



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: September 13, 2011  
 SUBJECT: Extension of time for Modification No. 9 to  
 Design Overlay Review No. 831-03  
 APPLICANT: Nick Spano, L.A. City Farm  
 REQUEST: Extension of time for the farmers market at the  
 SouthBay Pavilion  
 PROPERTIES INVOLVED: 20700 S. Avalon Boulevard

### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Vice-Chair Gordon			Schaefer
		Brimmer			Verrett
		Diaz			Williams
		Goolsby			

## I. Introduction

### *Applicant*

- L.A. City Farm  
Attn: Nick Spano  
3244 Barham Boulevard  
Los Angeles, CA 90068

### *Mall Management*

- Vintage Real Estate, LLC  
Attn: Julie Cruz and Jesus Ceja  
20700 S. Avalon Boulevard, Suite 620  
Carson, CA 90746-3734

### *Property Owner*

- Vintage Real Estate, LLC  
Attn: Jerry Garner  
11611 San Vicente Boulevard, 10th Floor  
Los Angeles, CA 90049

### *Project Address*

- 20700 S. Avalon Boulevard

### *Proposed Project*

The applicant, L.A. City Farm, a not-for-profit company that operates the Yamashiro Farmers Market in the Hollywood Hills, will be managing and operating the farmers market at the SouthBay Pavilion and is requesting an extension of time. Currently, the farmers market is managed by Coastal Pacific, LLC, in conjunction with mall management and is held every Thursday from 8 a.m. to 1 p.m. at the SouthBay Pavilion parking lot between the food court entrance and Avalon Boulevard. L.A. City Farm is proposing to operate the farmers market on Wednesdays from 3 p.m. to 8 p.m. so that parents picking up children after school and residents heading home from work can attend. The proposed times will also avoid the busy lunch hour rush that supports many of the SouthBay Pavilion's food court tenants.

L.A. City Farm intends to use a similar layout as the existing farmers market, but will have areas for seating, dining, music and live entertainment, and a kid's area located closest to the mall entrance.

During winter months, additional lighting will be necessary. Vendors will be required to provide their own lighting and L.A. City Farm may seek additional lighting options to create a festive atmosphere and promote its activities to passing commuters.

## II. Background

On September 9, 2008, the Planning Commission approved Modification No. 9 to Design Overlay Review (DOR) No. 831-03, which relocated the farmers market from the Community Center parking lot to the SouthBay Pavilion. On September 17, 2008, the City Council approved the move and agreed to provide support in terms of



logistics and community awareness. On September 25, 2008, the farmers market began its operation at the SouthBay Pavilion in the parking lot between the food court entrance and Avalon Boulevard. Since its move, it has been operating there every Thursday from 8 a.m. to 1 p.m. Initially, 24 vendors participated in the farmers market with many vendors being transferred from the Community Center. Parking for customers is available behind the Chili's restaurant adjacent to the farmer's market. Directional signs are installed the evening before the event to guide traffic. The SouthBay Pavilion mall management contracted with Coastal Pacific, LLC, an experienced company in managing farmers markets, to manage and operate the farmers market since its move to the SouthBay Pavilion in 2008.

As part of the approval, the following condition was included so that the Planning Commission could reevaluate the farmer's market after three years to make sure the location is adequate and the community is properly served:

20. This permit shall expire three (3) years after the date of its approval on September 9, 2011. Prior to the expiration date, the Applicant may request an extension of this Modification No. 9 to DOR No. 831-03 from the Planning Commission with the required fees. The Planning Commission shall review the request for compliance with the conditions of approval and shall determine, in consultation with the Applicant, whether the project would be approved, denied or modified from its original approval as part of the extension request.

This request for an extension of time fulfills the condition shown above. Staff has contacted Code Enforcement and they have indicated no current issues with the farmers market. Further, staff is not aware of any complaints or issues from the public regarding the farmers market.

### III. Analysis

On September 9, 2008, the Planning Commission approved Modification No. 9 to Design Overlay Review (DOR) No. 831-03, but required that the farmers market be reevaluated in 3 years. Since then, Code Enforcement and Planning staff have not received complaints or learned of issues that would warrant discontinuance of the permit. In fact, it is staff's opinion that the SouthBay Pavilion has become a welcomed home for the farmers market as the community has embraced it due to its amenities and convenient location at the mall. In spite of this, staff has identified issues that must be addressed or could be improved with the continuance of the farmers market.

