



Fast Food Establishments

Gayley Avenue

Updated 4/14/2014
(Field Survey 4/11/2014)

	Street No.	Fast Food Name	DCP Use Determination Effective Date	Case No. Building Permit No.	Certificate of Occupancy
1	922	In-n-Out Burger	12/2002	2002 DI CPC-1996-29-DRB WLA82456/70	10/1971
2	960	Bella Pita	12/2002	2002 DI 00016-10000-10938	6/2001
3	970	Tommy Taco	12/2002	DIR 2008-4425 DRB-SPP 09014-10000-01591	5/2012
4	972	Fat Sal's Deli	12/2002	DIR 2008-4425 DRB-SPP 09014-10000-01591	5/2012
5	978	Gushi Teryaki and Korean BBQ	12/2002	DIR 2008-4425 DRB-SPP 09014-10000-01590	7/1986
6	1001	The Coffee Bean	12/2002	2002 DI 86WL63795	3/1995
7	1064	Mongols BBQ	12/2002	2002 DI Building permit not found	5/1950
8	1066	Lamonica's NY-Pizza	12/2002	2002 DI 62576/86 WLA	12/02/1986
9	1081-1083	El Pollo Loco	12/2002	2002 DI 88LA85662	9/1996
10	1097-1099	Elysee Patisserie	12/2002	2002 DI LA86631/79, LA86632/79	5/1980 9/1980
11	1101	Westwoo Novel Café	12/2002	2002 DI 96HO45298	4/1997
12	1108	Iso Fusion Cafe	12/2002	2002 DI 00016-10000-13450	11/1986
13	1114	Native Foods	3/2011	DIR-2010-3149-SPP 10016-10000-13425	5/2012

6 Maximum Allowed



OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.lacity.org/pln.

FINDINGS

The proposed project is located at 1122-1130 South Gayley Avenue, which is one façade of a corner building at Gayley Avenue and Lindbrook Drive within the Westwood Village Specific Plan area. This project proposes to establish two restaurant establishment uses, as defined by the Westwood Village Specific Plan Definition Interpretation, on the ground floor of a new, mixed-use building (currently under construction). The subject building was approved with conditions, per case no. APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP. The specific tenants have not yet been identified. The two restaurant establishments are each proposed to be 2,625 square feet of floor area, comprising a total of 5,250 square feet of the total 6,500 square feet of commercial space on the ground floor. Currently, there are eight verified restaurant establishment uses along Gayley Avenue in Westwood Village, and the two proposed restaurants will be the ninth and tenth.

Project Permit Compliance Findings

1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

The proposed project involves the establishment of two new restaurant establishment uses within a new, 4-story, mixed-use building. The subject building is under construction and is not a Locally Significant Cultural Resource per the Specific Plan. The subject building's floor area, height, setback, and design review were addressed under case no. APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP, and no changes are proposed, approved or authorized. Signage for each restaurant is not proposed at this time, and therefore is not approved or authorized. Therefore, Sections 6, 7, 8, 11 and 13 of the Specific Plan are not applicable. A Village-Wide Improvements Assessment District has not been established; therefore, Section 12 of the Specific Plan is not applicable.

- a. The proposed project substantially complies with Section 5, Uses, of the Specific Plan. The restaurant establishment use, proposed at two storefronts along Gayley Avenue and depicted in Exhibit A, is a limited use within Westwood Village (Section 5.B.5). The number of restaurant establishments is restricted for each street. Thirteen restaurant establishments may be located on Gayley Avenue (one restaurant establishment for every 200 feet of lot frontage); at present, there are eight existing restaurant establishment uses on Gayley Avenue (see Exhibit B). Thus, the subject project will result in ten restaurant establishment uses on Gayley Avenue. Condition of Approval No. 2 will ensure the continued use as two restaurant establishments of the subject premise.

Each proposed restaurant will occupy 2,625 square feet, comprising a total of 5,250 square feet on the ground floor. This conforms to condition 3 of case no. APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP, which allows up to 6,500 square feet of commercial space. The remaining 1,250 square feet of commercial space is not a part of the proposed project.

The two storefronts for the proposed restaurant establishment uses comprise 33 percent of the Gayley Avenue ground floor façade. Per the Specific Plan, at least 80 percent of the frontage of a building, to a depth of at least 30 feet, shall be devoted to retail, restaurant or other food service uses. A Specific Plan Exception, per case no. APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP, provided relief from this requirement, allowing 33 percent in lieu of 80 percent of the subject building's frontage devoted to retail, restaurant or other food service. Thus, the proposed project conforms to case

CONDITIONS OF APPROVAL

NOTE: The following conditions are in addition to those imposed under case no. APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP and which remain in effect. No change to those conditions is proposed or approved.

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," dated January 8, 2014, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Use.** The project shall operate two restaurant establishment uses, as defined by the December 31, 2002 Westwood Village Specific Plan Definition Interpretation.
3. **Parking.** The project shall provide automobile parking spaces and bicycle parking spaces in accordance with case no. APCW-2010-1087-SPE-ZV-ZAA-DRB-SPP, and as determined by the Los Angeles Department of Building and Safety. The project shall identify the location of automobile and bicycle parking spaces on the Final Plans.
4. **Establishment Name and Street Address.** For the purposes of recordkeeping, the applicant shall submit to the file the business name and street address number of each restaurant business, once known. This shall be done prior to issuance of the certificate of occupancy, and so that the staff planner in the Plan Implementation Division of the Department of City Planning can include the information on the list of food establishments on Gayley Avenue.

Administrative Conditions

5. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
6. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
7. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
8. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.