From: Wil Nieves
To: Steve.Donell@fedreceiver.com;
Subject: Re: Coffee Co CUP/ZV Request
Date: Friday, July 10, 2009 7:03:47 PM

Steve,
We have yet to secure the extra parking. Gus will be arranging the extra parking in the near future. He has explained to me that he has a couple of properties in mind. We would like to have the beer and wine expansion approved before he begins securing and paying for the extra parking. Gus will also be applying for the change of use for the additional restaurant space at that time as well. Obviously, if the parking can not be obtained then the approval and the change of use cannot be taken advantage of.

Wil Nieves
Principal Planner, M.U.R.P.
Nieves and Associates
Cell 310-634-4553
Nievesasoc@aol.com

-----Original Message-----
From: Steve Donell <Steve.Donell@fedreceiver.com>
To: 'Wil Nieves' <nievesasoc@aol.com>
Sent: Fri, Jul 10, 2009 11:56 am
Subject: RE: Coffee Co CUP/ZV Request

Wil,
Please provide me a copy of the lease that guarantees the applicant will have automatic and guaranteed use of the additional parking. Also, please provide me with a copy of the documentation in connection with the change in use for the expansion space from retail to restaurant. If I understand this correctly, you are seeking a liquor license for the expansion space, but what about an approved change in use from retail to restaurant? Also, do you have a certificate of occupancy for the entire space as a restaurant use?
0A

Steve

Stephen J. Donell CCIM, CPM®
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From: Wil Nieves [mailto:nievesasoc@aol.com]
Sent: Thursday, July 09, 2009 9:12 AM
To: Steve.donell@fedreceiver.com
Subject: Fwd: Coffee Co CUP/ZV Request

-----Original Message-----
From: Wil Nieves <nievesasoc@aol.com>
To: Stevedonell@fedreceiver.com
Cc: Gusskazemi@aim.com
Sent: Thu, Jul 9, 2009 9:10 am
Subject: Coffee Co CUP/ZV Request

Steve,

As discussed by phone yesterday, I am forwarding to you pertinent information that you had requested in order to have the item placed on the upcoming agenda with the PLUM Committee of the Neighborhood Council of Westchester-Playa Del Rey. As you are aware our ZA public hearing is scheduled to be heard on July 23, 2009. I can ask the ZA to keep the file open until the full Board has acted on the proposed request.

Attached you will find a pdf version of the proposed application; findings; a radius map with site and floor plans, and the previously approved CUP that established beer and wine service. If you need any additional information or have any questions or concerns please call or e-mail.

Wil Nieves
Principal Planner, M.U.R.P.
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Cell 310-634-4553
Nievesasoc@aol.com

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