#### *Issues of Concern*

- Issue – Length of Time: In 2008, the Planning Commission required the farmers market to be reevaluated in three (3) years to ensure that it is maintained at a high level and does not degrade to an outdoor swap meet. It is staff's opinion that the farmers market has generally operated at a high standard and has provided a positive community benefit. It is anticipated that the new hours of operation on Wednesday nights from 3 p.m. to 8 p.m. would not detrimentally affect the performance of the farmers market or significantly

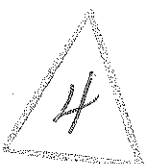


affect mall tenants, but will further benefit the community by being available during the late-afternoons and evenings. Although modifications will have to be made during winter months which have less sunlight hours, lighting and signage will be regulated and installed appropriately.

- Issue – Certified Farmers: According to the vendor list, the farmers market currently has a total of 38 vendors: 15 certified farmers; 9 craft vendors; and 14 food vendors. Although non-agricultural and craft vendors are allowed for variety, the purpose of the farmers market is to provide produce sellers that do not compete with permanent tenants at the mall. Too many non-agricultural and craft vendors could make the event function more as a swap meet or flea market, which are prohibited under the Carson Municipal Code (CMC). According to Condition No. 17, "...at no time shall the Farmers' Market be composed primarily of non-agricultural and craft vendors..." The challenge for L.A. City Farm is to provide a majority of certified farmers. However, staff has observed that the actual space occupied by farmers is about half of the entire farmers market. According to L.A. City Farm, farm vendors usually occupy three times more space than a non-agricultural vendor. The Planning Commission should consider this discussion and, if necessary, additional conditions could be added to more closely monitor the mix of vendors.
  
- Issue – Signage: Currently, signage is installed the Wednesday evening before the farmers market along the entry on Avalon Boulevard. Signs are tied to palm trees to help screen vendors and erected near the entry to the mall's food court so that customers walk under the sign. Originally, staff encouraged the mall management to install the signs on metal barricades or stakes in the landscape areas. However, these options would be more expensive, time consuming, and prohibitive because of conduit and irrigation installed in the planter areas. It was agreed that mall management would tightly secure the signs between the palm trees so that they do not sag and look tattered. In regards to the sign near the mall entrance, staff advises that it be installed as part of a barricade so that patrons do not have to walk underneath.

#### IV. Conclusion

The farmers market is a community asset on many levels. It offers farmers a means by which they can keep more of the profits of their labor, supports the preservation of diverse food crop varieties, provides residents with a connection to local agriculture, lessens the distance that food travels from farm to consumer, educates consumers, and creates a heightened sense of community. The SouthBay Pavilion is committed to providing the community with a festive atmosphere along with the ability to purchase fresh, quality produce.



**V. Recommendation**

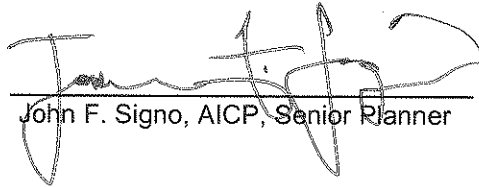
That the Planning Commission:

- APPROVE the extension of time for Modification No. 9 to Design Overlay Review No. 831-03, subject to the conditions attached as Exhibit "B" to Resolution No. 08-2226; and
- WAIVE further reading and ADOPT a minute resolution extending Modification No. 9 to Design Overlay Review No. 831-03 for an additional three (3) years.


**VI. Exhibits**

1. Resolution No. 08-2226
2. Applicant's statement and site plan
3. Market Rules and Policies provided by L.A. City Farm
4. List of vendors from SouthBay Pavilion website
5. LA Times Article entitled, "Night life: Yamashiro Farmers Market"

Prepared by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp Loadsman, Planning Manager

CITY OF CARSON  
PLANNING COMMISSION

RESOLUTION NO. 08-2226

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING MODIFICATION NO. 9 TO  
DESIGN OVERLAY REVIEW NO. 831-03 FOR THE OPERATION  
OF A FARMERS' MARKET AT THE SOUTH BAY PAVILION  
LOCATED AT 20700 S. AVALON BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,  
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

**Section 1.** An application was duly filed by the applicant, Sharron King, with respect to real property located at 20700 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Modification No. 9 to Design Overlay Review (DOR) No. 831-03 to operate a farmers' market at the South Bay Pavilion in front of the main entrance on Avalon Boulevard.

