

BRENTWOOD RESIDENTS COALITION

Thank you to the Brentwood Homeowners Association, Brentwood Glen Association, Saltair Neighbors, Darlington Homeowners Association, and hundreds of individual residents from Brentwood and neighboring communities for your support of the Brentwood Residents Coalition's appeal of the change-of-use to allow a change from retail to restaurant in the Medical Office Building located at 11633 San Vicente Boulevard without code-required parking.

The Brentwood Residents Coalition (BRC) and its supporters testified before the West LA Area Planning Commission that:

1. The City cannot reduce the number of parking spaces required for the proposed restaurant below the already-reduced number of parking spaces provided for the building. This would reduce already grandfathered parking setting a terrible precedent for San Vicente Boulevard.
2. The City cannot call a Medical Office Building a Shopping Center to further reduce parking requirements for this building and similar buildings on San Vicente Blvd.
3. The City must require a Shared Parking Variance to ensure that the parking spaces proposed to be used by the restaurant are restricted to the hours that the parking is actually available and not being used by other tenants at the same time.

The Brentwood Residents Coalition and its supporters spoke and the City heard us. In an unprecedented action:

1. The Planning Department reversed its prior determination and agreed with the BRC that the proposed restaurant required additional parking and that grandfathered parking cannot be further reduced.
2. The Planning Department agreed with the BRC that a Shared Parking Variance must be obtained. This process includes a detailed parking plan and public hearing process to give the community the opportunity for input.
3. The Planning Commission voted unanimously that the Jon Douglas Medical Building is not a Shopping Center and therefore the Applicant must provide 25 parking spaces.
4. The Planning Commission also heard the concerns of the community regarding the increased parking and traffic congestion, noise and other impacts due to this new use and inserted a condition requiring a *two-year* public review to assure that the new restaurant strictly complies with the law and its conditions of operation.

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This was a fabulous victory for the community and would not have been possible without your support and participation.

Thank you,

Wendy-Sue Rosen
Tom Freeman
Donald G. Keller

The mission of the **Brentwood Residents Coalition** is to preserve and enhance the environment and quality of life in Brentwood, to protect the integrity of residential neighborhoods, to assist with planning, to uphold zoning and municipal codes, to encourage traffic safety, and to educate the public on issues that affect quality of life and the environment.