

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

**WESTWOOD NEIGHBORHOOD COUNCIL
LAND USE AND PLANNING COMMITTEE MEETING MINUTES**

WEDNESDAY, March 13, 2013 – 4:15 PM-5:15 PM

Westwood Branch Library 1246 Glendon Ave, Meeting Room Los Angeles, CA 90024

1. 4:15 p.m. Call to Order - Roll Call Constance Boukidis, Dr. Jerry Brown, Ann C. Hayman, and Marjan Jamshidi present
2. Unanimous approval of this agenda as presented.
3. Unanimous Approval of Minutes for LUPC Meeting held on 2/13/13.
4. PUBLIC COMMENT none offered.
5. NEW BUSINESS:

a. SPROUTS PROJECT - 1751 Westwood Boulevard PRESENTATION

Project Developer Name: Sprouts Farmers Market

Contact Info: Terri Dickerhoff, CGR Development, 213-422-1450

Project Address: 1751 Westwood Boulevard, Los Angeles, CA 90024

Planning Department File Number: ZA 2012-2243 CUB and ZA 2012-2242-EAF

After an initial visit to the WWNC LUPC in September of 2012 (notice of which was sent out to neighborhood), where the LUPC encouraged stakeholders and Applicant to continue negotiations regarding deliveries, noise, etc., Terri Dickerhoff returned again seeking support for the project. After discussion, the WWNC LUPC voted unanimously to recommend that the WWNC Board of Directors vote to support Applicant's Application as follows:

- 1) Per LAMC 12.24 - W1, request for Conditional Use Permit to allow sale of beer and wine for off-site consumption all in conjunction with construction, use, operation, and maintenance of full-service grocery store with hours 7 days a week from 7 a.m. to 11 p.m.; and
- 2) Per LAMC 23.24 W L 7, request for Commercial Corner Exception to allow for relief from Development Standards and Conditions of Operation such that Sprouts could receive deliveries through its front door 24 hours a day, be granted on the conditions that prior to its Zoning Administrator hearing on these Requests 1) and 2), Sprouts revises and clarifies its Master Land Use Permit Application dated August 17, 2012 to incorporate by reference as if set forth there in full, Conditions 1 through 11 negotiated between Sprouts, Westwood Homeowners Association and Councilman Paul Koretz' office into its Project Description as set forth below:
 1. During the extended overnight hours, from 8 pm to 7 am Monday through Friday and 4 pm to 10 am on Saturday and Sunday, Sprouts will take delivery through the front door of the store. Deliveries in the alley will only be made between 7 am to 8 pm Monday through Friday and 10 am to 4 pm on Saturday and Sunday, per the requirement of Section 12.22 A 23 LAMC.
 2. A minimum of 50% of the freight deliveries to Sprouts will be taken through the front door, with no more than 35 freight deliveries per week made in the alley.
 3. The delivery trucks in the alley will be limited to 28' feet.
 4. Smaller trucks/vans will take delivery on premises.
 5. All Sprouts employees responsible for the loading/unloading of trucks will be instructed on noise reduction techniques, and ensure that no truck engine or generator remains running while the truck is parked in the alley. Additionally, these conditions will be available in both English and Spanish for employees.
 6. Alley deliveries will be made as quickly as reasonably possible to reduce delivery time, and will adhere to the 30-minute delivery timeline required by ordinance.
 7. A quarterly report reasonably detailing the time/date and entrance location of freight deliveries into Sprouts will be given to the City Council office for the first year.
 8. In the event Sprouts does not abide by the agreed-upon terms set forth herein, upon written notice from the Council Office and a 30-day cure period, the Zoning Administrator or the City Council Office can request a Plan Approval for the purpose of creating/altering conditions to address nuisance behavior.
 9. The store manager will make him/herself reasonably available during business hours to address concerns from the community.

10. At no point shall the notification of a delivery be made using an outdoor audible noise. (ie: truck horn or outdoor buzzer).

11. A sign will be posted in the alley that states, "This is a residential area. All engines MUST be shut down during ENTIRE delivery time. No honking or shouting, please."

6. Meeting adjourned upon unanimous motion at 5:15 p.m.