

**MARSHALL SCHOOL/NEW ERA PARK
NEIGHBORHOOD ASSOCIATION**

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February 7, 2012

Members of the Planning Commission
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Re: The Red Rabbit Kitchen & Bar ("The Red Rabbit")
Applicant - P11-091

Dear Commissioners:

This letter is written on behalf of the Board for the Marshall School/New Era Park Neighborhood Association ("Marshall School") in support of the Staff Report regarding The Red Rabbit Kitchen & Bar. Marshall School residents are the closest residential neighbors to the corner of 28th and J Street and are greatly impacted by the businesses located at 28th and J Streets.

The recommendations in the Staff Report will address the ongoing concerns regarding parking by requiring The Red Rabbit provide valet parking during the peak times on Fridays and Saturdays. The Red Rabbit team has taken to heart our concerns about customers parking in the residential areas around their business. They have pledged to educate their customers regarding the various parking options available other than street parking. The Staff Report also reflects this pledge by including it in the revised conditions. The Board also supports the revisions to the security condition. This revision does not completely relieve The Red Rabbit of the security provision but it just provides the business with more flexibility to comply with the provision by using the Sutter District Patrols, managed by the Sutter Business Improvement District.

Finally, the Board is very happy to see the inclusion of the "good neighbor" language. By mandating that a person be available to field questions or concerns regarding The Red Rabbit, it will foster good communication between the residents and The Red Rabbit. The revisions outlined in the Staff Report have successfully blended our current concerns with the challenges of opening a business in this harsh economic environment. We appreciate the hard work of Kimberly Kaufmann-Brisby and Stacia Cosgrove. Thank you for your consideration.

Very truly yours,

Ed Trujillo

Ed Trujillo
Co-Chair

Very truly yours,

Julie Murphy

Julie Murphy
Co-Chair

ET/JAM

cc: MSNEP Board Members
Council member Rob Fong, District 4