

Hi Jake & Challis,

We would like to be on the agenda for the July 14th LUPC meeting to present our project at 533 Rose Avenue.

Background Information

The existing vacant structure at 533 Rose was constructed in phases. The first structure to be constructed was the original 1952 retail store at the front of the property. A separate 635 s.f. owner's dwelling unit was built ten feet from the store several years later and then in 1975 a 210 s.f. office addition was constructed which connected the store and owners units as one building. The building was occupied by an owner user from 1952 to 2006.

The building has been vacant since the prior owner's death in 2006 when the property was purchased.

In April of 2009 APCW-2009-1115-SPE-CUB-CU-CDP-SPP-MEL was filed for the remodel and conversion of the existing building at 533 Rose Avenue to a restaurant. Since a parking variance and specific plan exception were part of the request this case was prepared to go before the Planning Commission. The request was for a 1,435 s.f. restaurant accommodating 45 patrons (32 indoor/13 outdoor-patio) with the on-site sale of beer and wine and hours of operation from 9AM to 1AM daily. This proposed project had neighborhood opposition because we were seeking a parking variance due to insufficient on-site parking. Rather than proceed with the project as designed the restaurant was scaled down to comply with the VCZSP parking requirements.

In April 2010 a revised design for a smaller restaurant was resubmitted to the City that addressed the neighborhood's concerns (amended to ZA-2009-1115-CUB-CU-CDP-SPP-MEL – NO Specific Plan Exemption). We are requesting a Change of Use from an existing 1,630 sq.ft. mixed use building - Retail, Office and Dwelling Unit - to a 1,264 sq.ft. restaurant. The building size was reduced and 383 s.f. of the existing building were demolished to allow for additional parking over the code required parking count. The new CUB is to allow the on-site sale of beer and wine in conjunction with a proposed 1,264 s.f. restaurant with 373 s.f. of service area accommodating 32 patrons with only indoor seating. The proposed hours of operation are from 9:00 A.M. to 1:00AM daily. We are providing an on-site loading area, 4 parking credits and 4 on-site parking spaces will be provided – 7 parking spaces are required for the proposed use. The City considers a portion of the existing use as residential, and we have obtained a Mello Act determination from LAHD that there are no affordable units on site.

We will be holding a neighborhood meeting on Monday, July 5th at 6PM at the property to discuss our request. This notice (see attached) will inform all neighbors within a 500 foot radius – the same requirements required by the City of Los Angeles, Planning Dept for a project of this type. The letter will also include a reminder for the July 14th LUPC

meeting. At the July 5th Neighborhood Meeting we will have a sign-in sheet to record all those present.

Please confirm that the project at 533 Rose will be part of the July 14th LUPC agenda.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Shoemaker", with a long horizontal flourish extending to the right.

Paul Shoemaker