



CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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August 16, 2016

Department of City Planning
Office of Zoning Administration
Kristen Gordon (kristen.gordon@lacity.org)

Mona Sutton
President

Donald Galaz
Vice President

John Stammreich
Secretary

Danielle Sandoval
Treasurer

Joanne Rallo
Communications/Outreach

Re: Case No.: Z A – 2010- 2832 (CUB)
Property Address: 1829 S. Pacific Ave.
San Pedro CA 90731

The Central San Pedro neighborhood Council has voted in favor of the conditional use permit at this location. However, we feel as a Council that represents the community at large, that there are many improvements that this franchise operator can incorporate into his daily responsibilities.

We have had numerous complaints from patrons and neighbors about this location. Below is a list of stipulations we are including with our support.

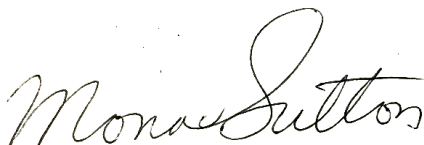
1. No loitering at any given time, around the building or in the parking lot.
2. Daily maintenance of trash pickup around the perimeter of the building, parking lot, planter beds, sidewalks, storm drain and gutters.
3. Exterior trash cans empty more than once a day. (No overflowing trash cans)
4. A daily perimeter check for graffiti and reporting it for immediate removal, matching exterior paint to maintain even color to be kept on site.
5. Power wash perimeter sidewalks around building, no less than six times a year.
6. Have a hotline number posted in the window for easy visibility, when patrons need to make a complaint or positive remarks.
7. Landscape should be maintained full and lush at all times to create a green barrier from the street.
8. Inside maintenance to include, clean floors, clean counters, clean shelves in and out of the freezers
9. No boxes piled up in or outside of the business.

We as a council truly believe in small businesses and want to support this franchisee. We believe that he can do a better job on maintaining his business, and as a small business owner give back to the community with a great example of how businesses should be kept and run in San Pedro. Pride of ownership goes a long way.

Page Two – Case No. Z A – 2010- 2832 (CUB)

Thank you for your consideration on adding these stipulations to the new conditional use liquor license for this business.

Sincerely,

A handwritten signature in cursive script that reads "Mona Sutton". The signature is written in black ink and is positioned above the typed name and title.

Mona Sutton, President
On behalf of the Central San Pedro Neighborhood Council

cc: Jennifer Oden (joden@ssjlaw.com)
Councilman Joe Buscaino
Coastal San Pedro Neighborhood Council