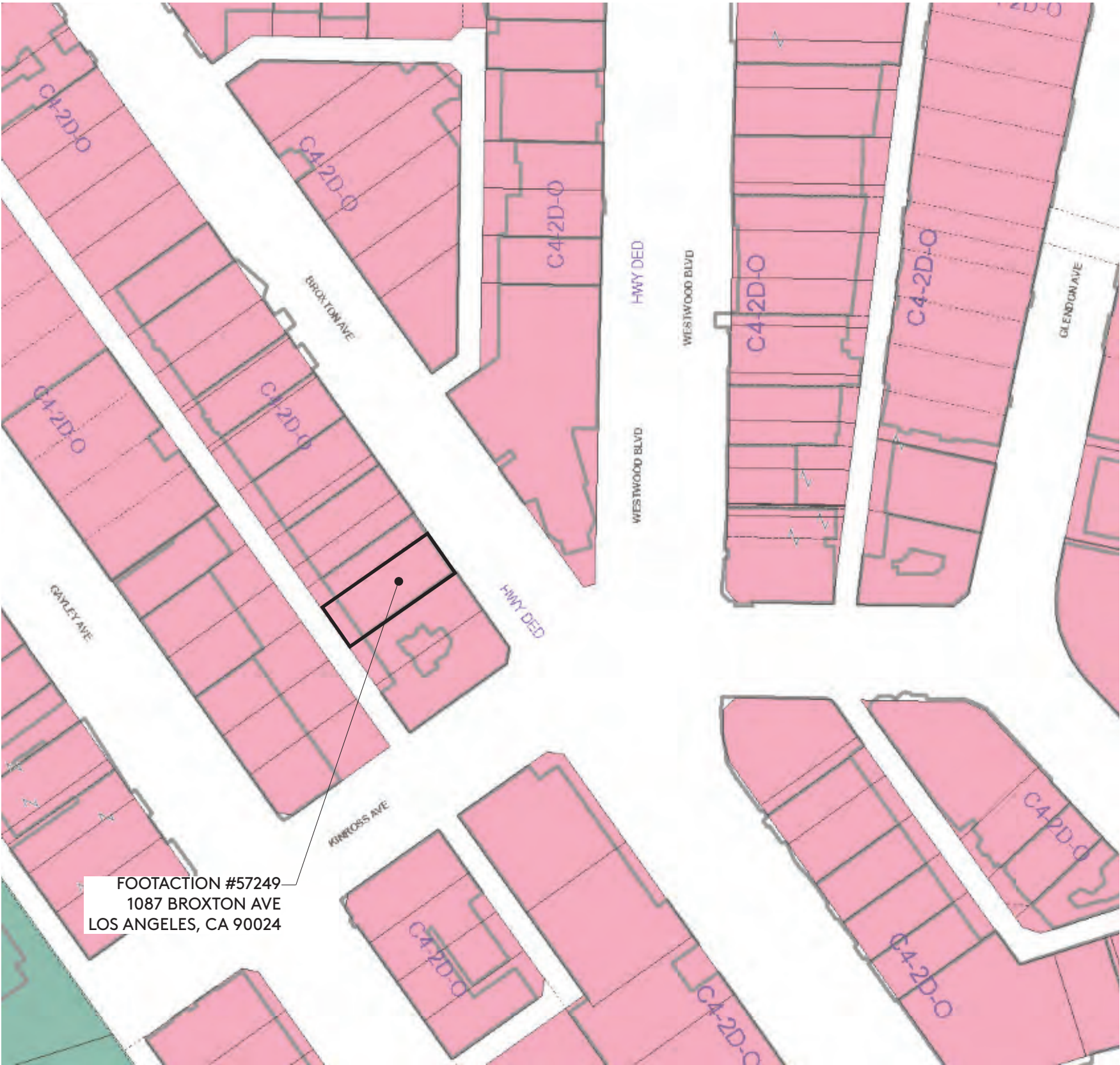
APN: 4363024002

ZONING: C4-2D-0

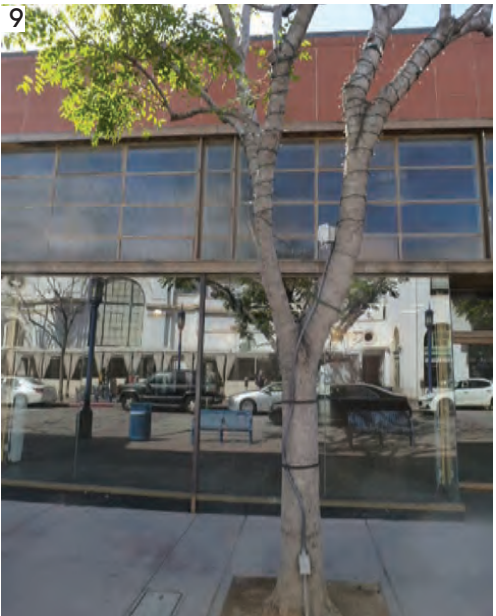
ZI-2452 TRANSIT PRIORITY AREA
ZI-2443 NEIGHBORHOOD CONSERVATION AREA ICO -
LOWER COUNCIL DISTRICT 5

