

20715 Avalon, LLC

3951 Medford St.  
Los Angeles, CA 90063  
323-963-4040

March 13, 2017

Saied Naaseh  
Planning Manager  
City of Carson  
Community Development Department  
701 E. Carson Street  
Carson, CA 90745

RE: Proposed Rehabilitation of 20715 Avalon Boulevard Building.  
Request to be granted an exception to the current moratorium.

Dear Mr. Naaseh,

We recently purchased and are planning to to renovate the former Mercury Savings building which is located across the main entrance of the South Bay Pavilion Mall. As you may know the property has not been properly maintained over the years and in its current state it is detrimental to an otherwise vibrant retail trade area.

We are proposing a simple but attractive renovation that will compliment similar efforts by the Mall owner's across the street, we would like to create an inviting place with outdoor seating in front of the stores, the cellular antennas will be screened and the ground cellular infrastructure relocated so its not visible from the street.

The first phase will be to renovate the facade and re-tenant the ground floor with quality retail and restaurants that can create synergies with the theater, retail and the university.

The total square footage for the ground floor is +/-8,800 square feet of which 4,500 sq.ft. will be allocated to two restaurants and a drive-thru coffee shop, the remaining balance of the space will be dedicated to retail.. It is our understanding this will require about 60 parking spaces.

The second phase will be to renovate the top two floors of office space into a hi-tech co-working campus. Its approximately 16,500 sf and its our

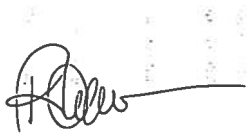
understanding it will require 55 parking spaces. We are providing 112 spaces plus 8 car stacking on the drive thru.

I have attached a rendering, site plan and footprint of the proposed improvements. Hoping to have a complete application within four weeks. Working on a new landscape plan which we will have in about two weeks.

We hope you like what we are proposing and request that you grant us an exception to the current moratorium on new developments so that we are able to proceed with our renovation as soon as possible.

Sincerely yours,

20715 Avalon, LLC

A handwritten signature in black ink, appearing to read 'R Haro', with a long horizontal line extending to the right.

Robert Haro

Managing Member





