

542 Rose Ave. Mixed Use Project: About the property owners and applicants for the project:

John Reed, Marisa Solomon and Gustavo Spoliansky are Venice residents who currently live and work on Rose Ave. The proposed project will be a 3 unit, owner-occupied, condominium project with 2 residential units and one commercial unit (restaurant). John and Marisa, the principals of Reed Architectural Group, will own the front residential unit and Gustavo Spoliansky, a creative arts producer, will own the rear residential unit. The restaurant, R + R Station, will be jointly owned and operated between the 3 partners. Chloe Solomon, who has managed several restaurants, will be the general manager of the restaurant. Sergio Perera a Venice resident will be the head chef. Sergio style of cooking combines modern California cuisine with organic local ingredients.

Eighteen months ago, John Reed and Marisa Solomon completed the first mixed use project on Rose Ave to be constructed in over 50 years. Their mixed use project located at 657 Rose has been embraced by the community as a model project for Rose and has won two architectural awards.

John Reed, Marisa Solomon and Gustavo Spoliansky are active Venice residents and business owners committed to seeing Rose Avenue become a walkable, pedestrian friendly, mixed use street which serves the neighborhood community. Since the Coastal Act of 1976 only 10 new buildings have been constructed on Rose Ave, 8 of these buildings were residential. The proposed project is a responsible development which does not over develop the area and fits into the scale and character of the neighborhood.



Proposed 542 Rose Ave – Mixed Use Project – South East Corner of Rennie and Rose

Address of Project: 542 Rose Ave (SE Corner w Rennie Ave)
Case Number: ZA-2011-967-CDP-CUB-ZV AA-2011-966-PMLA
Project Description: Mixed Use: 3 units, with 2 residential units (owner occupied) and one commercial (restaurant, owner operated).
Current Use: Vacant lot
RESIDENTIAL UNITS – Two owner occupied units.
RESTAURANT 524 sq ft (service floor) + 100 sq ft (revocable sidewalk dining permit). CUB Type 47 (full alcohol)
Hours: Hours of operations 9am-12midnight daily; patio closed and cleared by 10pm on Sunday-Thursday (weeknights) and 11pm on Friday and Saturday (weekends).
All required parking will be provided per current code.
No variances or exceptions to VCZSP requested.
Size of Parcel: Corner Lot - 6,998 Sq Ft
Venice Subarea: Oakwood
Permit Application Date: April 25, 2011
Owner and Applicant: John Reed, Marisa Solomon, Gustavo Spolinsky
Address: 657 Rose Ave, Venice 90291
Representative: John Reed
Contact Information: 310.393.9128
ZA Hearing: TBD