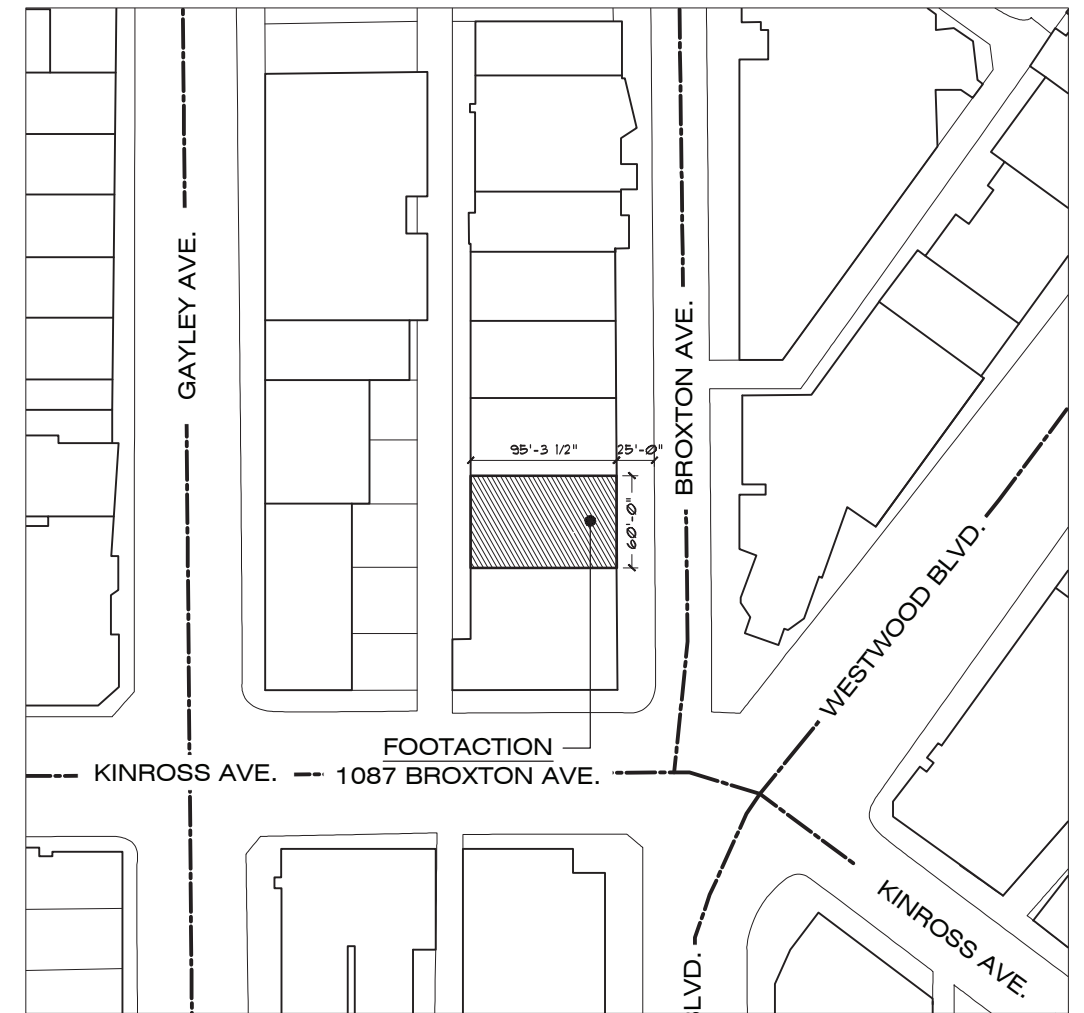
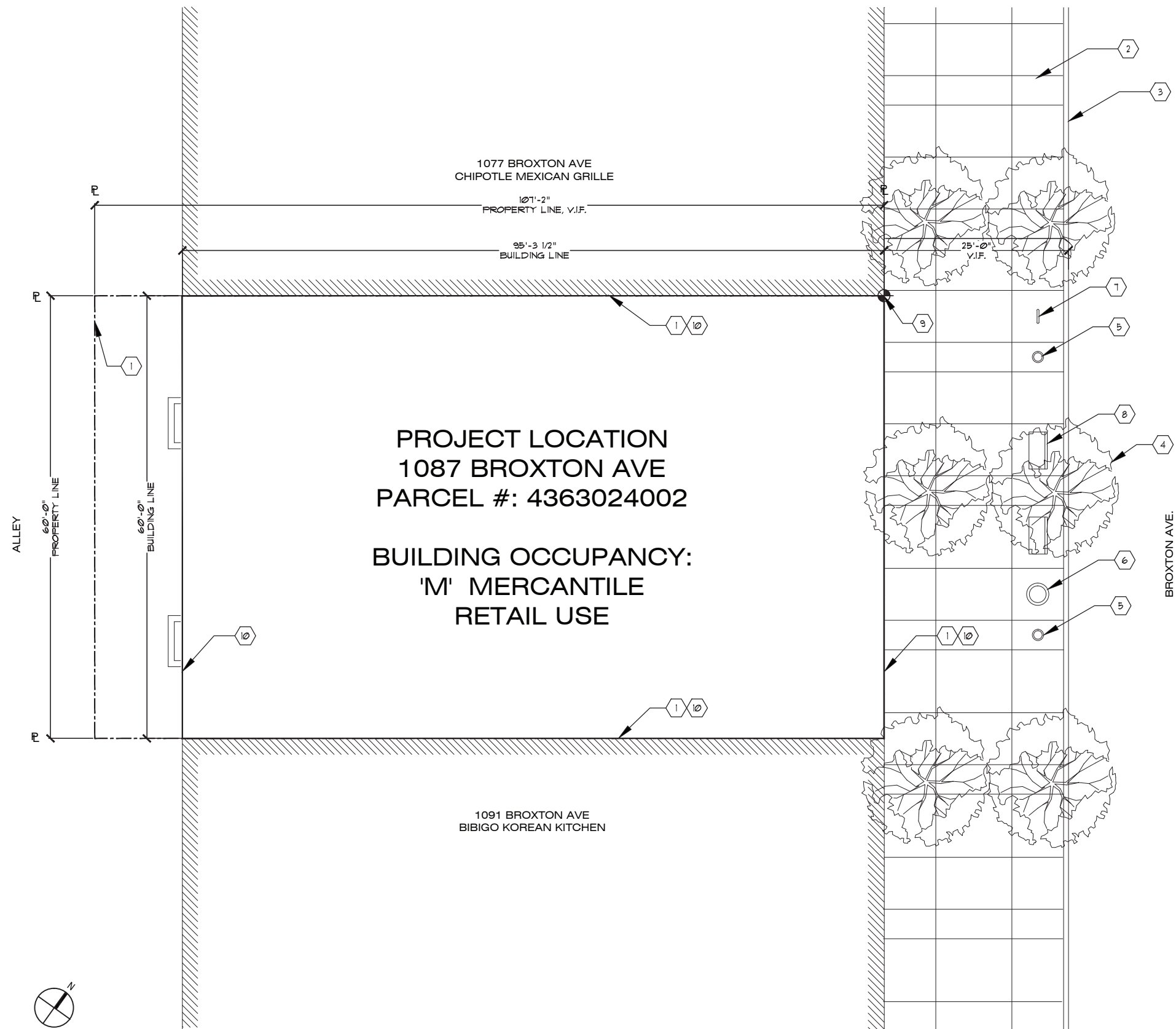
WESTWOOD SPECIFIC PLAN AREA

RELATED CASES:	Recent Activity	DIR-2006-1033-DRB-SPP
	Recent Activity	ENV-2006-10134
	City Planning Commission	CPC-27680
	City Planning Commission	CPC-21145
	City Planning Commission	CPC-2000-62-DRB
	City Planning Commission	CPC-1984-440-ODD
	City Planning Commission	CPC-12142
	Ordinance	ORD-183497
	Ordinance	ORD-176177
	Ordinance	ORD-171492
	Ordinance	ORD-171227
	Ordinance	ORD-167137
	Ordinance	ORD-165171
	Ordinance	ORD-164305
	Ordinance	ORD-164304
	Ordinance	ORD-163205
	Ordinance	ORD-163204
	Ordinance	ORD-159787
	Ordinance	ORD-152086
	Ordinance	ORD-136347
	Ordinance	ORD-129944
	Director of Planning	DIR-2006-10133-DRB-SPP
	Director of Planning	DIR-2004-7901-DRB-SPP
	Director of Planning	DIR-2002-5730-DI
	Zoning Administration	ZA-1979-5

