

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

October 16, 2023

VIA EMAIL

West Los Angeles Area Planning Commission
200 N. Spring St.
Los Angeles, California 90012

Re: ZA-2022-4655-CUB-1A/ENV-2022-4656-CE
223-225 South 26th Street

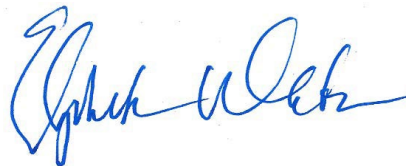
Honorable Commissioners:

This letter will serve to confirm on behalf of Applicant Farmshop, LLC (“Farmshop”) that Farmshop has achieved a final agreement with Appellant Avondale Avenue Homeowners Coalition (“Neighbors”) to revise certain conditions of approval in this CUB Case as set forth in the letter to you today from Robert L. Glushon on behalf of the Neighbors.

Farmshop joins with the Neighbors in requesting that you approve those proposed revisions to the conditions of approval.

Your consideration is greatly appreciated.

Sincerely,



Elizabeth Watson

LUNA & GLUSHON

A Professional Corporation

DENNIS R. LUNA
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October 16, 2023

VIA EMAIL

West Los Angeles Area Planning Commission
200 N. Spring St.
Los Angeles, California 90012

Re: ZA-2022-4655-CUB-1A/ENV-2022-4656-CE
223-225 South 26th Street

Honorable Commissioners:

We are pleased to inform you that our client, Appellant Avondale Avenue Homeowners Coalition ("Neighbors") have achieved a final agreement with the Applicant to revise certain conditions of approval in this CUB case as set forth below.

Pursuant to the agreement, Neighbors (a total of 14 adjacent residents) and Applicant jointly request the Commission to GRANT the Appeal, in part, to revise the following conditions:

Condition No. 7(a)

The hours of operation shall be limited to 7:00 a.m. - 10:00 p.m. daily. **The premises shall be vacated by all patrons no later than 11:30 P.M.**

Condition No. 18

The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under their control to prevent behavior, **other than within applicant's normal operational activities**, that may adversely affect or may detract from the quality of life for adjoining residents, property owners, and businesses, **including but not limited to the honking of vehicle horns, loud noise,**

smoking, idling of vehicles and trucks, loud machinery and similar adverse impacts to the extent within the applicant's reasonable control.

Condition No. 22

The applicant **shall take all appropriate actions** to control any unnecessary noise made by its employees, including employees contracted by **the applicant**.

Condition No. 28

All exterior portions of the site shall be adequately illuminated in the evening so as to make discernible the faces and clothing of persons utilizing the space. Lighting shall be directed onto the site without **being highly visible to persons on adjacent residential properties or shining onto adjacent residential properties.**

Condition No. 57

The gates and door at the easterly entrance to the Brentwood Country Mart, as shown on the site plan marked as Exhibit B, dated December 2, 2010 (reproduced from ZA-2010-1954-CUB), shall be open and unlocked during all hours of operation, but a uniformed monitor shall patrol the area to assist in enforcing noise limitations and direct patrons entering or exiting the establishment to use the north exit doors after 9:00 P.M., and such gates and door **shall be locked daily between 9:00 P.M. and 7:00 A.M. to prohibit access other than emergency or legally required disabled access.**

Condition No. 65

Trash pick-up, compacting, loading and unloading and receiving activities shall be limited to **8:00 A.M. to 5:00 P.M.** Monday through Friday and 10:00 A.M. to 4:00 P.M. on Saturday. No deliveries or trash pick-up shall occur on Sunday. Deliveries and trash pick-up shall be coordinated with vendors and trash companies so that these activities are not conducted within one-hour of the start time of any school or within one hour of the end time of regular school hours.

West Los Angeles Area Planning Commission

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The Commission will note that our firm does not represent the other Appellant, Jonathan Pink, who although a neighborhood resident, has not yet responded to our request as to whether he and his wife, Andrea Pink, desire to be part of the Avondale Avenue Neighborhood Coalition as well as ratify the agreement.

Thank you for your consideration.

Very truly yours,

LUNA & GLUSHON
A Professional Corporation

A handwritten signature in black ink, appearing to read "Rob Glushon", written in a cursive style.

ROBERT L. GLUSHON

DAY OF HEARING SUBMISSIONS