

# LUNA & GLUSHON

A Professional Corporation

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November 8, 2017

## VIA EMAIL AND US MAIL

rsfLA  
c/o Michael Preiss, Erica Taylor  
1450 2<sup>nd</sup> Street  
Santa Monica, CA 90401

rsfLA  
c/o Michael Preiss, Erica Taylor  
604 Arizona Ave.  
Santa Monica, CA 90401

Re: **2323 Roscomare Road**

Dear Mr. Preiss and Ms. Taylor,

Our law firm represents the Bel Air Hills Association ("BAHA"), a neighborhood association of residents and homeowners of property situated along Roscomare Road. BAHA was formed and organized to protect, promote and further the interests and welfare upper Bel Air and Roscomare Road residents and homeowners, including monitoring and assuring conformance with building and zoning restrictions as necessary to protect the surrounding neighborhood.

BAHA had become aware that rsfLA is marketing the property at 2323 Roscomare Road, which currently houses Bel Air Foods, for sale. Please be aware that Bel Air Foods has been a community institution in Bel Air Hills since 1952 and that BAHA deeply appreciates the legacy of Ed Spear and the Spear family who personally operated the market for over 40 years. With this legacy in mind, BAHA hopes the Spear family will work with any potential purchaser to keep the spirit of Ed's work alive in the neighborhood by revitalizing the market rather than destroying it.

You should also be aware that the property is also the primary commercial hub in the BAHA neighborhood. Bel Air Foods, its history and its future, along with Peekaboo Playland and Joanie & Leigh's Bakery are very

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important to BAHA and the surrounding neighborhood residents. As such, BAHA is very concerned that in marketing 2323 Roscomare Road for sale, rsfLA has promoted the property as a “rare investment opportunity” the use of which as a commercial site is “not considered the highest and best use” but instead “would be best redeveloped into multifamily apartments and condominiums.”

While BAHA prefers cooperation with rsfLA to find a buyer that will maintain the current nature of the property as a commercial hub in the neighborhood, **you are hereby put on notice that that BAHA does not support and will vigorously oppose all actions which may be taken to rezone the property in any way or use the property for high-density residential use.**

Under California law, you and the property owner are required to disclose this letter and BAHA’s intent to oppose any rezoning or residential use of the subject property to prospective buyers and their brokers/agents.

Very truly yours,

LUNA & GLUSHON  
A Professional Corporation



ROBERT L. GLUSHON

CC: Paul Koretz ([paul.koretz@lacity.org](mailto:paul.koretz@lacity.org)); Faisal Alserri ([faisal.alserrri@lacity.org](mailto:faisal.alserrri@lacity.org)); Robin Greenberg ([Robin@robingreenberg.com](mailto:Robin@robingreenberg.com)); Mike Kemp ([mkemp@babnc.org](mailto:mkemp@babnc.org)); Shawn Bayliss ([shawn@belairassociation.org](mailto:shawn@belairassociation.org)); Alex Benavidez ([info@belairassociation.org](mailto:info@belairassociation.org)); Wendy Morris ([wendymorr@gmail.com](mailto:wendymorr@gmail.com)); Kristina Kropp ([kkropp@lunaglushon.com](mailto:kkropp@lunaglushon.com))