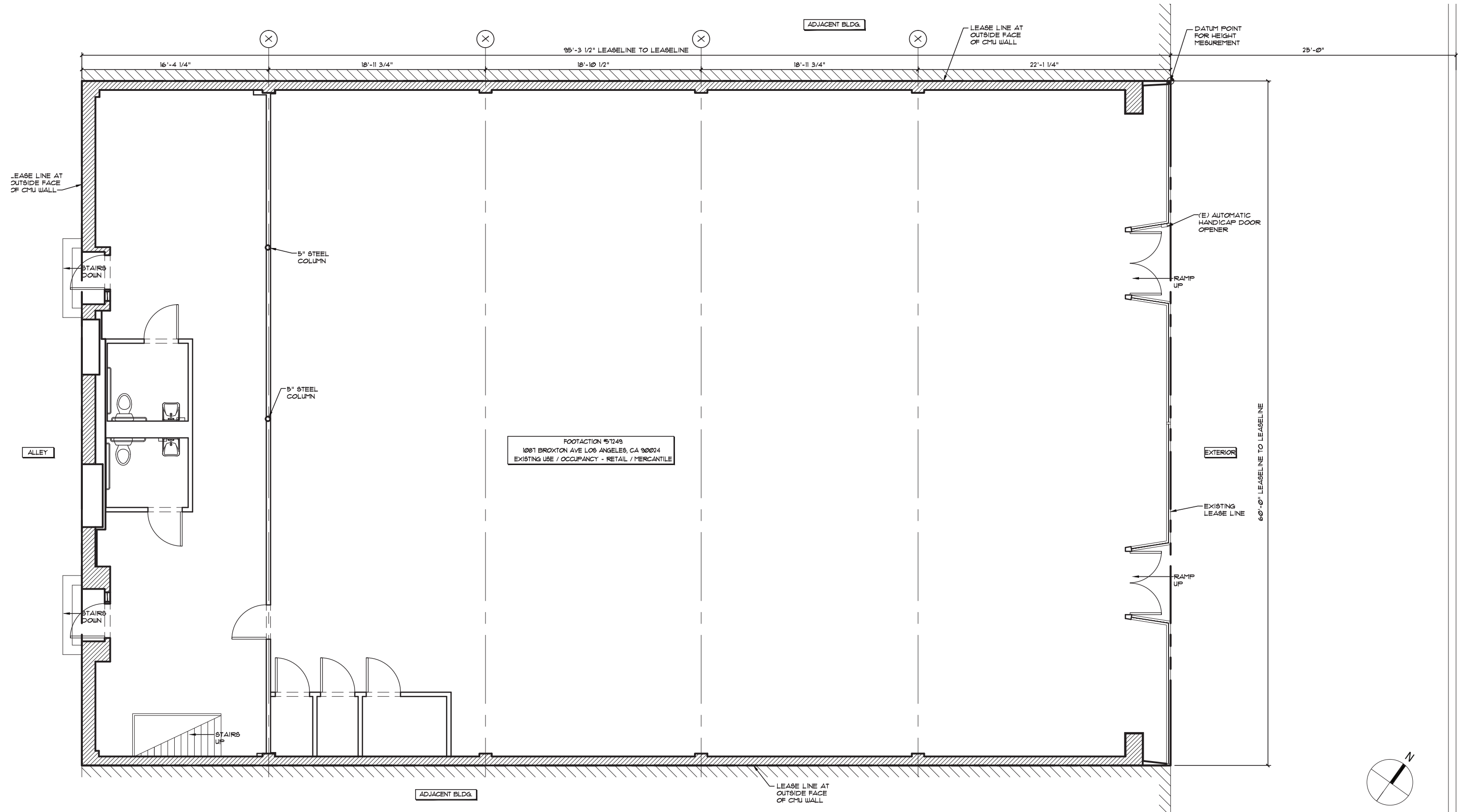


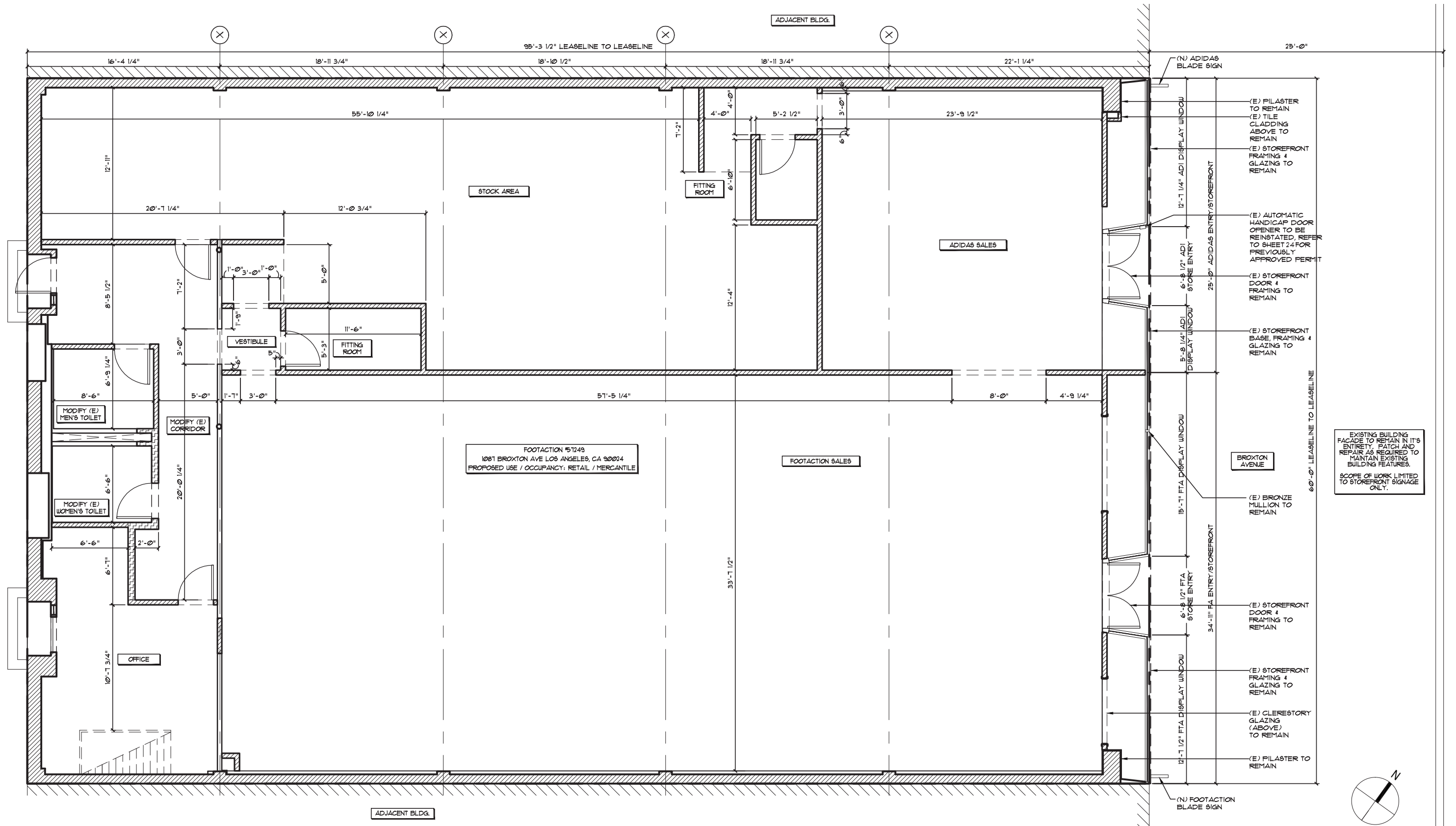




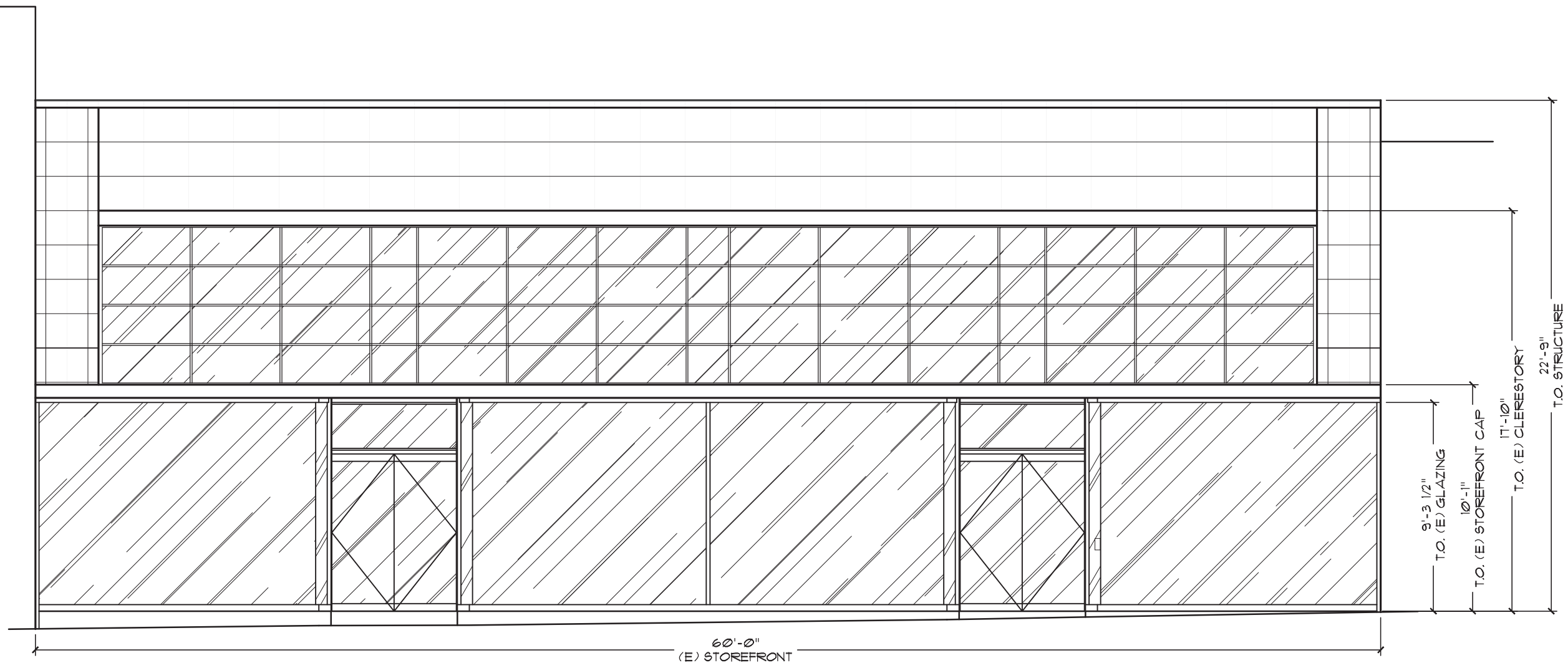


1	PROPERTY LINE
2	EXISTING SIDEWALK, TYP.
3	EXISTING CURB
4	EXISTING TREE, TYP., VFY
5	EXISTING STREET LAMP, VFY
6	EXISTING STREET WASTE BIN, VFY
7	EXISTING BICYCLE RACK, VFY
8	EXISTING SIDEWALK BENCH, TYP., VFY
9	DATUM POINT FOR HEIGHT MEASUREMENT
10	EXISTING BUILDING LINE









