

To: Central Area Planning Commission
Attention: Commissioner Oliver DelGado
200 North Spring Street
Los Angeles, CA 90012

May 10, 2021

RE: 7445 West Sunset Boulevard (CASE NO. ZA-2019-6319-CUB)

Dear Commissioner DelGado and Honorable Central Area Planning Commissioners,

On behalf of Council District 4, we would like to share our thoughts on the application for a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with a proposed restaurant at 7445 West Sunset Boulevard (Case No. ZA-2019-6319-CUB). We are aware that there has been a high level of engagement among various stakeholders tracking this case. We spoke with planning staff, residents, and the applicant's representative to better understand the context and history of this request.

It is the Council Office's understanding that the owner has proposed this site to be the future location of a two-story shopping center and parking structure, and that this has been presented as a by-right project by the applicant in a C4-1D zone to the Planning Department and Department of Building and Safety (DBS) staff. There are currently no other entitlement requests that have been made for this site. The Zoning Administrator shared that a Conditional Use Permit can be issued prior to a complete development proposal being shared, given that any future proposal conforms to the zoning including the requirements of the LAMC pertaining to Mini Shopping Centers and Commercial Corner development regulations. The Zoning Administrator stated that the applicant submitted initial building plans to DBS (Exhibit "A" shared in the Letter of Decision), and while the applicant was waiting for them to be reviewed, they moved forward to proceed with the conditional use permit for alcohol sales. DBS will review initial plans to determine if the project is in need of additional entitlements, and whether it needs to go back to the Planning Department for further approvals. If granted, the applicant has three years to effectuate the conditional use permit for the sale and dispensing of alcoholic beverages for on-site consumption, after which it will expire if it is not acted on by the applicant.

We recognize that the Zoning Administrator tried to tailor conditions to ensure that the proposed restaurant in a commercial environment, "will be developed and operated in the manner proposed, and compatibly with the surrounding community." It is unclear if any additional entitlements will be requested or what they will be. For this reason, a conditional use to permit the continued sale and dispensing of a full line of alcoholic beverages may be a bit premature.

We are mindful of substantive concerns raised by neighbors, including the Hollywood Hills West Neighborhood Council, the appellant, and stakeholders affiliated with Gardner Street Elementary School (an abutting neighbor) regarding traffic impacts, noise issues, hours of operation, pedestrian safety, saturation of similar uses near sensitive areas (i.e. within 1000 foot radius of a residential area and an elementary school), and multiple operations selling alcohol separately under one license among others. Further, while we understand that the physical development for this location is not part of this determination, we would also like to ensure that the most robust efforts are carried out to minimize negative impacts to the school from any future redevelopment of this site.

The Central Area Planning Commission is the ultimate decision maker in this case. Through your deliberative process we hope you will strongly consider the concerns raised by our constituents as elevated in this letter. Ultimately, we hope any future project at this site results in a win-win situation for everyone involved and an end product that is creative, contextualized, and cohesive.

Respectfully,

Mashael Majid
Planning Director
Council District 4