A Planning Commission meeting was duly held on September 9, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

a) The proposed use and development is consistent with the General Plan and Redevelopment Plan for Project Area No. 1, which designates the subject property for Mixed Use-Residential and commercial uses.

b) The proposed project is part of the South Bay Pavilion shopping center and is compatible with the architecture and design of existing and anticipated development in the shopping center, including site planning, land coverage, landscaping, appearance, scale of structures and open space.

c) The project site is part of a planned development for the South Bay Pavilion shopping center and must comply with the requirements of the reciprocal easement agreement (REA) for the center. Adequate parking spaces will be available and adequate circulation will be provided to assure the convenience and safety of pedestrians and vehicles. The proposed development will have direct access to Avalon Boulevard, and secondary access is provide on Dominguez Street, Del Amo Boulevard, and Leapwood Avenue via internal driveways within the parking lot of the shopping center.

d) A sign program for the South Bay Pavilion has been approved. All signage associated with this project will comply with the approved sign program in order to assure attractiveness and compatibility with the rest of the shopping center. Conditions of approval have been included to address temporary signs.

e) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.



**Section 4.** The Mitigated Negative Declaration for the South Bay Pavilion approved by the Planning Commission on March 23, 2004, covers this Modification No. 9 to DOR 831-03. No significant impacts will occur upon approval of the proposed project.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Modification No. 9 to Design Overlay Review No. 831-03 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 9<sup>th</sup> DAY OF September, 2008**

  
\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

  
\_\_\_\_\_  
**SECRETARY**



EXHIBIT "A"

LEGAL DESCRIPTION

The properties described herein is situated in the County of Los Angeles, State of California, and is described as follows:

Parcels 1 thru 5, in the City of Carson, as shown on Parcel Map No. 2328 filed in book 37, pages 4 to 6 inclusive of parcel maps, in the office of the County Recorder of said county.

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**CITY OF CARSON**  
**DEVELOPMENT SERVICES GROUP**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 831-03 MODIFICATION NO. 9**

GENERAL CONDITIONS

1. If Modification No. 9 to Design Overlay Review No. 831-03 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibit "C-1", in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.

8. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
9. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review (DOR) No. 831-03 and associated modifications. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### AESTHETICS

10. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
11. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.

#### PARKING

12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. The applicant shall obtain an annual extension for the Farmers' Market from the Planning Commission. The Planning Commission shall ensure that the Farmers' Market does not interfere with circulation and parking at the mall, and shall evaluate concerns from customers, mall tenants, and sellers appropriately in its decision.

#### FARMERS' MARKET

14. The applicant shall provide the Planning Division with a Rules and Regulations manual to be distributed to all sellers of the Farmers' Market. The manual shall include a site plan indicating the location of each seller and their responsibilities, and provisions to control for signage for each seller. The site plan shall be reviewed and approved by the Planning Division to ensure that it is in substantial conformance with the approval of the Planning Commission in terms of location and number of parking spaces occupied by the event.



15. The Farmers' Market shall be certified by the California Department of Food and Agriculture (CDFA). All produce sellers must obtain a Certified Producer's Certificate through CDFA. All requirements of the CDFA shall be met. Proof of certification by CDFA for the Farmers' Market and all produce sellers shall be provided to the Planning Division prior to commencing operation.
16. Proof of insurance for the Farmers' Market shall be obtained by the applicant and provided to the Planning Division prior to commencing operation.
17. The applicant shall encourage the participation of produce sellers to the extent feasible. Variety in the type of sellers is encouraged, however, at no time shall the Farmers' Market be composed primarily of non-agricultural and craft vendors. The applicant shall be in violation of these Conditions of Approval if, as determined by the Planning Manager, the event becomes a swap meet or flea market as defined by the Carson Municipal Code.
18. The applicant shall inspect the every Farmers' Market area for cleanliness and ensure the condition of all driveways and parking areas are ready to open to vehicular traffic.
19. Approval of this request shall not waive compliance with all sections of Article IX (Planning and Zoning) of the Municipal Code, and all other applicable City Ordinances in effect at the time of approval.
20. This permit shall expire three (3) years after the date of its approval on September 9, 2011. Prior to the expiration date, the Applicant may request an extension of this Modification No. 9 to DOR No. 831-03 from the Planning Commission with the required fees. The Planning Commission shall review the request for compliance with the conditions of approval and shall determine, in consultation with the Applicant, whether the project would be approved, denied or modified from its original approval as part of the extension request.

#### SIGNS

21. All signs shall comply with the approved sign program for the South Bay Pavilion on file at the Planning Division in City Hall. Temporary banners to promote the event and directional signs may be installed on the South Bay Pavilion property with prior approval by the Planning Division. Offsite signs located on the public right-of-way are prohibited unless an encroachment permit is issued by the Public Works Division prior to installation.
22. Applicant shall be permitted to display temporary Farmers' Market signs along Avalon Boulevard at the driveway entrances on the day of the event. Signs shall be removed on the same day after every event.
23. Signage for sellers at their allocated space shall be reviewed and approved by the Farmers' Market management prior to installation.

