

South Brentwood Residents Association

149 South Barrington Ave. #194
Los Angeles, California 90049

January 17, 2012

Zoning Administrator
City Planning Development
200 North Spring Street
Los Angeles, CA 90012

Office of Zoning Administration
Room 763

Via email: Shawn.Kuk@lacity.org

Re: Case No. ZA-2005-4329 (CUB)(CUX)(CU)

Bru Haus 11831 W. Wilshire Blvd.

Dear Zoning Administrator:

I am writing on behalf of the South Brentwood Residents Association (SBRA). SBRA represents approximately 7,000 home-owners and renters who reside in the area south of San Vicente Blvd., north of Wilshire Blvd., east of Centinela and west of Federal. Additionally, SBRA represents the interests of those in multi-family dwellings throughout the entire Brentwood community.

The Bru Haus applicants had a productive meeting January 12, 2012 with SBRA and BCC representatives, LAPD and nearby neighbors. We appreciate the applicant's apparent willingness to respond to and correct any disturbances that affect their residential neighbors.

Our main concerns are the noise level and disturbances after closing. Nearby residents have complained of "strong beats" that vibrate so strongly they cannot go to sleep. We therefore support the Proposed Conditions Nos. 3, 20, 21, 26, 27, 28 presented by the BCC which address these concerns.

We agree with that having a meeting with LAPD, BCC, SBRA and nearby residents (Condition #43) is an excellent idea. However, we think the condition should read "every 4 months, *or as requested by LAPD*...because we hope that the meetings will become necessary only every 6 months or annually as the years go by.

We understand that it is often not possible to determine which of the three restaurants (Q's, Cabo or Bru Haus) is causing problems. Therefore, condition #43 states "Applicant will use its best efforts to coordinate such meetings with the two restaurants on each side of applicant and include them in the meetings." We would be happy to coordinate with the applicant and LAPD to arrange these meetings.

Sincerely,

Marilyn Krell
Marilyn Krell,
President, SBRA