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Your Community Impact Statement Submittal - Council File Number: 25-0557

LA City SNow <cityoflaprod@service-now.com>
Reply-To: LA City SNow <cityoflaprod@service-now.com>
To: Clerk.CIS@lacity.org, jamesaskew@nohnc.org

Thu, Jun 12, 2025 at 10:38 AM

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the to Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or rResolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: NoHo

Name: James Askew

Email: jamesaskew@nohnc.org

The Board approved this CIS by a vote of: Yea(13) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 06/11/2025

Type of NC Board Action: For

Impact Information

Date: 06/12/2025

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 25-0557

City Planning Number:

Agenda Date:

Item Number:

Summary: On June 11, 2025, the NoHo NC voted to support CF 25-0557. Please see attached statement for details.

 **25-0568 (Ghost Kitchens) and 25-0557 (Ghost Kitchen Geofence).pdf**
338K



NoHoNC.org [social media icons] @NoHoNC

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PASSED 13-0-0 on June 11, 2025

Council File: 25-0568

Title: Ghost Kitchens / Definition / Zoning Code / Land Use Control / Nuisance Mitigation

Position: Support

Council File: 25-0557

Title: Exclusion Zones / App-Based Delivery Services / Driver Loitering / Delivery Assignment
Cherry-Picking

Position: Support

Summary:

On June 11, 2025, the NoHo NC voted to support CF 25-0568 and CF 25-0557.

In late 2021, a so-called “ghost kitchen” operated by DoorDash and serving food branded as being from multiple restaurants including GOOP, Chick-Fil-A, and WingStop opened at 5643 Lankershim Blvd, in a commercial zone with several nearby locally owned businesses. While nominally a catering operation, ghost kitchens differ from catering in one key way: rather than preparing large batches of food for scheduled delivery, ghost kitchens create individual food orders for takeout or delivery, increasing the volume of traffic to the operation. Generally, these orders have been picked up by delivery workers in cars, leading to many externalities associated with cars: double-parking, red-zone parking, parking in center turn lanes, and reckless driving.

Additionally, local business owners have complained to NoHo NC and CD2 that drivers would routinely intimidate their customers who parked in favorable spaces near the business, and in at

least one instance footage of multiple drivers engaged in a brawl over a parking space that circulated on social media. The business model also encourages drivers to loiter in front of the location waiting for the most profitable order to come through, such that at busy times like lunch and dinner we would routinely see crowds of 20 or more delivery workers loitering in front of the business. Some would even set out lawn chairs in front of other businesses while they waited for an order.

NoHo NC has worked hard to address the issues created by this business in our community, and we support the efforts of the council to address these issues prospectively through CF 25-0568, which tasks the City Planning Department with creating a proper definition of “Ghost Kitchen” in the city’s zoning which would create rules to mitigate the externalities associated with this new land use. Technology has outrun the law, and it is time for the law to catch up.

NoHo NC also supports CF 25-0557, which tasks LADOT with establishing a mandate that all app based delivery services establish exclusion zones around ghost kitchens. We have seen this in action as Councilmember Nazarian’s office was able to establish an exclusion zone around 5643 Lankershim. This has had a noticeable effect on some of the behaviors associated with the business. We support LADOT making this policy citywide.