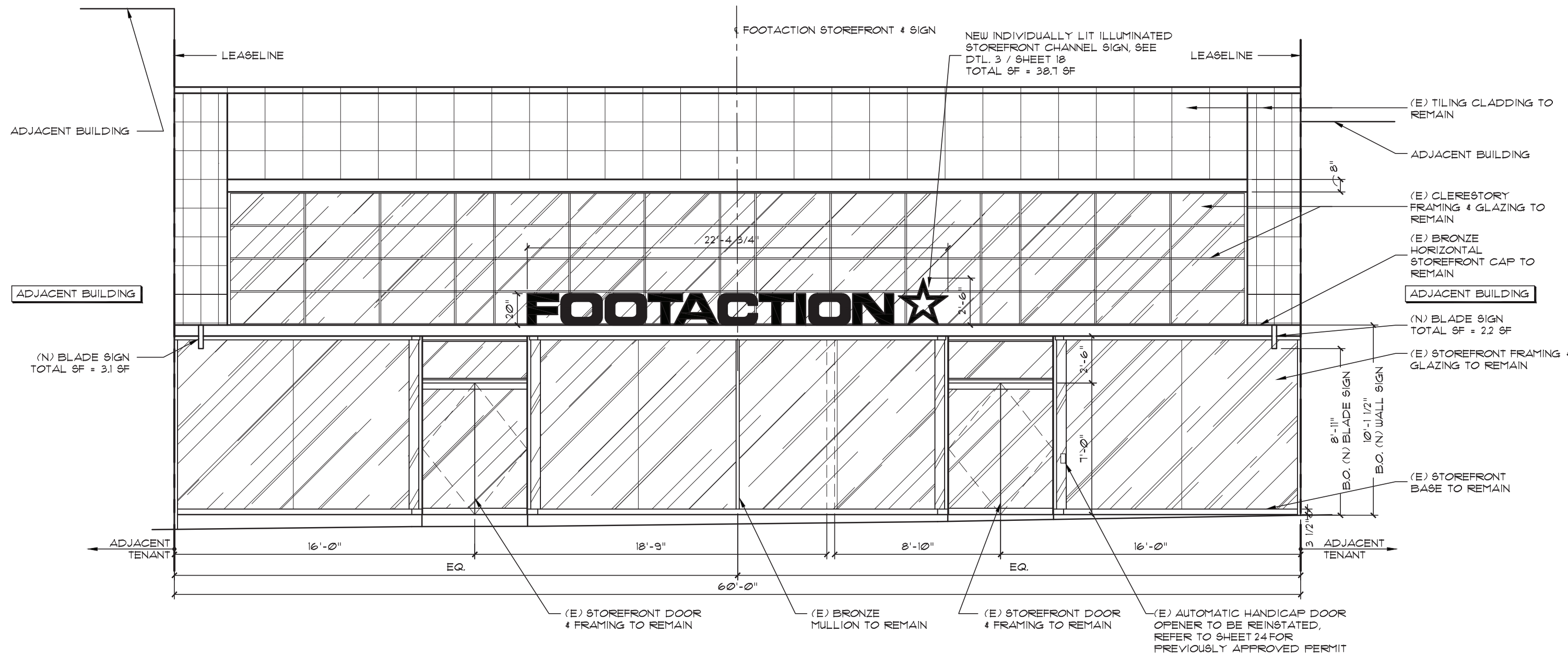
PER THE WESTWOOD VILLAGE SPECIFIC PLAN, THE FOLLOWING SIGN CRITERIA APPLY:

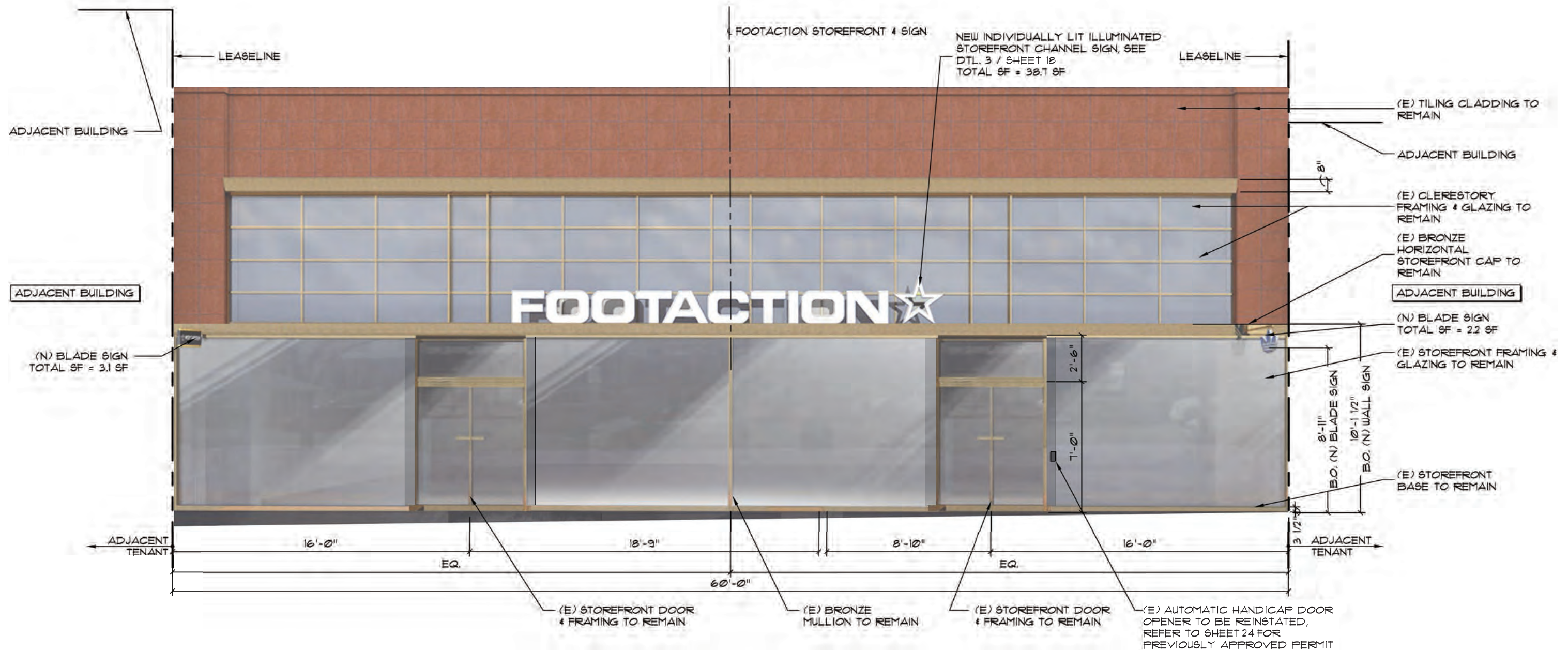
- MAXIMUM SIGNAGE ALLOWANCE = 3 SF PER LINEAR FOOT OF FRONTAGE
- NO SIGN SHALL BE LARGER THAN 75 SF
- LOCATION MAY HAVE 2 WALL OR AWNING SIGNS AND 1 VILLAGE PEDESTRIAN SIGN OR WINDOW SIGN
- SIGNS MUST BE LESS THAN 20'-0" ABOVE THE SIDEWALK ELEVATION

PER THE WESTWOOD VILLAGE SPECIFIC PLAN, 1087 BROXTON AVENUE IS DESIGNATED A LOCALLY SIGNIFICANT CULTURAL RESOURCE, AND IS THEREFORE SUBJECT TO COMPLY WITH THE FOLLOWING STANDARDS:

- SECRETARY OF THE INTERIOR'S STANDARD FOR REHABILITATION
- STATE OF CALIFORNIA HISTORIC RESOURCE INVENTORY
- ALL LADBS REQUIREMENTS

