

WHEREAS Tensley Wines proposes a wine tasting room with 40 indoor seats and 8 outdoor seats at 11677 San Vicente Blvd (Retail Unit #116);

WHEREAS Tensley Wines has advised the Brentwood Community Council that it may sell for consumption on the premises a full bottle of wine as well as multiple glasses for tasting;

WHEREAS a curtained off area may lead to a "party" area and would be difficult to monitor;

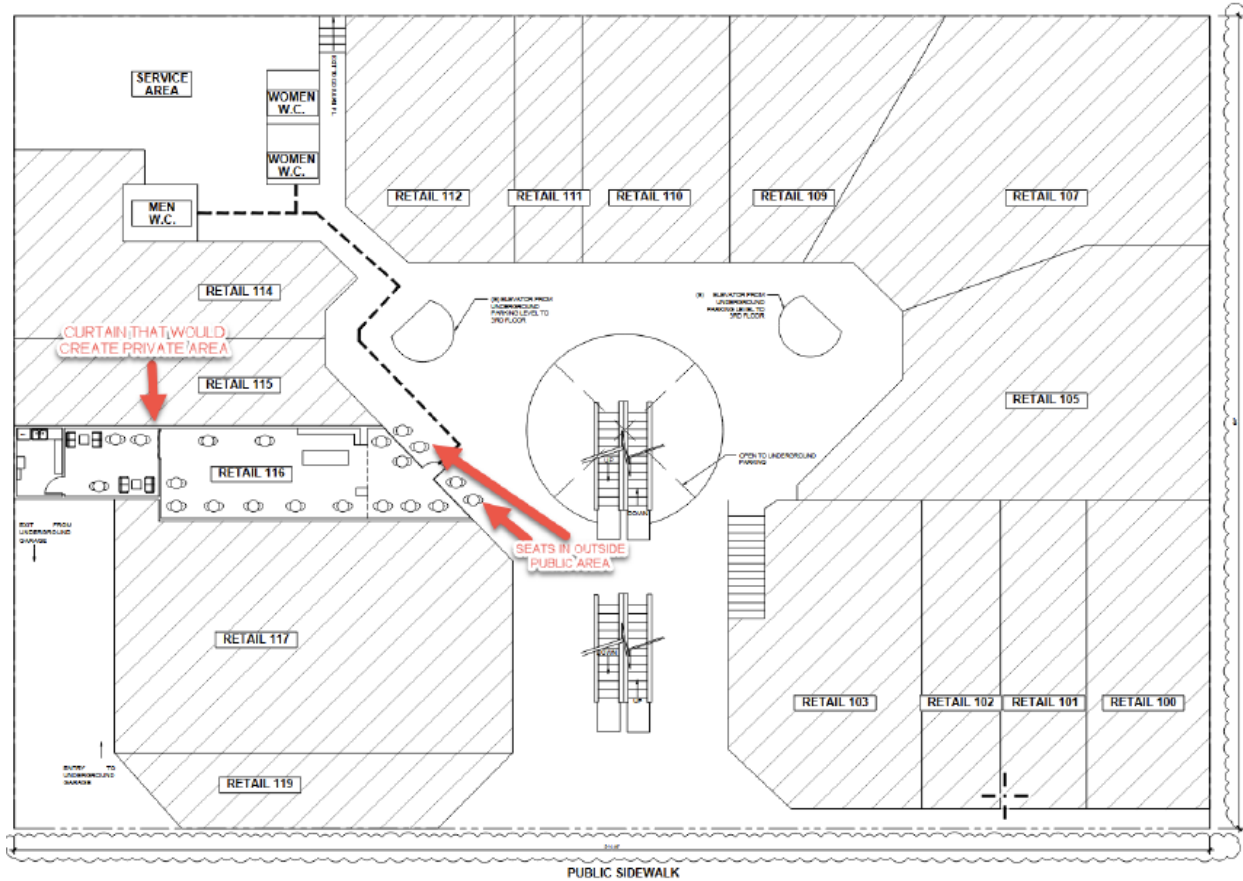
WHEREAS Calif law regulating winegrowers provides:

Calif Bus & Prof Code 23358(e): Nothing in this section or in Section 23390 is intended to alter, diminish, replace, or eliminate the authority of a county, city, or city and county from exercising land use regulatory authority by law to the extent the authority **may restrict, but not eliminate, privileges** afforded by these sections;

Whereas restrictions are necessary to restrict operations to a true wine tasting room and not a bar, and to restrict operations in public areas frequented by the general public, including minors;

THEREFORE, the Brentwood Community Council requests that the Zoning Administrator impose the following restrictions:

1. No sale of a full bottle of wine for on-site consumption.
2. No curtained off area in rear of premises.
3. No seats or sale or serving for consumption of alcohol in the common area that is outside the enclosed premises and that is on the patio near the escalator.



11677 SAN VICENTE BLVD.

STREET LEVEL

1 SITE PLAN (GROUND FLOOR)

BRENTWOOD GARDENS