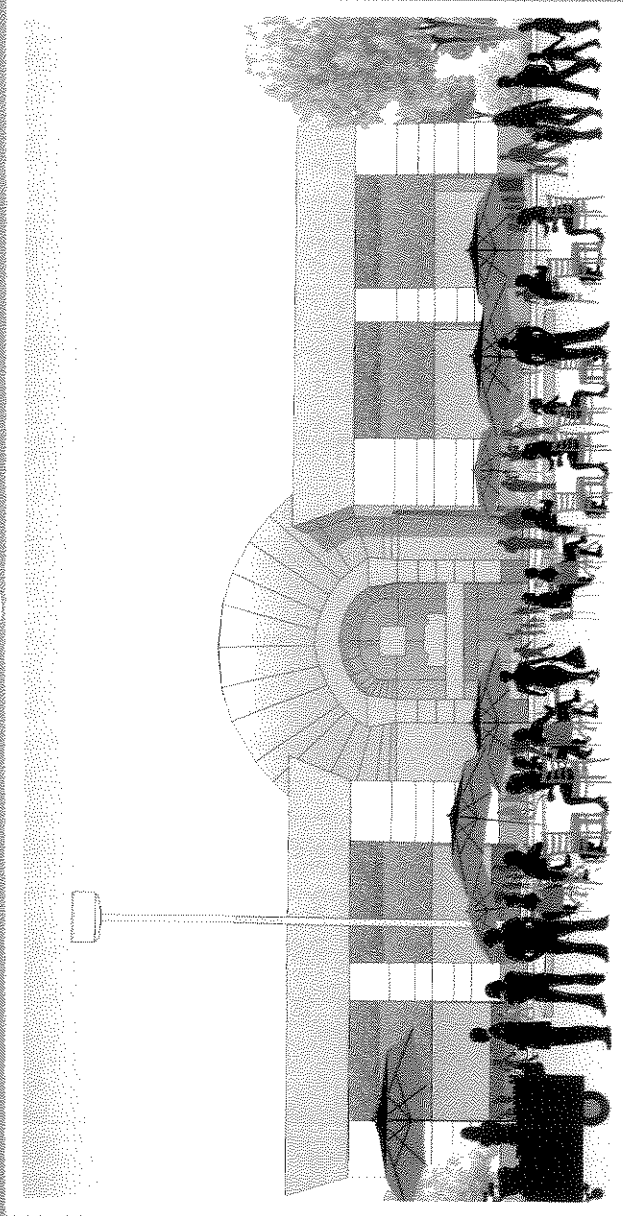


BUSINESS LICENSE DEPARTMENT

24. Per section 6310 of the Carson Municipal Code, all parties involved in the replacement of the existing signage and associated project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



SOUTH BAY  
PAVILION



PRESENTED BY  
L.A. CITY FARM

EXHIBIT NO. 2 -

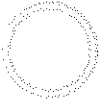
# The Offering

The Southbay Pavilion Farmers Market will continue to give residents from the local and surrounding communities a weekly family style event that offers a variety of locally grown, organic farm produce, freshly prepared and pre-packaged specialty foods, baked goods, and live entertainment.

A farmers market located at the Southbay Pavilion will present unique and exciting opportunities for the community, vendors, and the Pavilion tenants alike. It is the goal of L.A. City Farm, the market sponsor, and the Southbay Pavilion, its partner, to create a market that becomes a community gathering place for the many market goers each week, and will provide a safe environment for families and friends to socialize, entertain, and shop in the well known and highly visible Southbay Pavilion.

L.A. City Farm will help build a market that mutually benefits both vendors and Pavilion tenants by engaging the community, promoting new business during off-peak hours, and creating a desirable atmosphere that has market goers coming returning each week. Following are the proposed key strategy changes presented by L.A. City Farm in order to accomplish these goals.

# Hours of Operation



## Wednesdays 3pm – 8pm

L.A. City Farm is proposing that the Southbay Pavilion Farmers Market be moved to Wednesday evenings from 3 pm – 8 pm (dates and time to be determined based on further discussion with Southbay Pavilion directors).

The proposed days and times are intended to target the market's major demographic: parents picking their children up after school, and commuters returning or headed home from work. These hours of operation allow for those living and working in the community to visit the market without conflict with their regular work and school schedules. These time also avoid the busy lunch rush that supports many of the Pavilion's tenants, while attracting new business during off-peak hours.

During the winter months, additional lighting will be necessary. Vendors will be required to provide their own extension cords and lighting. L.A. City Farm may seek additional lighting options that will create a festive atmosphere and draw attention to the farmers market from passing commuters.