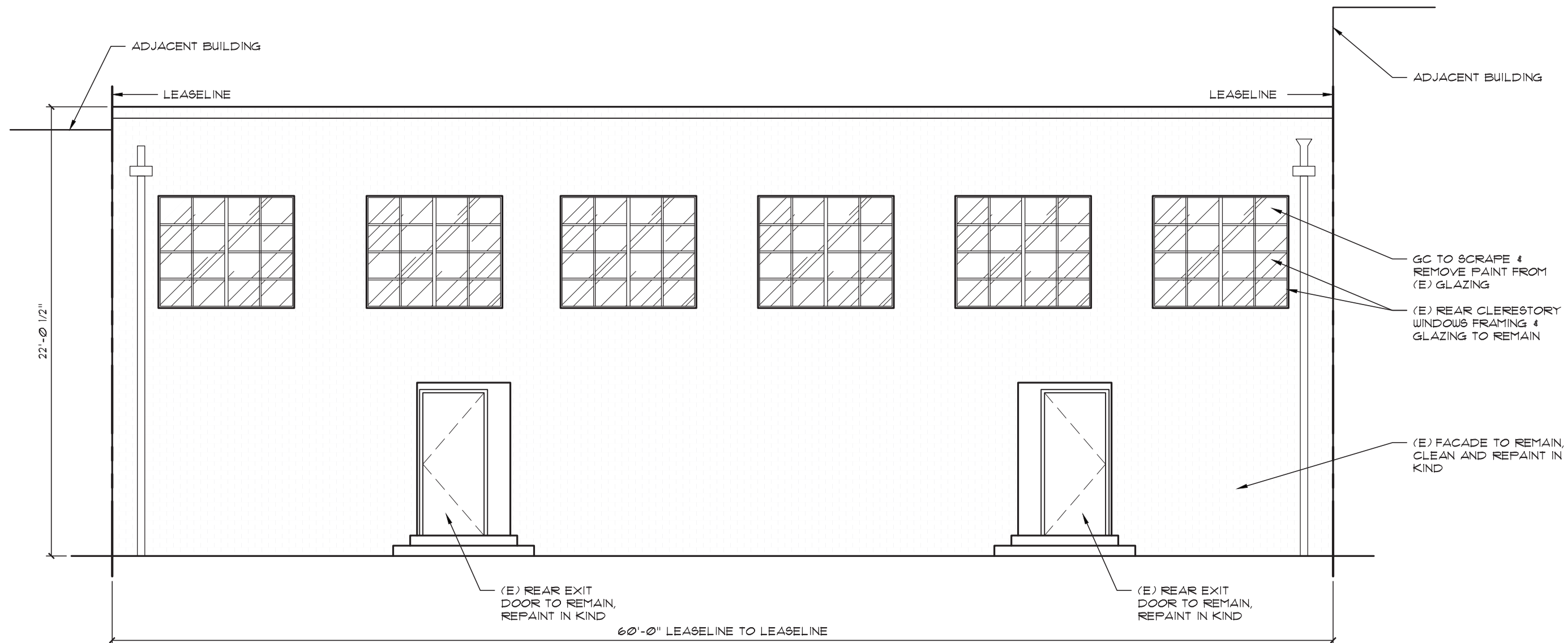
EXISTING BUILDING FACADE TO REMAIN IN ITS ENTIRETY. PATCH AND REPAIR AS REQUIRED TO MAINTAIN EXISTING BUILDING FEATURES.



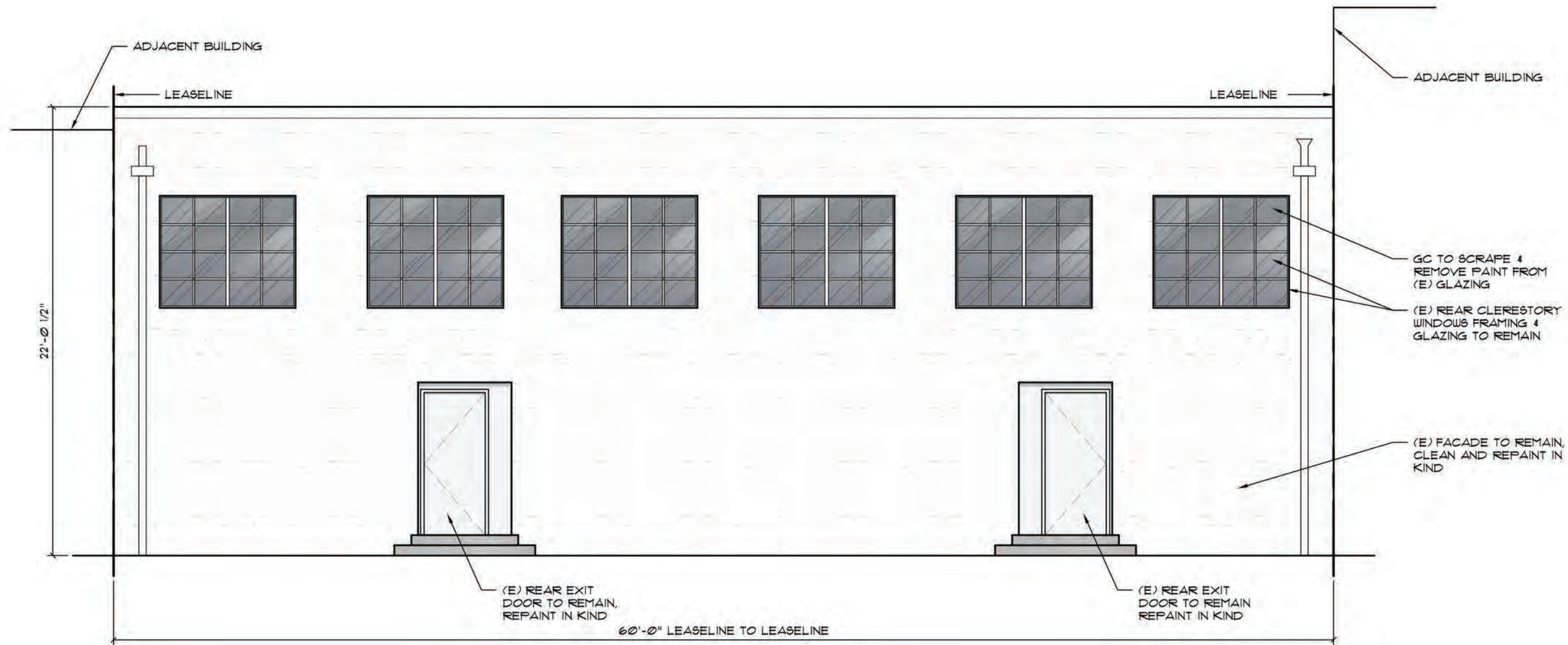




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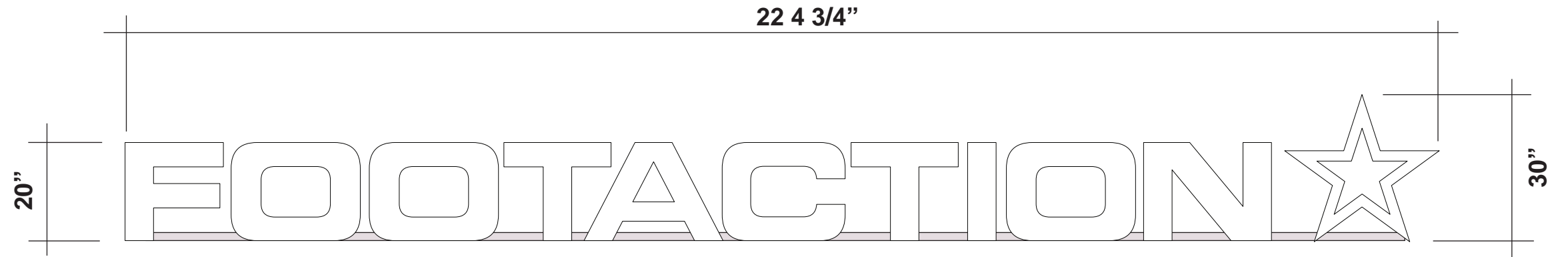




