

Ray Regalado, President
Laurie Jacobs, Vice President
Melanie Labrecque, Treasurer
Cynthia Gonyea, Secretary



Certified Neighborhood Council
Certification Date 02-12-02
NW San Pedro Neighborhood Council
638 S. Beacon Street, Box 688
San Pedro, CA 90731

TELEPHONE: (310) 918-8650 • WEBSITE: NWSanPedro.org • E-MAIL: BOARD@NWSanPedro.org

October 9, 2018

Michelle Carter, Planning Assistant
200 N. Spring Street Room 763
Los Angeles 90012

VIA EMAIL michelle.carter@lacity.org

Re: ENV3564-CE ZA-2018-3565-CUB: LETTER OF SUPPORT FOR PROPOSED SARDINE COFFEE SHOP AND LOUNGE AT 1101 S. PACIFIC, SAN PEDRO

The Northwest San Pedro Neighborhood Council has reviewed the plans for the proposed Sardine 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.

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.

Thank you for the opportunity to provide this input.

Sincerely,

A handwritten signature in black ink that reads "Ray Regalado".

Ray Regalado, President
On behalf of the Northwest San Pedro Neighborhood Council
CC: Gary Benjamin