SOUTHBAY  
PAVILION

20700 AVALON BLVD • SUITE 620 • CARSON • CA • 90746 • P 310.366.6636 • F 310.327.1486 • WWW.SOUTHBAYPAVILION.COM

August 22, 2011

**Re: SouthBay Pavilion Farmers Market**

To Whom it May Concern:

This letter shall serve to confirm that an Agreement was signed on August 18, 2011 by and between SouthBay Pavilion, LLC and LA City Farms, for LA City Farms to manage the SouthBay Pavilion Farmers Market as soon as permits and licenses are obtained.

I can be reached at 310.366.6636 should you have any questions or require additional information.

Sincerely,

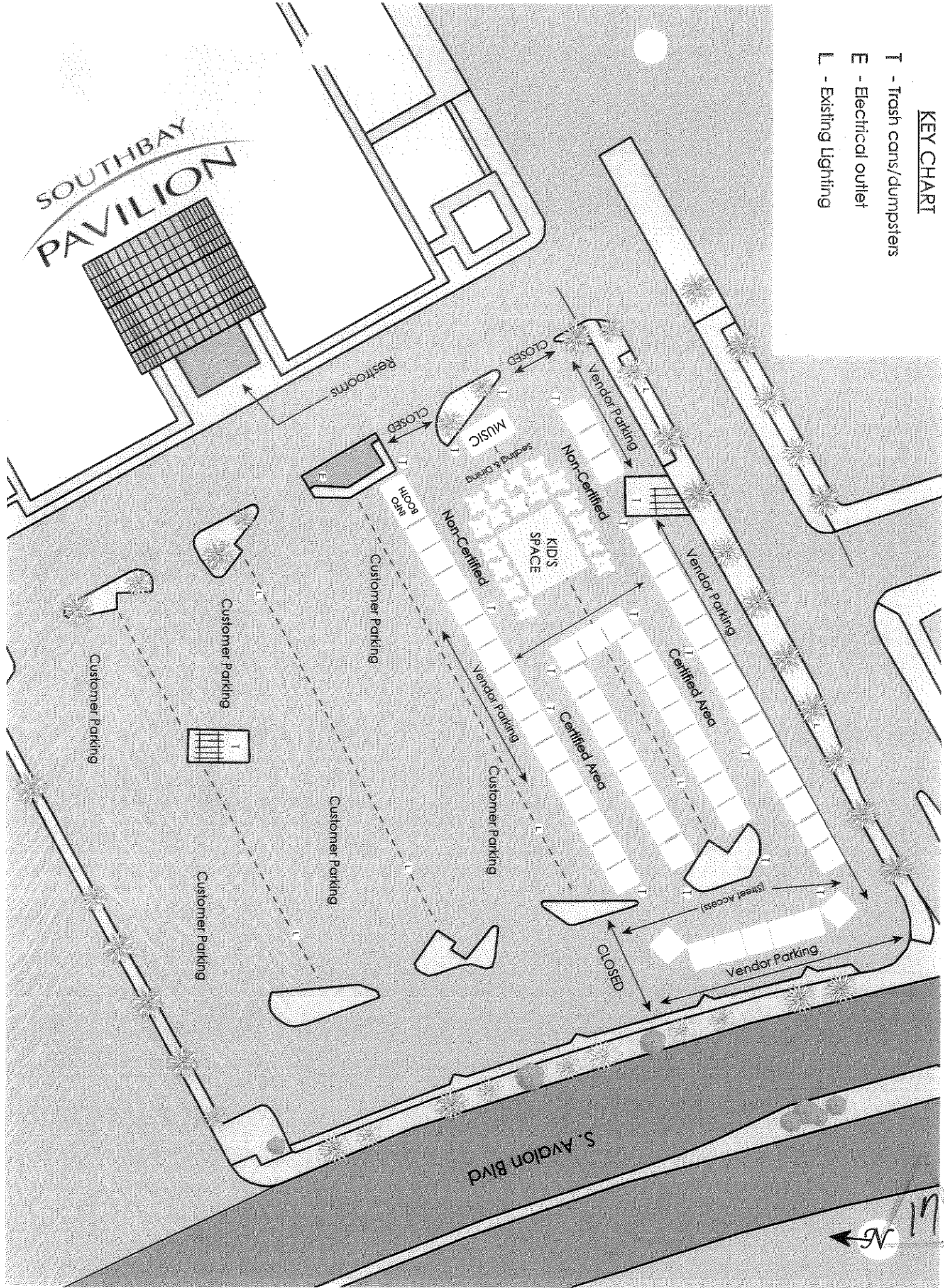
**VINTAGE REAL ESTATE LLC,  
As agent for SouthBay Pavilion LLC**

  
Julie Cruz  
General Manager



**KEY CHART**

- T - Trash cans/dumpsters
- E - Electrical outlet
- L - Existing Lighting



## MARKET RULES AND POLICIES

### SECTION I – GENERAL MARKET GUIDELINES:

These rules are in effect for all farmers/vendors participating in a farmers market managed by L.A. City Farm. By signing this document, you are agreeing to the rules and requirements set by L.A. City Farm management.

