

TOPIC: FIG AND OLIVE RESTAURANT

Call to Order: Marylin called the meeting to order at 7:10 pm. She passed out an agenda with time allotments for each speaker. She had previously emailed a letter to the board from a concerned South Brentwood resident and read a similar letter from another.

She questioned whether the building owner is required to obtain a Conditional Use Permit and environmental clearance (a Mitigated Negative Declaration MND) for the entire project before the individual restaurant CUP can be considered. She also asked for clarification regarding whether the parking lot proposed for use can legally be used for the purpose of valet parking for a private business.

Brett Engstrom, representing Fig & Olive, distributed a revised floor plan of the restaurant showing seating for 158 (reduced from 182) and maps of the neighborhood indicating options of routes from the restaurant to the proposed parking area and back again.

Fig & Olive plans to occupy 3900 sq. ft. space of the existing building at 11918 San Vicente blvd. located at Montana and San Vicente Blvd.

The current plans for parking are to use a parking lot at the Westgate Condominium which has a separate parking lot designated for public parking. Currently there are 96 spaces available and 42 are on the F&O lease agreement.

Brett said that in consideration of the condo residents, an attendant will be at the lot at all times when the restaurant is open. The gate will remain open so as not to create noise when opening and closing the garage door.

The project was expedited (put on a fast track to be heard within 3 months) because otherwise the wait for a hearing could be a year or more.

Debbie Simmons, President of the Westgate Condo Homeowners Association, said residents are concerned with the safety of traffic (and valets) in the one way alley and the noise that would be generated by the additional car trips. Has there been a study to determine the safety of the plan? Has there been a trip generation forecast?

The condo residents want:

1. F&O responsibilities regarding the gate(including maintenance) to be included in the conditions of approval ;
2. A licensed Security guard be stationed at the parking lot during hours of restaurant operation;
3. 3. Valet parking shall be a minimal cost.

Don Keller, Vice President of the Brentwood Homeowners Association, reported that BHA has filed a protest against the liquor license and the change of use to a restaurant. Don said that segregated parking for a specific use in the public parking lot violated the original variance granted to authorize the construction of the Westgate Condominium. (Brett answered that the parking lot was privately owned. Don argued that even if privately owned, the garage must be available for use by the general public, not parceled off to a "required to be provided" parking entitlement for a restaurant.)

Don told us that the original property was designated as a mini-shopping center by documents recorded Sept 4, 2008, and the hours required for such a center are 7:00 AM until 11:00 PM. He emphasized his concerns regarding the traffic problem generated by the proposed restaurant and its parking proposal.

Don suggested that SBRA board members contact him at don@hiimdon.com for additional information.

Ken Marks spoke against the F & O repeating the parking problems, and the traffic valet routes. He also mentioned the LAPD opposition letter of December 9, 2009 to the project. (Marylin said that she spoke with Officer Schmitz, and he told her that he stated that the residents were “vehemently against” the project because he had only heard from opponents to the project.)

Brett Engstrom responded that the applicant is asking for a parking covenant. He said they would agree to any and all code requirements.

Written Volunteer Conditions will be given to the Zoning Administrator as well as the BCC and SBRA. Such conditions would include:

1. The garage will be open to people who wish to park their own cars.
2. They will have all cars out of the garage by closing of the restaurant. All employee cars will be moved out if necessary.
3. There will be 158 seats
4. Hours will be 8:00 AM until 11:00 PM.

After a very comprehensive discussion, the board chose not to support or oppose the project. Jackie moved that we write a letter to include the following:

If the restaurant is approved, we want to see the following conditions of approval:

1. The restaurant will close at 11:00 PM
2. Patios will close at 10:00 PM
3. The parking will be covenanted.
4. Seating will be reduced to no more than 158.
5. The number of valets will be sufficient in recognition of the distance and time required to travel to the parking lot.
6. A licensed security guard will be required for the Westgate parking lot during restaurant hours.
7. An attendant will be at the parking lot at all times during restaurant hours.
8. The garage gate will remain open during restaurant hours so that residents will not be disturbed by the noise of the gate opening and closing.
9. Valet fee will not exceed \$3.00
10. Preferred traffic route is number 2 for both exit and entry which eliminates all left turns.
11. All employees will be required to park in the Westgate Garage.
12. All cars will be out of the garage by closing of the restaurant. All employee cars will be moved out if necessary by closing time of the restaurant.

The motion passed unanimously.

The meeting was adjourned at 9:30.

Respectfully submitted

Lynne Babbitt