From: Wil Nieves
To: Steve.Donell@fedreceiver.com;
Subject: Re: Coffee Co CUP/ZV Request
Date: Friday, July 10, 2009 7:25:34 PM

Steve,
We are not asking for any parking exemption that can be construed as a reduction in parking, a grant of a special privilege or establishing an unwarranted and bad precedent. What we are asking for is to have our required parking be made available by lease arrangement just as most of the retail tenants have parking lease privileges in the Westchester Association lots. The City through the ZA application procedure routinely approves these types of lease vs covenant variance arrangements. Don't forget that the existing building of which the Coffee Co is a part of (as do others on the block as well) also have grand fathered lease parking privileges in the Westchester Association lots. The proposed converted space should also be allowed to have the same leased parking privileges some where in the vicinity as well. Due to the way parking regulations are written today the City Municipal Code now requires a zone variance to allow parking by lease arrangement whereas before it was allowed by right.

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>< br> Sent: Fri, Jul 10, 2009 12:01 pm
Subject: RE: Coffee Co CUP/ZV Request

Wil,
Also, are you aware of any other tenants in the Triangle who have been granted a request for a variance based on lease vs. covenants? If not, please provide me with a compelling reason why this applicant should be granted such exemption?

Thank you,
Steve

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Los Angeles, CA 90025
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From: Wil Nieves [mailto:nievesasoc@aol.com]
Sent: Thursday, July 0 9, 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.
0A

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

Nievesasoc@aol.com

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