1. **RAIN OR SHINE.** Once admitted into the market attendance is expected unless a proper one (1) week notice has been given to the market managers.
2. **PERMITS & LICENSES.** It is the vendor's sole responsibility to comply with the rules and regulations of the Department of Agriculture, the Department of Health and any other government agencies in the city where the farmers market is held. The sponsor and its partners are responsible for fines or interest incurred by the vendor.
3. **RIGHT OF REFUSAL.** The market manager reserves the right to refuse any vendor from selling items that have not been approved by L.A. City Farm.
4. **VENDOR SPACE.** Farmers/vendors must set-up in the designate area assigned by the market manager. The Certified and Non-Certified Sections of the market are clearly delineated and characterized by signage.

### SECTION II – INSURANCE, CERTIFICATES & PERMITS:

1. **INSURANCE REQUIRMENTS.** All vendors must carry the following insurance: General Commercial Liability with 1,000,000 limits per occurrence (Comprehensive Bodily Injury, Property Damage, Fire, Product Liability), and worker's compensation insurance. Proof of insurance must be provided to the market manager before arriving at the market.
2. **ADDITIONAL INSURED.** The following additional insured (collectively, "Additional Insured's") must be added to your insurance policy:
  - L.A. City Farm, and their respective officers, directors, agents, servants, employees, divisions, subsidiaries, shareholders, partners, members, affiliated companies, successor and assigns, **AND**
  - Vintage Real Estate LLC

### SECTION III – MARKET OPERATIONS:

1. **DISPUTES.** Any complaints must be emailed to [info@lacityfarm.org](mailto:info@lacityfarm.org).
2. **ARRIVAL TIMES.** Vendors must arrive at least one (1) hour prior to the market opening. and must not leave until after the market has closed and they can safely exit the property.
3. **TRASH REMOVAL.** Vendors are responsible for cleaning their work area at each market. The area must be left cleared of all trash before leaving the premises. **Please bring a broom and dustpan with you to the market each week.**
4. **SAFTEY EQUIPMENT.** Vendors are required to carry the following safety equipment to the market:
  - (4) 20 lbs. bags filled with sand or rocks and ties, bungee cords. or zip ties for tents.
  - First aid kit, and fire retardant tent that meets Fire Dept. standards.

## SECTION IV – MARKET FEES:

1. **VENDOR FEES.** Vendor fees must be paid on a week-to-week basis, as applicable, at the close of each market. All fees paid are non-refundable.
2. **RESERVED SPACE.** Vendors must pay the minimum vendor fee required in order to reserve the space for the following week. Any space not reserved may be rented to another vendor at the market manager's sole discretion.
3. **NOTICE OF NON-ATTENDENCE.** Vendors who give notice of a scheduled absence must deliver such notices in writing via email, fax, or postal service no later than one week prior to the date. Vendors must also pay the minimum vendor fees owed in advance for the time being requested off in order to hold the space for their return. Failure to pay the minimum vendor fee may result in loss of the vendor space.
4. **NSF PAYMENTS.** Payments made by check that are returned for insufficient funds shall pay a \$25 processing fee to L.A. City Farm.
5. **PAST OWED FEES.** Vendors who owe fees will not be permitted back into the market until all past owed fees have been paid in full. The fee must be received at our office prior to the next market date. Once payment has been received vendors will be assigned a space, but no space is guaranteed and if the market is full they may be placed on a waiting list.
6. **SALES AUDITS.** Vendors are subject to sales audits of daily gross sales by the market manager without notice to verify the accuracy of the reported sales during any given time period. Any underpayment found will be remedied by the Vendor within five (5) days of such audit and may be subject to a fine of up to ten percent (10%) of the amount of underpayment, or removal from the market.
7. **LATE FEES.** All Vendors must arrive 1 hour before the market opens. Any Vendor that arrives 30 minutes or later is considered late, and must pay a \$25 late fee. Vendors that arrive late three times or more may not be allowed back in the market at the market manager's discretion.

## SECTION V – SAFETY GUIDELINES:

1. **FOOD SAMPLING.** Vendors offering food samples must use sneeze guards that comply with the Health Department regulations. (The Health Department's phone number is 310-665-8450.)
2. **APPROVED TENTS.** Vendors must provide documentation showing that tents are flame retardant and are in compliance with the Fire Department standards.
3. **LIQUID WASTE.** Liquid waste must be properly disposed of in the designated area **prior** to leaving the market each week. (A memo and map outlining the liquid waste station for the market is available from the market manager upon request).

