

RE: A Specific Plan Exemption which would allow a coffee café v.7-3-24

Location: 10065 Commerce Avenue (at Valmont) "The Breidt Building", Tujunga, CA 91042

Contact for more information: pullmanfamily@sbcglobal.net

Proposal: We, the Pullman Family, would like to build a Coffee Café as part of our non-profit Artists Collective at 10065 Commerce Avenue in Tujunga. The Coffee Café would be designed to attract neighborhood customers seeking a sit-down or "take-out" experience. However, we will need an adjustment to our residential parking requirements, and then we can re-allocate the spaces to accommodate the parking needed for the coffee café.

We are requesting a parking exemption from the ZI-2172 Foothill Boulevard Corridor Specific Plan requirements. The Plan now calls for 10 spaces for our 4 residences. If granted an exemption, we would still be honoring the city of Los Angeles parking requirements 12.21A.4. which requires 6 spaces for the residences.

The Foothill Boulevard Corridor Specific Plan requires 2.5 parking spaces per habitable dwelling unit. The City of LA bases its requirements for parking spaces on the number of habitable rooms. Units with greater than 3 habitable rooms (typical 2 bedrooms units) require 2 parking spaces; units with 2 habitable rooms (typical 1 bedrooms units) require 1.5 parking spaces and units with 1 habitable room (typical single unit) require 1 parking space. Using the format from the city, we are required to have a total of 6 parking spaces since we have 2 units with one bedroom, 1 unit is a single and the larger unit has 2 bedrooms.

The 6 parking spaces acceptable to the City of LA versus The Plan's required 10 parking spaces would allow us to develop our proposed Cafe. The parking requirements of the Specific Plan will not allow us to develop the cafe. We ask you to require us to comply only with the City standards.

The Need

As current and past owners of businesses in the Old Tujunga commercial zone know, the community effort to create a vibrant shopping area continues to need sit-down café areas. We believe the Café will help to bring more people into the two-block area. Shoppers would be likely to stay longer and shop in more than one business. This sit-down coffee spot would have a pleasant and lively atmosphere where community members can gather for conversation and eats before heading to the Museum and Park, or to explore the other activities in the Breidt Building or check out the dozens of businesses on Commerce.