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- **“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.
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SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS

Case No.: ZA 2024-375-CUB-1A
Submitted by Appellants #1 and #2

We submit this testimony jointly as Appellants #2, Thelma Waxman, President of the Brentwood Homeowners Association and #1, Shereen Arazm, owner of Terroni/Forno Restaurant Group. Together, we urge the Commission to adopt the revised outdoor dining plan on which we have reached agreement and submitted to you on April 27. This compromise is intended to honor the Zoning Administrator's well-reasoned decision, address the circulation and accessibility issues that were identified, and still allow the restaurant to operate a modest patio.

We appreciate the time and effort the Zoning Administrator devoted to reviewing the concerns raised, visiting the site, and addressing those concerns in a thoughtful and well-reasoned decision. While the decision allowed outdoor dining, the sidewalk seating portion of the approved plan created practical circulation problems, including an inefficient and circuitous pedestrian route and insufficient functional clearance once waitstaff, bussers, and waiting patrons are taken into account.

The revised compromise addresses those problems by removing the sidewalk seating and relocating the patio program to a redesigned walkway layout intended to preserve two-way pedestrian circulation while still allowing the restaurant to maintain outdoor dining.

The details of the new outdoor seating plan are as follows:

- The 29 sidewalk seats have been removed and replaced with three benches for patrons to use while waiting for tables; and two tables with two seats each placed away from trees, waste bins and bike racks.
- Outdoor dining is now concentrated on the walkway, where 34 seats are proposed rather than the 48 seats originally requested. This reduction in the number of seats is paired with a substantial redesign intended to address the reason the City previously prohibited seating in that location, namely that the walkway must remain a pedestrian path capable of accommodating walking in two directions.
- The revised plan increases the separation between the seating area and surrounding constraints. The new layout provides approximately 10 feet between tables, existing tree beds and benches, and the building on the opposite side. That larger clearance creates a more realistic and functional circulation path for pedestrians, including those passing in opposite directions, and better accounts for how the space will actually operate during service.

We believe that by removing the sidewalk seating and redesigning the walkway seating around wider clearances and lower intensity, the revised proposal addresses the ZA's concerns while still preserving a viable outdoor dining area for the restaurant. The result is a more balanced plan that protects pedestrian movement and accessibility without eliminating the patio altogether. We respectfully request that the Commission modify conditions 7d and e to reflect this agreement on a revised outdoor seating plan and to adopt Exhibit D (see below and in our submission on April 27). If the APC does not adopt the Exhibit D seating plan, each appellant reserves and maintains its fallback position as set forth in its respective appeal, for the reasons stated therein.

PROPOSED REVISED CONDITIONS 7d and e

d. Outdoor seating shall be limited to a maximum of 4 seats and 3 benches in the public right-of-way on Barrington Place and 34 seats in the public right-of-way on Barrington Walk, as depicted on Exhibit D. No food shall be served to patrons seated on benches. The outdoor seating shall not impede a continuous, accessible, and unobstructed sidewalk path on Barrington Place and on Barrington Walk. A Revocable Permit from the Bureau of Engineering, Department of Public Works is required for the

e. The project shall not enclose or impinge upon existing public improvements in the Barrington Walk right-of-way, including the two existing light poles, the existing public bench, the existing concrete planter, the existing trash receptacle, and the two existing tree beds with palm trees, as depicted on Exhibit D. The applicant shall be financially responsible for any repairs for damage to public improvements along Barrington Walk during the construction phase.

[illegible]

PASEO PLAN - UPDATED

Item No. 6

Case No. ZA-2024-375-CUB-1A

The City of Los Angeles Street Design Manual, Bureau Of Engineering | E 652 Sidewalks

<https://completestreetdesignmanual.engineering.lacity.gov/e-600-cross-section-elements/e-650-borders/e-652-sidewalks>

The Standard Street Dimensions Standard Plan ([Standard Plan S-470-1](#))

https://apps.engineering.lacity.gov/archive/techdocs/stdplans/s-400/S-470-1_20151021_150849.pdf

Bureau of Engineering

Board of Public Works Policy on Sidewalk Dining (p. 8-11 of the PDF)

<https://permitmanual.engineering.lacity.gov/sites/permit/files/documents/Policy%20822%20-%20Revised%20Policy%20on%20Sidewalk%20Dining%206-23-23.pdf>