## SECTION VI – CONCLUSION:

1. You acknowledge and agree that you and L.A. City Farm shall at all times be acting and performing in the capacity of independent contractors and not as an employee, agent, partner or joint venture of the other party or its affiliates. No act of City Farm, and their affiliates or any farmer/vendor shall be construed to create a joint venture, partnership, agency, association, employment relationship or other affiliation, or like relationship, between the parties.

**The following is for farmers with agricultural products:**

3. Each farmer must openly display an embossed copy of their certificate at their booth at all times during the Market and provide a copy of their certificate to the market manager. It is the farmer's responsibility to keep this copy current with Market Coordinator.
4. A current copy of an employment agreement must be held by any employee who is not a member of the farmer's family. Such employee agreements must be renewed at the same time that the producer's certificate is renewed.
5. Farmers who use a scale must have it checked, tested and sealed within the previous twelve (12) months from the County Department of Weights and Measures at (562) 622-0411. For all other issues call (562) 622-0426.
6. Farmers must not sell any commodity at the Market that does not appear on their certificate or that is not of their own production unless covered under a second certificate. If there is a second certificate, both farm names must appear on the bottom of each certificate.

**The following is for farmers with processed agricultural products:**

7. Farmers with processed agricultural products (juices, jams, etc.) must carry a certificate showing Health Department approval of their processing facility.

**The following is for prepared and pre-packaged food vendors:**

8. Prepared and pre-packaged food vendors must obtain a Temporary Event Permit (TEP) from the Health Department for each market you participate in, or have a valid yearly permit from the Health Department on your truck or cart. You may not participate in a market unless a Health Department Permit has been obtained **prior** to the start date. You must provide a current copy of the TEP to the Market Coordinator each quarter and post a copy in your booth each week.

**The following is for prepared food vendors:**

9. Prepared food farmers/vendors must sign and return the "Requirements for Cooking" form. It is your responsibility to return a signed copy to the market manager and abide by all Fire Department orders and regulations.

**The following is for craft, prepared food and pre-packaged food vendors:**

10. It is your sole responsibility to obtain a seller's permit for the sale of your products, and provide a copy of such seller's permit to the market manager, as well as post a copy at your booth during the market.

**TO ALL VENDORS:**

**Please let us know when you will be out of the market (i.e., if you sell seasonal fruit).**

**Great to have you on board! We look forward to working with you.**

By signing below, I acknowledge that I understand and accept these rules and agree to abide by them:

\_\_\_\_\_  
Owner/Authorized Agent (Signature)

\_\_\_\_\_  
Company/Farm Name

\_\_\_\_\_  
Owner/Authorized Agent (Print)

\_\_\_\_\_  
Date

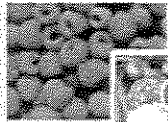


# FARMER'S MARKET

## FARMER OF THE MONTH

SUK JA PARK (HOT SPICY) / 2-A

THEY GROW: TOM, BASKETBERRIES, BELL PEPPER, AEGLEPS, NECTARINES, PLUMS, PEACH, TOMATOES, AVOCADO, JEROMEES. THEIR PRICES VARY, AND ARE VERY AFFORDABLE. THEIR PRODUCTS ARE ALWAYS FRESH AND TASTY AND SERVICE IS ALWAYS VERY FRIENDLY.



Fresh Vegetables  
Fresh Fruits  
And more!

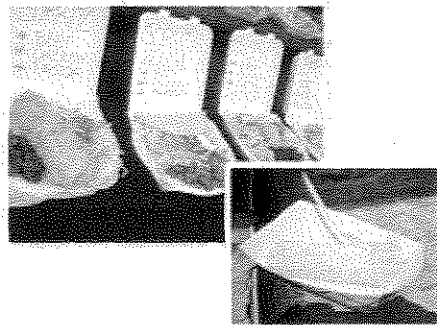
SOUTHBAY PAVILION

### CERTIFIED FARMERS

- ANDRES FARM
- ATKINS FARMS
- BENDER FARMS
- CHEE MING HER FARM
- G&B PEREZ FARM
- GAMA FARMS
- GLENDAL PARADISE
- GOD'S GREEN ACRE
- JOE'S PRODUCE
- LORE'S & FAMILY
- MANNA FARMS
- ORCHIDS BY ZENY
- PACHECO FARM
- RAMONA DUCK FARM
- SUK JA FARM

