Neighborhood Council of Westchester/Playa
NCWP Planning and Land Use Committee Agenda
www.ncwpdr.org

Special Meeting Minutes - Approved

Committee: Planning and Land Use Committee
Chairperson: Patricia Lyon
Meeting Date: Monday, March 26, 2018 - 5:00pm
Meeting Place: Westchester Municipal Building Community Room / 7166 W Manchester Avenue, Westchester, CA 90045

Attending: Patricia Lyon, Kimberly Fox, Don Hellwig, Garrett Smith, Dave Oliver, Paula Gerez
Excused Absent: Alan Quon, David Voss, Joan Trimble

Call to order: 5:02pm

Item 1: Welcome and Introduction

Item 2: Public Comment on Non-Agenda Items

Item 3: Action / Chipotle Ladera CUB Application [Case No ZA 2018 247 CUB]

Background - First appearance before PLUC. Chipotle Mexican Grill #3094 located at 6719 S La Tijera Boulevard, 90045 is applying for CUB to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption within a 2000 sq ft restaurant with 43 indoor seats and 650 sq ft of uncovered outdoor dining area with 36 seats and no outdoor alcohol sales or consumption, hours of 9am-11pm daily.

Presenter(s) - Valerie Sacks of Liquor License Specialists representing Chipotle Mexican Grill, located on the City of Los Angeles side of the split City/County property shopping center.

Existing building remodeled for Chipotle’s use.
Upscale, fast casual - a step up from fast food; quality of ingredients; architect- designed restaurants.
Request for full line of alcohol permission (Type 47) so that restaurant can add margarita to their beer-and-margarita menu.
Alcohol sales represent small % of gross receipts; offered more as a minor amenity to cuisine served.
Company has outstanding compliance with ABC.
Company promotes from within, so manager assigned to this location has company-specific experience and are trained specifically on alcoholic beverage sales are handled.
Operations: a team lead or manager 21 years or order on site at all hours of operation.
Requesting hours 9am to 11pm; however, typically not open that early. Asking for maximum hours to amortize the cost and time invested in procuring license.

Related Documents
Completed Department of Planning CUB Application
Department of Planning CUB Application Confirmation Receipt
Public Comment

Q: How far from TGIF?
A: 10K sq ft building parallel to La Cienega; used to be City Bank Building.

Committee Discussion

Lyon / Occupying the end space?
Presenter / Yes, south end.

Lyon / # of feet from TGIFriday? Issue because that tenant has not been a good community neighbor. Repeated problems with rowdy customers, occasional police intervention.
Oliver / Believes distance is roughly 40 years.

Lyon / Training program for managers?
Presenter / Yes. Internal training and usually City wants them to do the STAR training. Also go through ABC trainings on-line.

Lyon / Has manager for this location identified yet?
Presenter / Not yet but will have answer before the NC Board meeting.

Lyon / Have you ID’d the lead with the LAPD? Not Sheriff as your location is inside City of LA.
Presenter / No.

Lyon / Instructed applicant to get feedback from LAPD specifically about public safety issues re TGIFriday.
Presenter / Will pursue. Part of manager training is knowing how to ID a drunk customer, manage that situation. Customers must consume alcohol on site only (no take out). Beer: staff person opens, hands customer the bottle (no pitchers). Margarita’s served in clear plastic cup, prevents switching a regular (non-alcoholic) drink for a margarita.

Smith / Any sensitive impacts 600 ft, 1000 ft?
Presenter / Addressed in the application. Not concerned in this operating location. In Westwood location alcohol service is harder to control because of students being so close to 21 years old. Yet no operational problems there. Staff checks IDs, card anyone who’s under 35.

Gerez / What if a patron wants another drink?
Presenter / Go through cashier line again. Staff monitors behavior, etc.

Fox / Any chance there will be an earlier-than-9am open time, given longer operating hours in area restaurants due to shift work, employees at LAX, etc.?
Presenter / No greater than 9am to 11pm.

Committee Action

Motion by Smith: approve
Second: Don Hellwig
Roll call vote:
- Gerez - yes.
- Oliver - yes.
- Smith - yes.
- Hellwig - yes.
- Fox - yes.
Motion passes.