

## **BRENTWOOD RESIDENTS COALITION**

On Wednesday, June 16, 2010, the West Los Angeles Area Planning Commission **voted unanimously to grant the appeals** filed by the Brentwood Residents Coalition, Brentwood Homeowners Association, Saltair Neighbors and 11847 Gorham Homeowners Association to deny Fig & Olive a conditional use permit to serve alcoholic beverages. The hearing lasted almost three hours and the Commission deserves our gratitude for being well prepared, engaged and detailed in its analysis and consideration of both sides of the issue.

We would like to send **special thanks** to the sixteen community members who attended and testified as well as the nearly three hundred individual residents from Brentwood and neighboring communities and business owners and employees of the San Vicente Corridor for writing and signing letters in support of our appeals.

The Commission heard testimony on the following:

1. Use of the Gorham Garage for this restaurant would displace 60 vehicles into the surrounding neighborhood, searching for scarce parking.
2. Traffic congestion and parking problems in this area have already reached saturation levels.
3. The valet route would circulate almost one-mile through the residential neighborhood.
4. The valet would make hazardous left turns into and out of the Fig & Olive driveway from Montana Ave. to access the valet station, competing with patrons of neighboring businesses and residents trying to access their homes from Montana.
5. This 158-seat alcohol-serving “destination” restaurant, with no on-site parking, would bring additional traffic to the area, adding to the traffic congestion, taking up needed parking, causing noise and safety impacts and generally degrading the quality of life for local residents.

In order for a Conditional Use Permit for the sale of alcohol to be granted, seven mandated findings must **all** be made in the affirmative. Five of the seven findings have to do with quality of life, one of the findings has to do with saturation for the area and one has to do with consistency with the Community’s Plan. The Commission reviewed the findings one-by-one and decided it could not make any of the findings based on the record before them. They voted unanimously to uphold the four appeals filed in this case and deny the Applicant a Conditional Use Permit.

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It is not likely that the Fig & Olive restaurant will move into this space without the late hours they requested and without the ability to serve alcohol. We don't know what business will eventually occupy this space, but we hope it will better compliment the adjacent residential neighborhood.

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

Elin Schwartz, Saltair Neighbors

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.