### CRAPTERS

- BEE MY GUEST - LASERED CRYSTALS
- FOREVER OILS - CLOTH DOLLS
- HELEN JACKSON - BODY LOTIONS
- KELANI'S GIFTS - FLOWER LEIS
- IT MAKES SCENTS - BATH SALTS
- MARIA LEE JEWELRY - JEWELRY
- MOM'S CLOSET - HAIR BOWS, HATS
- NIA SIMONE - HANDBAGS
- STELLAR SALES - AIR PURIFYING BAGS



### FOOD VENDORS

- BRENDA'S ROASTED PEANUTS
- BROTHERS - HUMMUS
- CINNAMON & SUGARY  
CANDIED ALMONDS
- COOKIE JONES  
COOKIES
- EAST & WEST  
AFRICAN DIPS
- LA GORDITA FELIZ  
MEXICAN FOOD
- ME GUSTA TAMALES
- MOMMIE HELEN'S BAKERY  
BREAD, COOKIES
- MUSCLE BEACH  
SALISAGES
- ORIGINAL KETTLE CORN
- PAPUSA YENI - PAPUSAS
- RUBEN'S NUTS  
CRISPED FRUIT AND NUTS
- SEASONAL SEAFOOD
- TEXAS PICK-UP - BBQ

15

9

14

Total: 23

EXHIBIT NO. 4 -

21



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## Night life: Yamashiro Farmers Market

*On Thursday nights, visitors can shop for fresh produce with sweeping city views and a glass of wine.*

August 20, 2010 | By Margaret Wappler, Los Angeles Times

Los Angeles has a reputation for fantastic weather and epic sprawl, but rarely do you get to experience the two unadulterated while nursing a cocktail. At the Yamashiro Farmers Market, however, held every Thursday atop a windblown peak in the Hollywood Hills, visitors can take in the bluster of Los Angeles on a hot night with sweeping views of the sparkling grid, along with a few other California specialties: fresh produce and artisanal prepared foods, plus our greatest export alongside Hollywood — wine.

Set in the parking lot outside Yamashiro, the majestic CalAsian restaurant, patrons can stroll from booth to booth, sampling Nicholas Family Farms' fresh juices such as mandarin and grapefruit, or buying ripe roses from Euforia, a sixth-generation flower-farming business. There is also organic chicken and pimenton, Spanish paprika, from the foodie truck Gourmet on Wheels. You can bring your own wine (in moderation, please) or purchase California varietals (along with some French and Italian pours) at the market.

But maybe most popular of all is the Yamashiro Grill stand, which hawks street tacos spilling over with braised short ribs, hoisin duck confit or miso-sake-marinated black cod, with sides such as wasabi guacamole.

Started in March, the Yamashiro Farmers Market was a twin opportunity to boost the reputation of a restaurant often admired for its beauty more than its cuisine and to offer urbanites a unique nightlife option.

Nick Spano, the manager of the market, wanted to foster an unusual yet fitting combination for Los Angeles. "I wanted to integrate the farmers market feeling with a night-life atmosphere — it's not pretentious, it's not even really upscale. You just hang out and relax here; get your glass of wine and wander around."

The owner of a Hollywood tanning salon, Spano started his first farmers market in the plaza of his business, but it was short-lived. Soon thereafter, he connected with the heads of Yamashiro, who were interested in starting a market but weren't sure how to go about it. Spano, 34, created what he wishes he saw more of in L.A. — a way to meet people without participating in the velvet rope scene.

For Yamashiro, the market has sparked new life for the restaurant and its nightclub, Pagoda Lounge, which gets the spillover once the market closes around 9 p.m. For years, the restaurant has fought a reputation as a stately reservoir of mediocre food, but with the hiring of new staff, including chef Brock Kleweno (formerly of Boa Steakhouse), and the start of the farmers market, it's been reversing common perception.

Yamashiro general manager David Comfort, who lives up the road, said he's seen a change in the restaurant's patrons since March. "It's gone from being a heavy tourist destination to one for the neighborhood. It's very local now; I see the same faces every week at the market, and they're coming to try the restaurant too."

The neighborhood, however, was almost the very thing that held the market back. When they first opened, they quickly learned that valet parking in the Hollywood Hills' limited back roads wasn't a viable option, so they started a free shuttle service that takes off from the parking lot at the Fifth Christian Science Church.

Driving down the steep hills into the twinkling lights of Hollywood, nestled with packages and fellow market lovers at the close of the evening, feels true to the spirit of the event. "There's something romantic about it," Spano said. "We try to give it that European feel."

[margaret.wappler@latimes.com](mailto:margaret.wappler@latimes.com)

EXHIBIT NO. 5 -

