

BRENTWOOD RESIDENTS COALITION

July 25, 2011

Stacy Williams, LR
Alcoholic Beverage Control
888 S Figueroa Street, Ste.320
Los Angeles, CA 90017
Stacy.Williams@abc.ca.gov

**Re: File No. 506535, Farmshop LLC
225 26th Street, Los Angeles 90049**

Dear Ms. Williams:

On March 12, 2011, the Brentwood Residents Coalition ("BRC") filed a protest against the Alcohol Beverage License Application submitted by FARMshop, LLC. ("FARMshop"), on the grounds that granting a license would violate the Americans With Disabilities Act ("ADA"), the California Environmental Quality Act ("CEQA"), and County and City health & safety and building regulations.

After submission of the BRC's March 12, 2011 protest, FARMshop, the Property Owner (Brentwood Country Mart), BRC and our City Council Office (Council District 11) agreed to revise the December 6, 2010, FARMshop CUB Conditions to satisfy the grounds for the BRC's protest as follows:

7. Approved herein is the sale of beer and wine for on-site and off-site consumption in conjunction with the operation of a restaurant-market-bakery. The restaurant is 1,820 square feet, and the market-bakery is 4,256 square feet and the restroom area to be 148 square feet. The square footage of the restaurant and the total square footage of restaurant-market-bakery of 6,076 (excluding the restrooms) square feet shall not be expanded without further authorization by the Zoning Administrator which shall require Plan Approval with notice and a public hearing. Seating is limited to 49 seats inside the restaurant area only. No seats are to be added in the market or bakery areas.

11. The gates and door at the easterly entrance to the Brentwood Country Mart, as shown on the site plan marked as Exhibit "B" dated December 2, 2010, shall be open and unlocked during all hours of operation, but a uniformed monitor shall patrol the area to assist in enforcing noise

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limitations and direct patrons entering or exiting the facility (other than handicapped patrons parking in handicapped parking spaces) to use the north exit doors after 9:00 pm.

20. Applicant shall maintain on file with the Office of Zoning Administrator a copy of an active valet parking service agreement for the Brentwood Country Mart making valet service available to patrons of the Brentwood Country Mart between the hours of 11:00 A.M. and 3:00 P.M. and between 6:00 P.M. and 9:00 P.M. during customer business times seven days a week. Subject to the approval of the local city department that has jurisdiction over 26th Street abutting the Brentwood Country Mart, the valet shall be located on 26th Street after 6:00 P.M. daily. Subject to the approval of the Department of Building and Safety, the valet may park cars in tandem stalls on the Brentwood Country Mart lot, provided that after 8:00 P.M., the valet shall not park any vehicles in any parking spaces on the east side of the Brentwood Country Mart, any vehicles parked by the valet prior to 8:00 P.M. shall be relocated from the east side of the Brentwood Country Mart, and vehicles shall be physically prevented from parking in the spaces abutting the alley along the east property line of the Brentwood Country Mart and the east property line of the bank property to the south. Valet parking shall be prohibited on any public street or highway and the valet parking service agreement shall provide that valet parking shall be prohibited on any public street or highway. Under no circumstances shall the valet be located along the east side of the Brentwood Country Mart or bank property after 6:00 P.M. daily. However, handicapped patrons shall have the option to use the valet service on 26th Street or park their vehicles in the handicapped parking spaces along the east side of the Brentwood Country Mart.

Further, the Applicant, Property Owner, Brentwood Residents Coalition and Council Office, in coordination with the Department of Building and Safety and the County Health Department, have agreed to the following additional conditions in light of City Municipal Code (parking requirements), City Building Code and County Health Code (restroom requirements) and ADA requirements (facility, parking, and restroom accessibility):

53. The Property Owner shall provide parking in substantial conformance with the "Brentwood Country Mart Parking Lot Restripe" diagram, attached as Exhibit "C," providing 103 parking spaces on the Brentwood Country Mart property, including 68 standard, 31 compact, and 4 handicap

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parking spaces, with final approval required from the Department of Building and Safety.

54. FARMshop shall provide separate male and female restroom facilities in substantial conformance with the "Restroom Plan" attached as Exhibit "D," in compliance with City and County code requirements, with final approval required from the Department of Building and Safety and the County Health Department.

On May 24, 2011, Maya E. Zaitzevsky, Associate Zoning Administrator for the City of Los Angeles, issued FARMshop a Conditional Use Permit to allow the sale and dispensing of beer and wine in Case No. ZA-2010-1954(CUB), containing the above and other conditions. The BRC requests that, if possible and appropriate, the conditions quoted above be recited in the license issued by ABC to make clear the Applicant's obligations.

As a result of the CUB conditions addressing the issues raised in our protest letter, **the BRC hereby WITHDRAWS its protest** in the above-referenced matter.

Respectfully submitted,



Thomas R. Freeman



Wendy-Sue Rosen

Donald G. Keller

Donald G. Keller