

Title: 6801 Center Dr. Westchester: ZA2020-1396-MCUP/ENV-2020-1397-CE
Item No. 2
Meeting date: June 16, 2020
Agendized by: Julie Ross, PLUC Chair
Contact person: Julie Ross, PLUC Chair      Phone number:
Committee Vote: 5/0/0
Does this item have a fiscal impact on the Neighborhood Council? ____ Yes _X_ No
Additional documents attached? ____ Yes _X_ No

**RECOMMENDATION:** Per existing HHLA Master Conditional Use Permit, add conditions.

**BACKGROUND:** Howard Hughes Center Los Angeles (HHLA) is requesting a Master Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverages at 21 locations in the center with expanded business hours from 6:00 AM – 2:00 AM.

**DISCUSSION:** Presentation made to PLUC by applicant representative on June 16, 2020. The Westchester BID supports the application. Stakeholders expressed concerns with the expanded hours, lack of information on proposed tenants, past security issues, no existing relationship with property operator, concerns with selling to-go alcohol until 2:00 AM. There’s a need to be competitive with other dining sites.

Committee members expressed concerns over security issues, who are the proposed tenants and what is the administrative review for them? No transparency on who the center is serving: neighborhood or transitory customers. No consistent update from the developer to the board or PLUC. Center has traditionally been focused not on community customers but transitory customers.

The Committee understands the very difficult environment for restaurant operators today and also understands the HHLA’S desire to re-brand/transform the center into a dining destination that serves not only transitory customers but local customers as well. The Committee wants to support the re-branding/transformation of the center while at the same time addressing the historic concerns the community has had with the center.

**FISCAL ANALYSIS:** N/A.

**ATTACHMENTS:** None.

**MOTION:** Motion to support retention of the current MCUP for 19 alcohol sales licenses for the Howard Hughes Center Los Angeles (HHLA) with the addition of the following conditions:

1. Hours of operation: Monday-Wednesday 9am-12am and Thursday-Saturday, 9am to 1am;
2. Licensed alcohol consumption in outdoor dining common-areas;
3. HHLA proactively report quarterly to CD11 and Westchester-Playa Neighborhood Council regarding safety and security issues;
4. HHLA operation under the above-named conditions for two years before requesting further Master CUP changes.

[end]

