

6/10/2014

Dear planner,

APN# 162-03-311-003 (1704 Santa Paula) and APN# 162-03-311-004(1710 Santa Paula) are the 2 properties here I propose to be rezoned to C1. I have purchased the total of 4 properties back in Dec 2012 with 1714 Santa Paula Dr and 1804 Weldon pl. Currently the 1804 Weldon and 1714 Santa Paula have been remodeled and rented as residential; however, there are a lot of residential rentals in that area but not many commercial buildings. I do see this creates demands for the commercial business to grow in that area which also will help to balance the development in the area.

1704/1710 Santa Paula properties are joined to each other with Fire Stone auto shop on the west and PR offices on the north which are good to be combined and converted as C-1 zoning. The potential development for all three parcels after combining them can best be utilized as mini storages, RV Park or commercial office buildings. Allowing this type of growth of business will also keep traffic and noises for that area moderate. These two parcels have been vacant for almost five years and I really would like to start building a new business on them to bring more activities to the area instead of having homeless people occupying the gated lot.

I have successfully remodeled 1804 Weldon and 1714 Santa Paula within the supervised authorization of the city inspectors. I am privileged so far of working with the city on this future development and would like to start up and complete upon your approval.

I would like to find out what your requirements are for rezoning and ensure that your expectations are met. If you require any further information, please let me know.

Thank you in advance for considering this request. I look forward to meeting with you to discuss this opportunity.

Sincerely,

Amy Pan

Santa Gold Realty LLC

ZON-54561

PRJ-54200
06/25/14