



Neighborhood Council of Westchester/Playa Committee Report

Committee: Planning/Land Use

Committee chairperson: Steve Donell

Meeting date: August 11, 2009

Monthly report:

I. Presentation – Ron Glushon, Luna & Glushon – Re.: KanPai Sushi, 8325 Lincoln, Appeal of CUP

A. The decision before PLUC is to respond to a request for consideration for extended hours to 2:00 a.m. and Happy Hour drink pricing. KanPai has received 14 letters of support; no letters have been received in opposition in either the Councilman's office or at the Zoning Commission.

II. Motion: To support the applicant's request for extended hours of operation and Happy Hour drink pricing – Conditions 8 & 36, Case No. ZA 2008-4876 (CUB)(CU) – Kanpai Sushi, 8325 Lincoln Blvd., 90045.

Move: Steve Donell moved to support the above motion.

Seconded: Sybil Buchanan

Discussion: The committee would like hours to change to 1:00 a.m. from 2:00 a.m. on Condition 8. This was agreed to by all parties and the motion will be changed to reflect that the Motion in regards to Condition 8, extended hours, be modified to 1:00 a.m.

Approved by Unanimous Voice Vote

III. Presentation: Dan Getman (GMP) Architects/Derek Jones – Jake's Lot/Triangle parcel development – 138 Culver Blvd., 90293

A. Presentation:

The lot is approximately 1 acre, 40,000 square feet. The proposed plan is to have 63 residences of which 7 would be below market units. There is planned 10,000 square feet of retail. Two potential retail tenants have been identified, Helens Bikes and Zinc Café. 150 parking spaces would be included – noting that it is 15 spaces beyond the requirement for residential/commercial. The approvals that they will be looking for include:

1. Site Plan review – required when over 50 residential units
2. Directional Determination
3. Additional of 11 ft to the current limit of 45 feet to 56 for the density 'bonus'
4. Coastal Commission Approval – required
5. EIR – Traffic being the primary issue