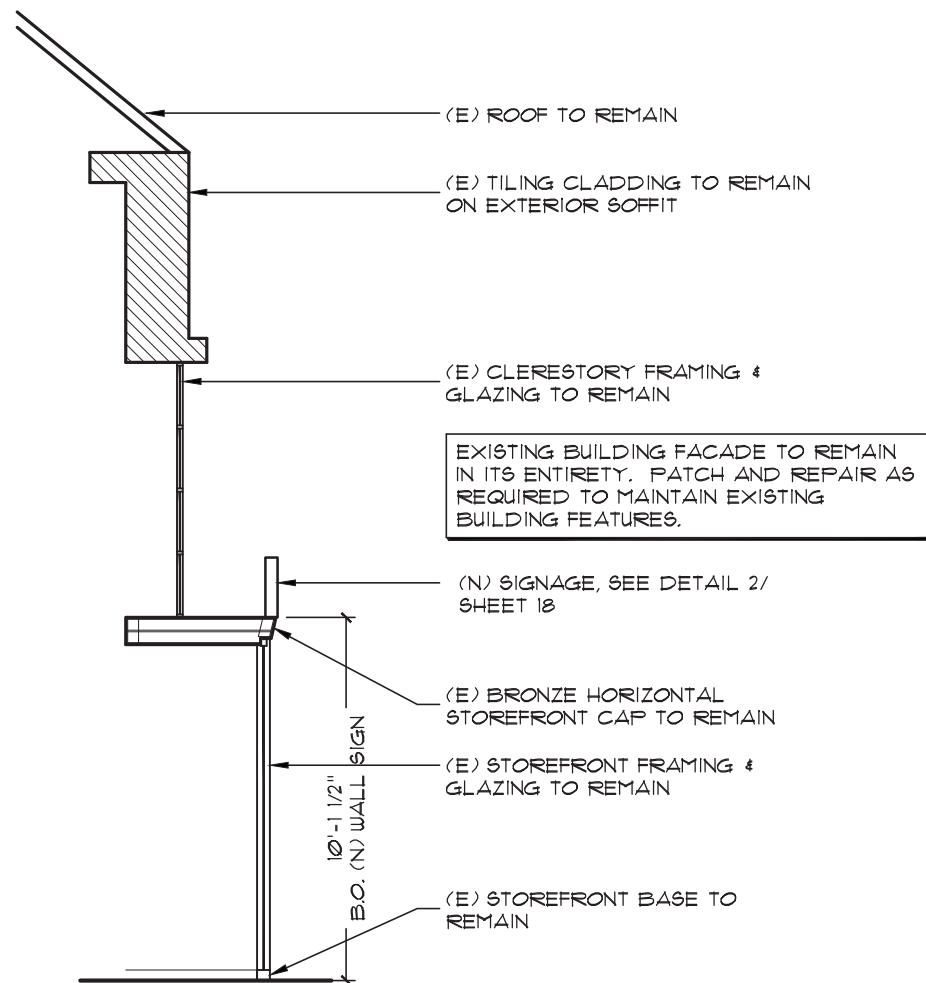
FRONT ELEVATION (BROXTON AVE)
 3/16" = 1'-0"



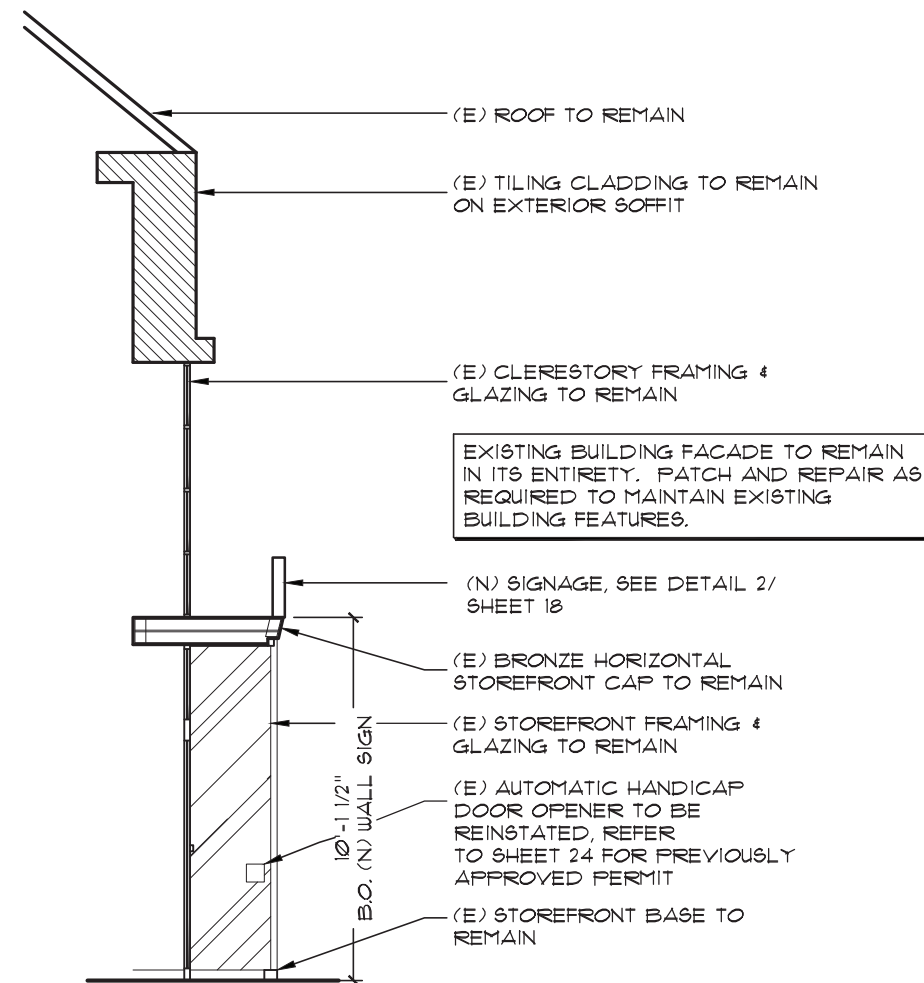
REAR ELEVATION (ALLEY)
 3/16" = 1'-0"



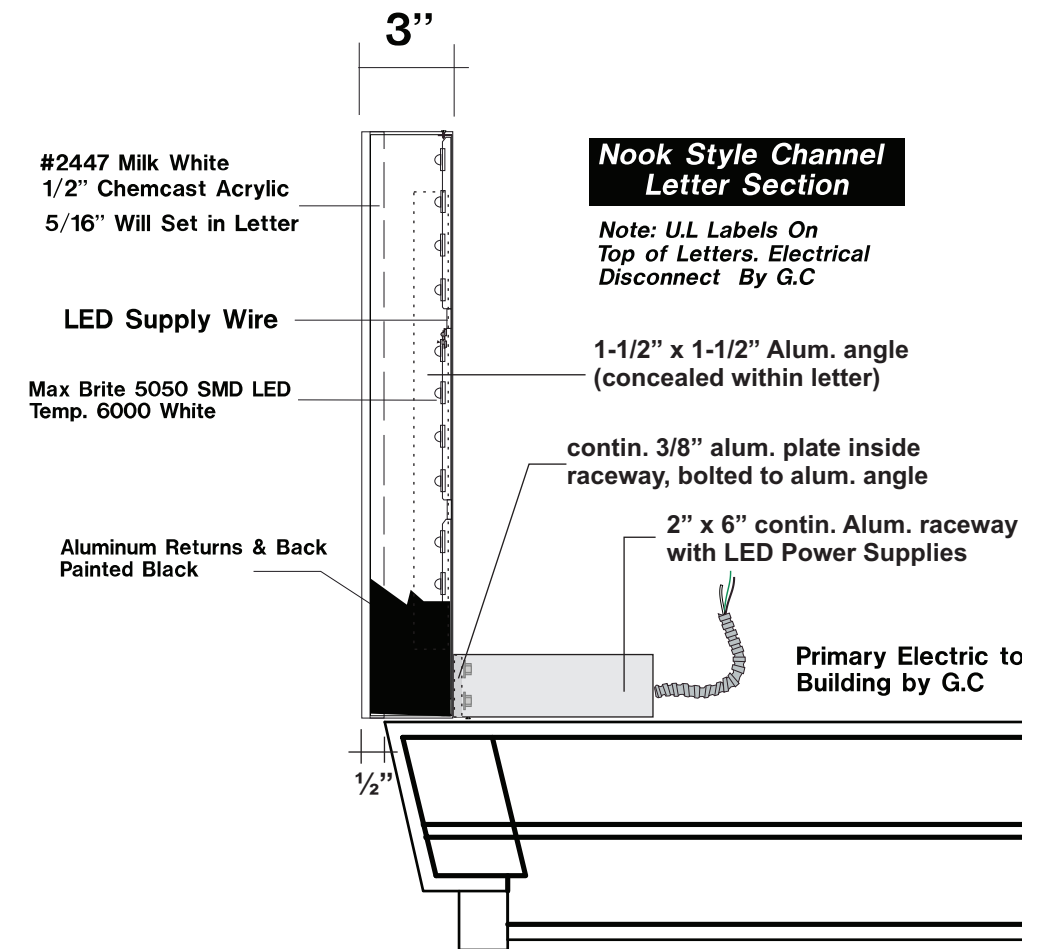
3 FOOTACTION WALL SIGN
SCALE = $\frac{3}{8}" = 1'-0"$
TOTAL SQ. FT. = 38.7 SF



