

NORTHWEST SAN PEDRO

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NW San Pedro Neighborhood Council
638 S. Beacon Street, Box 688
San Pedro, CA 90731

July 13, 2017

Michelle Carter, City Planning Assistant
Michelle.carter@lacity.org

Re: ZA 2017-954-CUB, ENV-2017-955-CD

The Northwest San Pedro Neighborhood Council has reviewed the request by LeMeow for a Conditional Use Permit to allow the sale of beer and wine at 1030 N. Gaffey. While we generally support businesses that will enhance the character of our community, we have significant concerns about this particular request.

When the applicant's representatives appeared before our Planning and Land Use Committee they were unable to answer many of our questions about their plans. What was clear however is that a beer and wine license would be an asset for a restaurant business in that location and would enhance the value of a sale of the business. Because of the lack of a plan indicating a serious intent to operate a successful restaurant, our Committee recommended that we simply oppose the request. We conveyed this to the applicant and encouraged them to return to us with a well thought out plan for an active business.

The night before our Board Meeting we received a copy of a business plan from them with an e-mail indicating that they are entering into a partnership with Pier 76 Seafood Grill however this was not explained in the business plan. At our Board meeting they stated that the relationship with Pier 76 Seafood Grill was that of franchisee, however they also stated that Pier 76 has no experience with franchises and to date no franchise agreement has been signed. While we are generally supportive of the Pier 76 partnership, without a signed franchise agreement, the operational relationship remains unclear to us and we continue to have concerns as to the nature of the application.

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Therefore we respectfully request that:

1. The file be kept open for 45 days and the applicant be instructed to return to the Northwest San Pedro Neighborhood Council and/or its Planning and Land Use Committee with additional information regarding the relationship with Pier 76,
2. Approval, if given, be contingent upon the signed franchise agreement and a comprehensive business plan that reflects the relationship with Pier 76 and leads to a successful venture and good community partner, and
3. Due to the uncertainties surrounding the business, the CUB be limited to three years after which they would need to return for a new approval to continue serving beer and wine.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Regalado". The signature is written in a cursive style with a large, looping "R" at the beginning.

Ray Regalado, President

On behalf of the **Northwest San Pedro Neighborhood Council**

cc: Councilman Joe Buscaino, David Roberts, Jordon Spears