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May 23, 2016

Via Email & Hand Delivery

Mr. Jojo Pewsawang
Planning Assistant
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, California 90012-2601

(Email: jojo.pewsawang@lacity.org)

RE: CASE: ZA-2010-2200-CUB-PA1-1A
PROJECT LOCATION: 654-662 North Sepulveda Blvd & 647 North Acanto Street
ACTION: The Bel-Air (formerly Bel-Air Bar and Grill) Appeal of the Zoning Administrator's decision to allow Beer and Wine to be sold from the "to-go" component named "The Shack."

Dear Mr. Pewsawang:

The Bel-Air Association respectfully requests the addition of this letter to the file on the above-referenced ZA Case.

The Bel-Air Association takes the position to **support the appeal** and to overturn the Zoning Administrator's decision, in particular with reference to Condition 7 in which approval was given to allow "...off-site sale of beer and wine in conjunction...The Shack (To-Go) component..."

Hidden in Condition 7 would allow off-site sale of beer and wine from The Shack--the take away/express component of The Bel-Air (formerly called The Bel-Air Bar and Grill).

Reasons are as follows:

1. **School bus hub for over a dozen schools:**
 - a. We would like to bring to the Commission's attention that residents in the Bel-Air community have been vigilant in protecting the children (from elementary to high school) who use this area for morning school bus pick-up, and afternoon and evening drop off.
 - b. The high schools (including all boys and all girls schools) have an additional later bus drop-off to accommodate those students who participate in athletics or after-school activities. It is important to note that in winter, the late afternoon buses and evening buses drop off around 4:30 PM and later -- a time when it is dark outside.
 - i. **Example:** For your reference, attached is a list of schools that use this area as a bus stop as well as photos that illustrate how parents and community members had reasonable concern for the safety of the children. Please observe the photos of a "Topless Maids" van that was used as a billboard during the 2014-15 school year. That van occupied a rare and precious free parking space for several months. The community had to ask the City to remove the free space so

the van would leave—a sacrifice necessary to maintain the safe character of the community, stop the embarrassment (harassment?) of young school girls who were dropped off there, and to protect the area for the children.

2. Close proximity to The Bel-Air--gas station shops and markets were denied permission for the sale of beer, wine and liquor:

- a. Union 76 Station and Market (800 N Sepulveda Blvd., Los Angeles, CA 90049), at the northeast corner of Sepulveda Boulevard and Moraga Drive, aggressively tried to obtain permission to sell beer, wine and liquor from its in-station market. After discovery that the CC&Rs for this area of Bel-Air were still intact, and do not allow the sale of alcoholic beverages and the Union 76 Station withdrew its application.
- b. The Chevron gas station (670 N. Sepulveda Blvd, Los Angeles, CA 90049), on the southeast corner that is NOT in the CC&R tract as the Union 76 Station – and located just feet from The Bel-Air and its “The Shack” -- was denied selling alcoholic beverages from its gas station shop.

3. The Applicant and owner has a history of disregard for their current CUP:

- a. The owner ignored the conditions of the current Conditional Use permit by selling alcohol at The Shack and operating outside permitted hours, admitting at a Bel-Air/Beverly Crest Neighborhood Council meeting she was unaware of the restrictions.
- b. At the PLUM meeting, Applicant and her Attorney stated that she did not read all the restrictions in full, and that she needed the extra revenue.

In conclusion and in consideration of the reasons listed above, the Bel-Air Association respectfully requests the West Los Angeles Planning Commission overturn the Zoning Administrator’s decision of allowing The Shack to sell off-site alcohol as indicated in Condition 7.

Respectfully yours,

Maureen Levinson
Vice-President, Bel-Air Association
Co-chair of Bel-Air Association Planning and Land Use Committee

cc:

BAA Board of Directors
BAA Planning and Land Use Committee
Mr. Fred Rosen, President, Bel Air Homeowners Alliance
Honorable Councilman Koretz, CD5 councilmember.koretz@lacity.org
Mr. Faisal Alserri, Planning Deputy, CD5 Faisal.Alserrri@lacity.org

BEL-AIR: SEPULVEDA BLVD & MORAGA DRIVE & 405 FWY

AM, PM & Evening - SCHOOL BUS HUB FOR FOLLOWING SCHOOLS AS OF 2014-15:

Notre Dame High School (**AM pick-up, afternoon bus AND late bus**)
Crespi High School (all boys school) (**morning pick-up, 4:00 and 7:00**)
Louisville High School (all girls school) - **same time as Crespi High School**
West Valley Christian School
Buckley School (**AM pick-up 7:05, afternoon bus 4:00 AND late bus 6:00**)
Milken Community High School (**AM pick-up, afternoon bus AND late bus**)
Canyon High School
New Community Jewish High School – not verified but indicated by a mom
Sierra Canyon School
Westmark School (**AM pick-up, afternoon bus AND late bus**)
Windward School (**AM pick-up, afternoon bus AND late bus**)
Archer School for Girls (all girls school) **20 girls on bus—morning pick-up, 3:15 and late bus at 5:30**)
Mirman School (ages 5-14)
Harvard-Westlake
Le Lycee Francais de Los Angeles – not verified but a mom gave us this message
Community Magnet Charter School in Bel Air (many buses drive by this site)