1 STOREFRONT SECTION AT DISPLAY
SCALE = $\frac{3}{16}" = 1'-0"$

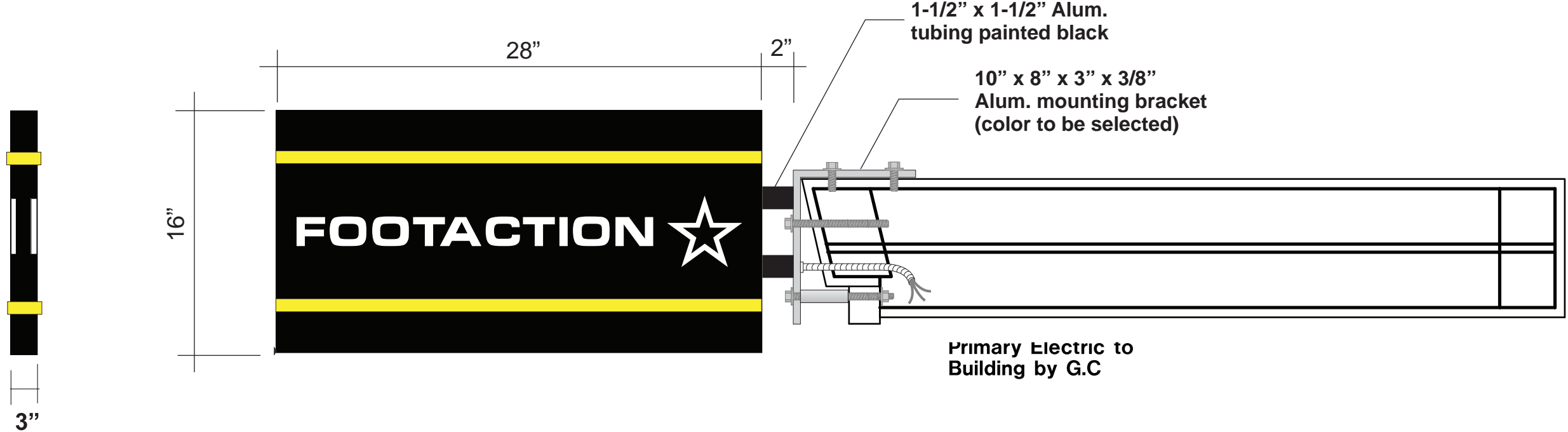


1A STOREFRONT SECTION AT ENTRY
SCALE = $\frac{3}{16}" = 1'-0"$

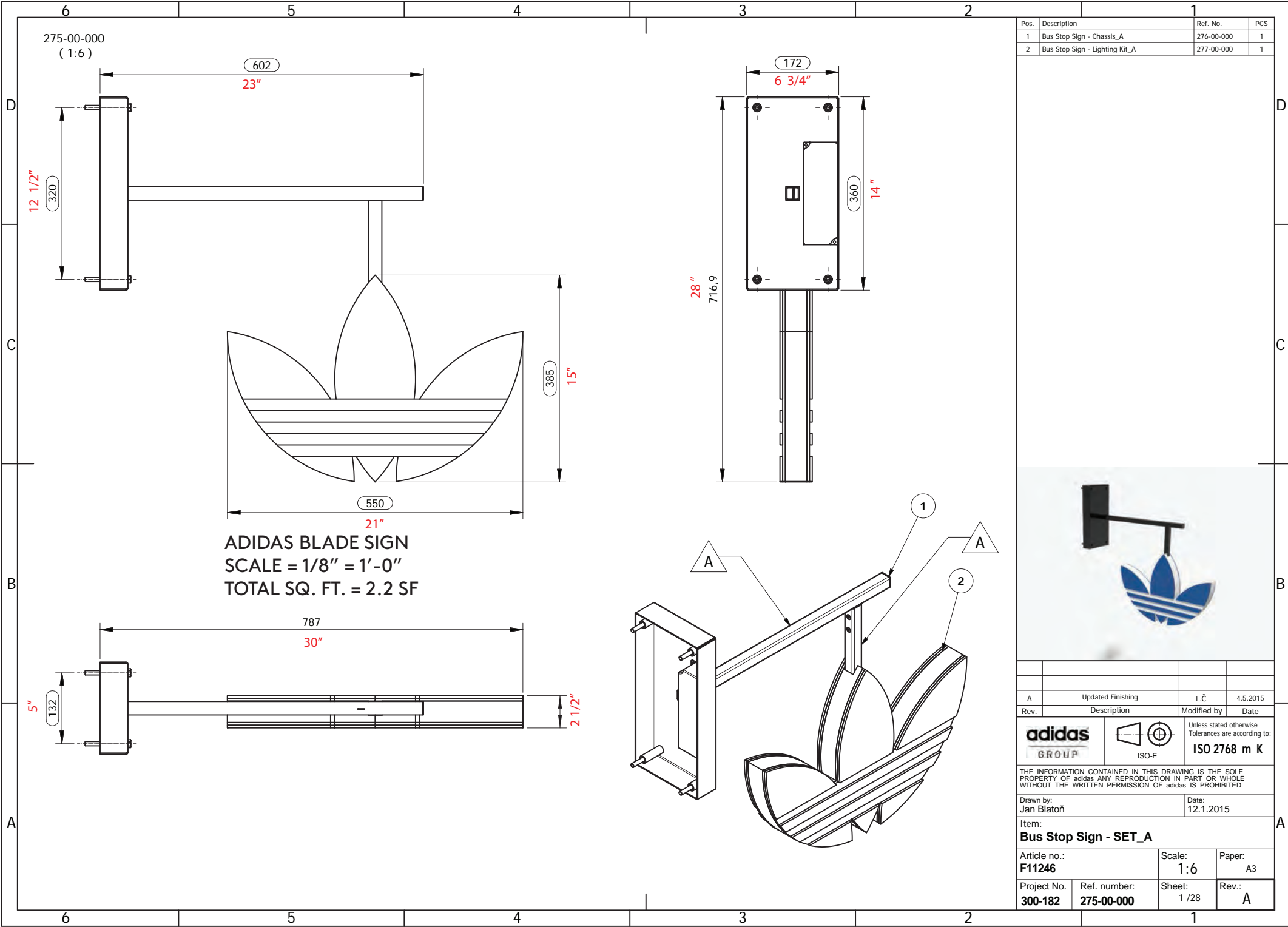


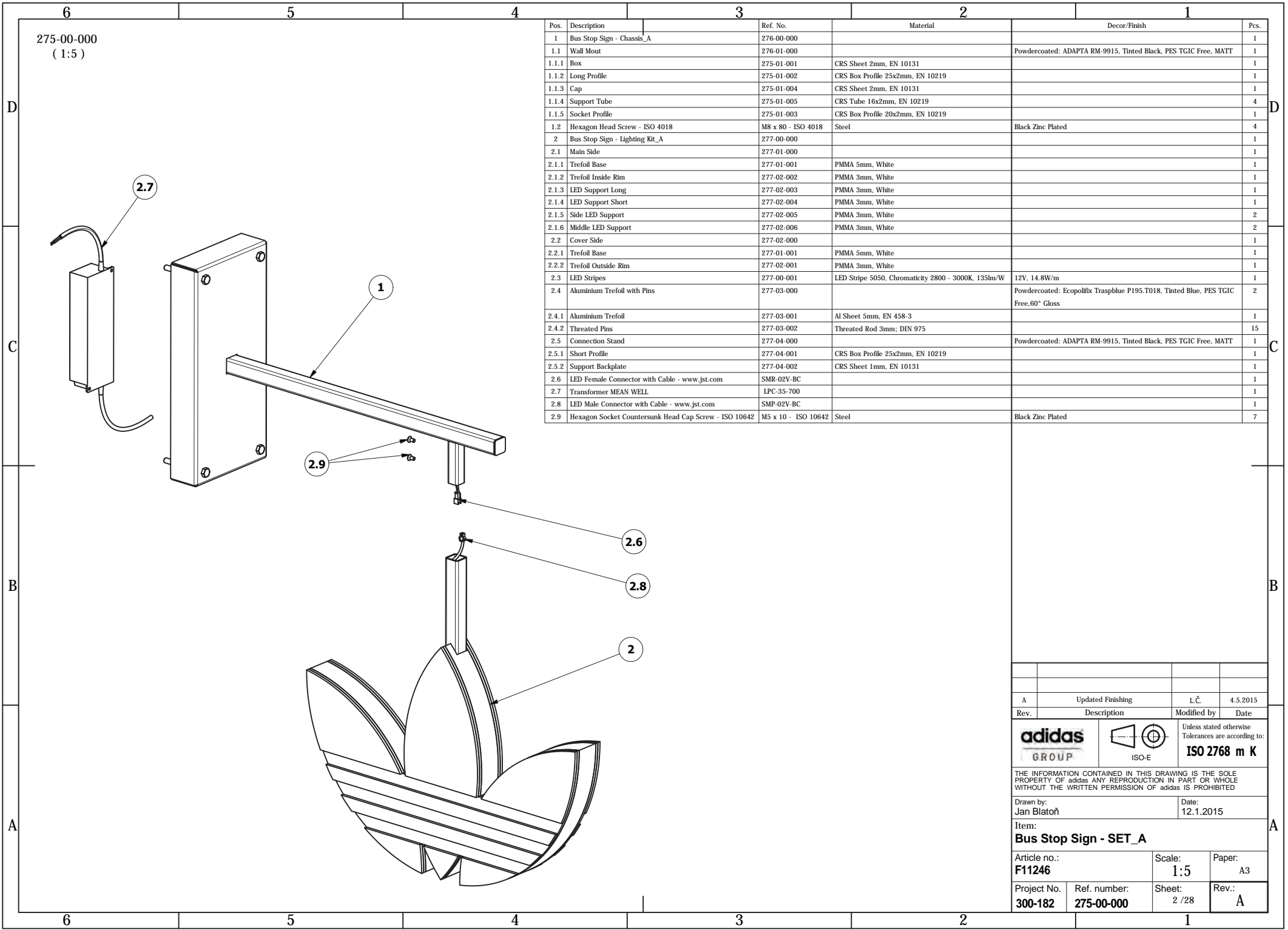
2 FOOTACTION WALL SIGN DETAIL
SCALE = $1\frac{1}{2}" = 1'-0"$

Illuminated Aluminum
Blade Sign .Routed faces
Painted Black. White Plexi
Back-up Letters.
& 1" Yellow Plexi Bars
Pantone# 7406
Illumination by White L.E.D.,s



1 FOOTACTION BLADE SIGN DETAIL
SCALE = 1 1/2" = 1'-0"
TOTAL SQ. FT. = 3.6 SF







FOOTACTION
TIGERLAC 39/80020
BLACK MATTE



ADIDAS
POWDERCOATED:
ECOPOLIFIX TRASPBLUE
P195.T018, Tinted Blue,
PES TGIC FREE,
60 GLOSS

NOTE: ALL STOREFRONT FACADE
MATERIALS ARE EXISTING TO REMAIN

APPENDIX

1083 - 1087 S Broxton Ave



Permit #:

04016 - 10000 - 21237

Plan Check #:

Printed: 11/09/04 09:46 AM

Event Code:

Bldg-Alter/Repair
Commercial
Plan Check at Counter
No Submit Plan CheckCity of Los Angeles - Department of Building and Safety
**APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY**

Last Status: Ready to Issue

Status Date: 11/09/2004

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 10600	6	3		M B 161-1/2	132B149 79	4363 - 024 - 002

3. PARCEL INFORMATION

Area Planning Commission - West Los Angeles	Census Tract - 2653.01	Earthquake-Induced Liquefaction Area - YES
LADBS Branch Office - WLA	District Map - 132B149	Lot Cut Date - 05/24/1930
Council District - 5	Energy Zone - 9	Methane Hazard Site - Methane Buffer Zone
Cmpt. Fill Ord. - FG	Fire District - 1 (Entire parcel)	Near Source Zone Distance - 0.3
Community Plan Area - Westwood	Hillside Grading Area - YES	Thomas Brothers Map Grid - 632-A3

ZONE(S): C4-2D-O /

4. DOCUMENTS

ZI - ZI-0891 Westwood Village	ZI - ZI-2192 WLA Transportation Impro	SPA - Westwood Community Design Re	DTRM - DIR-2002-5730-DI-A1
ZI - ZI-1446 Westwood Community Des	ZA - ZA-19303	SPA - Westwood Village	CPC - CPC-2000-62-DRB
ZI - ZI-1447 Westwood Community Des	ZA - ZA-1979-5	ORD - ORD-159787	CDBG - BID-Westwood Village
ZI - ZI-1802 Hillside Grading Ordinance	SPA - West LA Transportation Improver	ORD - ORD-164305	

5. CHECKLIST ITEMS**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**Owner(s):
Jakosky, John Jr And Becky Trs Jakosky Fam 0 P O Box 7836 NEWPORT BEACH CA 92658Tenant:
Applicant: (Relationship: Other)
Larry Russell - 2160 Whitman CORONA, CA 92880 (949) 283-4483**7. EXISTING USE**
