

C'EST LA VIE BUSINESS NARRATIVE**INTRODUCTION:**

C'est La Vie Coffee Wine & Tea proposes to establish an upscale entertainment café in Suite 2 of Building E within the Lone Tree Crossings development, located at 6800 Lone Tree Way, Brentwood. The café will occupy approximately 3,750 square feet of the 7,511 square foot building.

SITE DETAILS AND ZONING:

The site is situated within Subarea E of Planned Development 38 (PD-38), designated for general and regional commercial uses. Surrounding zoning and land uses include:

- **North:** Single-family cluster homes (Chandler)
- **South:** Lone Tree Way, with single-family homes beyond
- **West:** Lone Tree Center/WinCo
- **East:** Rotten Robbie and Acorn Self-Storage

PARKING ANALYSIS:

The Lone Tree Crossings development offers shared parking across all businesses. Parking details are as follows:

- **Total existing parking spaces (for the entire development):** 507
- **Required parking for Building E (where C'est La Vie is located):** 30 spaces (based on 7,511 sq. ft. at 1 space per 250 sq. ft.)
- **Total required parking for all buildings within the development:** 486 spaces

Based on Brentwood City Ordinance §17.620.012 (J)(1), which requires 1 space per 100 sq. ft. for Eating and Drinking establishments, C'est La Vie will require 38 spaces. The shared parking arrangement accommodates this need, with a surplus of 21 parking spaces (507 existing - 486 required). Additionally, many of C'est La Vie's events will take place in the evenings when other tenants are closed, allowing for more available parking.

BUSINESS OPERATIONS:

Entertainment Offerings: The café will host live music nights, comedy shows, art exhibits, themed events, book signings, and private parties, with several live events per week. The venue plans to feature local, national, and internationally known artists and entertainers. Food and beverages will be served at events.

Food and Beverage Service (Daily Operations): C'est La Vie will serve a variety of beverages including beer, wine, coffee, and tea, along with food items such as pastries and snacks. C'est La Vie will operate daily as a fully functional café serving food and beverages, even on non-entertainment days. A bar and cold kitchen are planned, with no intention to serve hard alcohol.

Hours of Operation: The café will serve food and beverages daily, regardless of whether or not any live entertainment occurs at the facility. The proposed hours of operation are as follows:

Sunday to Thursday: 7:00 AM to 12:00 AM

Friday and Saturday: 7:00 AM to 1:00 AM

Capacity: The estimated capacity is between 75-90 guests, subject to approval by the Fire Marshal.

Staffing/Employment: C'est La Vie expects to employ 7-20 staff members, including management, café personnel, and security. C'est La Vie plans to employ a majority of Brentwood residents as employees.

Site Improvements: Interior improvements will include the installation of a stage, bar, kitchen, storage, and restrooms. No exterior modifications are planned.

Community Engagement: The café aims to actively engage with the local community by participating in events, sponsoring charities, and featuring products from local artists and artisans.

Zoning Compliance: The applicant asserts that the proposed entertainment café is consistent with the permitted uses for Subarea E of PD-38, specifically aligning with the "Café" category in BMC Section 17.488.010.A.8. A conditional use permit will be required for beer and wine sales, as well as potentially for live entertainment events.