

WESTWOOD NEIGHBORHOOD COUNCIL

June 9, 2021

Agenda Item # 13 (H)

WRAC MOTION

[Request for Clarification Regarding Cloud/Ghost Kitchens](#)

Passage deadline: August 2021

Passed by

- Bel Air-Beverly Crest Neighborhood Council
- Westside Neighborhood Council

Motion

WHEREAS businesses referred to as “cloud kitchens” or “ghost kitchens” represent a fairly new form of commerce and land use concept, and,

WHEREAS this new business model has the potential to create significant impacts on neighboring business and residential communities, and

WHEREAS the City of Los Angeles has not established a specific zoning classification for such businesses, thus creating potential inconsistencies, uncertainty and lack of transparency for applicants, City staff, and those seeking to review these proposed projects, and

WHEREAS the absence of clear classification for cloud/ghost kitchens can result in some being treated as commercial and/or retail uses, while others may be grouped as light manufacturing, and WHEREAS none of these classifications accurately captures the true nature of these operations, and

WHEREAS cloud kitchen/ghost kitchens are being established in many areas across the City of Los Angeles,

Therefore, be it moved that the Westside Regional Alliance of Councils (WRAC) requests that the City, represented by our Council District, PLUM, the City Council, in coordination with the Departments of Planning and Building and Safety:

— define what constitutes a Cloud/ghost kitchen, including possible different categories of such operations based upon numbers of kitchens and/or square footage involved,

—identify criteria for the evaluation of their applications for buildout and permitting, including a process to evaluate potential impacts on their surroundings (noise, odor, traffic and requirements pertaining to factors

—assess needed infrastructure (adequacy of electric service to area), parking and/or loading zones,

WRAC believes that providing this needed clarification will remove uncertainties as and contribute to the establishment of successful enterprises by creating the structure needed to guide the city's review and decision-making process

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