

Title: Chick-fil-Motion	Item No. _____
Meeting date: April 8, 2014	
Agendized by: PLUC	
Contact person: Pat Lyon	Phone number:
Committee Vote (if appropriate): Unanimous	
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes <input checked="" type="checkbox"/> No	
Additional documents attached? ____ Yes <input checked="" type="checkbox"/> No	

RECOMMENDATION:

Motion to support construction of Chick-fil-A restaurant at Sepulveda and Manchester at the location of the former Grinder restaurant, as well as the zone change to allow a drive thru, subject to the following conditions:

1. Remove five (5) ficus trees, repair and replace 200', and replace trees, per the City of Los Angeles Tree Replacement plan, on Manchester Blvd, near the site (approximately \$60,000). In addition, provide monetary contribution for three (3) new additional trash receptacles to be placed through the Westchester District. All to be coordinated with the Westchester Business Improvement District (BID);
2. Enter a parking agreement with the Westchester Medical Plaza, 8540 S. Sepulveda Blvd, to provide ten (10) employee parking spaces. The lease is for five (5) years with three (3) renewal terms of five (5) years each;
3. Invest over \$3 million for site improvements in lighting renovation, trash clean up, landscaping, site development, and architectural design to activate the commercial corner;
4. Work with the LADOT and BID/PLUC for installation initiatives for no left turn bollards placed along Manchester Avenue in front of the site;
5. Offer Metro/transit passes for those employees who elect not to drive to work, if they don't reside within ¼ mile of the location;
6. Approximately 40-60 local hire jobs once opened;
7. Provide ten (10) bike racks—four (4) exterior and six (6) interior racks;
8. Increase community privacy (including noise reduction) along rear of property. Replace the existing chain link fence with an 8' block wall (2' higher than code) which will be landscaped on both sides and softened by landscape (approximately \$50,000);
9. Replace 10 feet of new landscaping on the west property line and 8' new landscaping on the north property line adjacent to the Sepulveda West Apartment;
10. Enhance pedestrian friendly activity on Sepulveda Blvd by providing new enclosed patio area which activates street presence for pedestrians (approximately \$80,000);
11. Operator to work with the Westchester Senior Center to design an appropriate program to serve the seniors residing in the Westchester Community. Once selected, the Operator shall contact the Director of Westchester Senior Center and discuss

collaborating programs. Once agreed upon, The Director of Westchester Senior Center and Operator shall report back to PLUC and the Neighborhood Council on the agreed program(s) between the Operator and the Center;

12. Operator to work with the Westchester YMCA Director to design and partner with such programs as the Youth and Government Program and other YMCA programs offered at the Westchester YMCA. Once selected, the Operator shall contact the Director of YMCA and discuss collaborating programs. Once the agreed upon, the Director of the YMCA and Operator shall report back to PLUC and the Neighborhood Council on the agreed program(s) between the Operator and the YMCA;

13. Property owner to contribute to PATH (People Assisting the Homeless) or alternative homeless organizations which deals with the dignity removal of homeless, mitigation, and/or assistance from the removal of the premises for five (5) years under the Westchester Business District. Should PATH stop providing services within the Westchester area within that period, property owner will seek another alternative homeless organization which deals with the dignified removal of homeless, mitigation, and/or assistance from the removal of the premises. After the initial five (5) years, property owner to expect to continue contributing to PATH or partnering with another dignified homeless organization then participating in the Westchester community.

14. Provide two (2) parking lot monitors to take orders, help traffic flow, and light security;

15. Speaker box adjustable to ambient noise and located towards Manchester and Sepulveda, away from adjacent residential;

16. Reduced seating area and reduced square footage from original proposed project, dated August 2013. Current site plan proposes 2,867 square feet and a total of 82 seats;

17. Increase driveway width subject to DOT approval and setbacks;

18. Propose hours of operation: Monday through Thursday- 6:00 am to 11:00 pm; Friday and Saturday- 6:00 am to midnight; Closed Sundays

19. Install "No Left Turn" signage at driveway with one facing vehicles entering from Manchester Avenue and one facing vehicles exiting onto Manchester Avenue.

20. Widen existing driveway to 30', pending approval from City and LADOT approval.

BACKGROUND:

Chick-fil-A is proposing the construction of a restaurant at Sepulveda and Manchester at the former location of the Grinder restaurant and a zone change to allow a drive through.

1. Remove five (5) ficus trees, repair and replace 200', and replace trees, per the City of Los Angeles Tree Replacement plan, on Manchester Blvd, near the site (approximately \$60,000). In addition, provide monetary contribution for three (3) new additional trash receptacles to be placed through the Westchester District. All to be coordinated with the Westchester Business Improvement District (BID);

2. Enter a parking agreement with the Westchester Medical Plaza, 8540 S. Sepulveda Blvd, to provide ten (10) employee parking spaces. The lease is for five (5) years with three (3) renewal terms of five (5) years each;
3. Invest over \$3 million for site improvements in lighting renovation, trash clean up, landscaping, site development, and architectural design to activate the commercial corner;
4. Work with the LADOT and BID/PLUC for installation initiatives for no left turn bollards placed along Manchester Avenue in front of the site;
5. Offer Metro/transit passes for those employees who elect not to drive to work, if they don't reside within ¼ mile of the location;
6. Approximately 40-60 local hire jobs once opened;
7. Provide ten (10) bike racks—four (4) exterior and six (6) interior racks;
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19. Install “No Left Turn” signage at driveway with one facing vehicles entering from Manchester Avenue and one facing vehicles exiting onto Manchester Avenue.
20. Widen existing driveway to 30’, pending approval from City and LADOT approval.

DISCUSSION:

Chick-fil-A restaurant at Sepulveda and Manchester at the location of the former Grinder restaurant, subject to conditions. This project has been before the PLUC on multiple occasions and has evolved in accordance with community input.

FISCAL ANALYSIS:

N/A

ATTACHMENTS:

None.

MOTION:

That the Neighborhood Council: Vote to support application of Chick-fil-A for construction of restaurant at Sepulveda Boulevard and Manchester, as well as the request for a zone change to allow for a drive-through, subject to the following conditions:

1. Remove five (5) ficus trees, repair and replace 200’, and replace trees, per the City of Los Angeles Tree Replacement plan, on Manchester Blvd, near the site (approximately \$60,000). In addition, provide monetary contribution for three (3) new additional trash receptacles to be placed through the Westchester District. All to be coordinated with the Westchester Business Improvement District (BID);
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3. Invest over \$3 million for site improvements in lighting renovation, trash clean up, landscaping, site development, and architectural design to activate the commercial corner;

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