



Northwest San Pedro Neighborhood Council

"Your Community Voice"

July 21, 2010

Councilwoman Janice Hahn
200 N. Spring Street
Los Angeles, CA 90012

Dear Janice,

We would like your assistance in improving our North Gaffey Street Beautification Project area.

For more than five years we have asked the Harbor Department to end the month-to-month lease of the EZ Smog shop on North Gaffey St. and incorporate the property into the green belt. The shop sits at a slight bend in the street so it is the highly visible "gateway" to the green belt as you drive north on Gaffey.

The Port inherited EZ Smog's month-to-month tenancy when it acquired the railroad right-of-way. Our understanding is that the rent is currently \$605 a month. This is significantly below the \$2500 rent paid by at least one of the three other smog shops in the area. For all practical purposes, the Port is subsidizing this business at the expense of other small businesses. Additionally, we understand that the tenant is now sub-leasing the property, apparently without the Port's permission, and doing non-smog related car repairs in addition to smog testing.

Although we have repeatedly asked the port to end the lease, they have refused to do so on the grounds that they do not want to dislocate a small business. We understand that point of view. However, subsidization of a business is a different story.

We would appreciate any assistance you could provide in this matter.

Diana Nave, President

cc: Gordon Teuber

Diana Nave

President

Bob Bryant

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