

WLASNC Board FY 2020-2021

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Planning Dept.

Re: Request for new, specific zone for “ghost kitchens”

To the City,

At the Jun. 23, 2021, meeting of the West Los Angeles Sawtelle N.C., the Board of Directors voted 10-0-0, to request that the City define what constitutes a “ghost” kitchen, including different categories and zoning for operations based upon numbers of kitchens and/or square footage; identify criteria for the evaluation of their applications for buildout and permitting, including a process to evaluate impacts (noise, odor, traffic and requirements pertaining to factors; and assess needed infrastructure (adequacy of electric service), parking and/or loading zones, and authorize the Chair to submit Community Impact Statements.

The City should encourage innovative land use options that allow to establish food/ restaurant/ catering operations at a lower cost.

Facts/Background:

1. The City has not established a specific zoning classification for this new type of business.
2. A 4-story, 43-kitchen “ghost” kitchen with 9 parking spaces and no provisions for drivers who will pick up meals was approved on Sepulveda Blvd. just north of Pico (with no street parking adjacent). Planning and DBS approved it essentially “by right” with no public hearings, and no analysis of utility issues (power outages and surges have damaged electrical equipment and appliances of residents nearby), traffic study or consideration of project conditions).

Findings/Justifications:

1. The absence of a specific zone may result in inconsistency, with some treated as commercial or retail, and others as light manufacturing.
2. Existing zones and their mitigations may not accurately capture the impact of these operations. Extra power and parking may be required.

Ex parte communications: None disclosed by any committee members.

Disclosures and conflicts of interest: None disclosed by any committee members.

To government agencies: Only the Chair and designated Boardmembers may testify to public agencies on behalf of the West L.A. Sawtelle NC. The Board requests that the Council Office and private/non-profit entities do not testify or speculate on behalf of the NC.

/s/ Jamie L. Keeton

Jamie L. Keeton, Chair WLASNC

cc: Len Nguyen, Council District #11 (Len.Nguyen@LACity.org)