

BRENTWOOD RESIDENTS COALITION

January 7, 2011

Mr. Charlie Rausch
City of Los Angeles
Department of City Planning
200 N. Spring St., Rm. 667
Los Angeles, CA 90012

Re: 11611 San Vicente Blvd., APCW 2010-2193-SPE & DIR 2010-3074-SPP

Charlie:

The Brentwood Residents Coalition (“BRC”)¹ is writing to express its support for the proposed Specific Plan Exception as well as the Change of Use and Project Permit Compliance applications filed for the property located at 11611 San Vicente Boulevard. It is our understanding that the applicant, Vintage Capital Group, has filed two separate applications. The first application is to allow for professional office, which includes medical offices, along its San Vicente frontage rather than the current office use.

We are aware that the San Vicente Scenic Corridor Specific Plan (SVSCSP) does not permit office or professional office uses on the ground floor space that fronts San Vicente without applying for this exception. However, being constructed prior to the implementation of the SVSCSP, the building at 11611 San Vicente has historically only had office uses in that space. Therefore, the request for the exception is not a concern for this community. We have spoken with the applicant and his representatives and they have assured us that they have the required parking needed for this potential use, and we wish to lend our support to this application.

As to the second request, we are aware of the potential tenant, Velocity Sports Performance, and know that they are requesting approval for Project Permit Compliance for a training facility. The use, being designed for athletes ages 8 to 18, lends itself to a clientele that does not drive and with the limited number of clients allowed in the facility at one time, we are satisfied that the current parking will meet the demand.

¹ The BRC is a grass roots, non-profit advocacy group whose purposes are 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.

BRENTWOOD RESIDENTS COALITION

Vintage Capital Group has been a responsible operator in our community, and we appreciate their willingness to work within the process to achieve a win-win for both. We look forward to the speedy processing of their applications.

Very truly yours,



Thomas R. Freeman



Wendy-Sue Rosen

Donald G. Keller

Donald G. Keller

cc: Councilmember Rosendahl