(16) Retail**PROPOSED USE****8. DESCRIPTION OF WORK**TENANT IMPROVEMENT: REMOVE STAIRS & MEZZANINE (ILLEGALLY BUILT).
ADD NEW AUTOMATIC DOOR OPENER TO MAIN ENTRY DOOR.**9. 2 Bldgs on Site & Use: RETAIL****10. APPLICATION PROCESSING INFORMATION**BLDG. PC By: Eddie Chavez
OK for Cashier: Joyce MarDAS PC By:
Coord. OK:

Signature: Date: 11.9.04

11. PROJECT VALUATION & FEE INFORMATION (Final Fee Period)		
Permit Valuation:	\$25,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	410.28	
Permit Fee Subtotal Bldg-Alter/Rep:	360.00	
Handicapped Access		
Plan Check Subtotal Bldg-Alter/Rep	0.00	
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation	5.25	
O.S. Surcharge	7.31	
Sys. Surcharge	21.92	
Planning Surcharge	10.80	
Planning Surcharge Misc Fee	5.00	
Permit Issuing Fee	0.00	

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For information and/or inspection requests originating within LA County,

Call toll-free (888) LA4BUILD

Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Receipt of Building Permit and Fee
LA 01 26 120715 11/09/04 10:11AM

BUILDING PERMIT COMM	\$360.00
EI COMMERCIAL	\$5.25
SYSTEMS DEVT FEE	\$21.92
ONE STOP SURCH	\$7.31
CITY PLANNING SURCH	\$10.80
MISCELLANEOUS	\$5.00

Total Due: \$410.28
Credit Card: \$410.28

04LA 66629



* P 0 4 0 1 6 1 0 0 0 0 2 1 2 3 7 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

04016 - 10000 - 21237

14. APPLICATION COMMENTS

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE#	PHONE#
(C) Stowell J A Construction Inc	892 W 18th Street, Costa Mesa, CA 92627	B	669873	949-283-4483

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per Business and Professions Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: B Lic. No.: 669873 Contractor: J A Stowell Co.

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: State Fund Policy Number: 1462 787-2004

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name (if any): Lender's address:

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration, Construction Lending Agency Declaration and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: LARRY RUSSELL Sign: Date: 11-9-04 ☐ Contractor ☒ Authorized Agent

Permit Application #: **04016 - 10000 - 21237**

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Initiating Office: METRO

Printed on: 10/26/04 09:47:43

- Commercial

No Submit Plan Check

PLOT PLAN ATTACHMENT

