

DRAFT LETTER OF SUPPORT FOR PROPOSED PROJECT AT 1101 S. PACIFIC

ENV3564-CE ZA-2018-3565-CUB

The xxx Neighborhood Council has reviewed the plans for the proposed Sardines Coffee Shop and Lounge at 1101 S. Pacific in San Pedro and hereby offer our support. The proposed project promises to refurbish a community landmark (Ramona's Bakery) with attention to historic detail. It will help connect a key intersection to the downtown corridor, enhance our arts district by providing another small performing arts venue, provide a gathering place for local residents, and provide additional employment opportunities.

The front of proposed facility would be a bakery/coffee shop with 35 seats while the rear would be a performing arts venue with a maximum of 66 seats. The proposed CUP would allow for live entertainment, film screenings, and incidental dancing with operating hours of 7 am to 2 am. The performing arts portion would be soundproof and all ingress and egress would be from Pacific Avenue. It is our understanding that although there will not be a full kitchen, some type of food will be available during all hours of operation.

While we are, however, concerned about the lack of parking and understand that additional parking is not required under the current zoning. We strongly encourage the applicants to enter into an agreement with Chase Bank across the street to use their parking lot during evening hours.

We also have some concern about the concentration of establishments selling liquor, however, these are outweighed by the uniqueness and positive contributions the proposed facility would make to our community overall.