

May 4, 2010



To: ABC Licensing and Long Beach  
City Council

From: Insurance Exchange Building  
Homeowners Association Board

Re: ABC License for Congregation Ale House  
(201 E Broadway, 90802)

As you deliberate an ABC license for the Congregation Ale House, we ask that you consider our input as the representatives of the residents living in the same building in which this business will be located.

We, the Board of the Homeowners Association (HOA) for the Insurance Exchange Building (INEX) recommend a temporary ABC license for the Congregation. We support the business and would like them to open as quickly as possible; the owner of the business has been in contact with us and we believe he will be a good neighbor. However, we have some concerns we that we would like to see addressed as conditions to the approval of a permanent license.

The concerns and conditions fall into three categories:

- 1) Safety and security of our residents and their property
- 2) Comfort and enjoyment of our residents and their homes
- 3) Cleanliness and upkeep of our common property

The first area is our biggest concern. INEX is a mixed-use building, consisting of twelve (12) residential units and two (2) commercial units. The Congregation will occupy one of these two commercial units and because of shared common space, the business, its employees, and patrons have access to our residential space through their back door. We have requested that the owner put an alarm on this back door to inhibit unknown and unauthorized persons from entering our private space and putting our safety and security at risk. (Note, because this is a fire exit door, it cannot be locked.) We have documented several occurrences of strangers in our common area who have come from the other commercial unit. We require that this alarm is installed before the business begins operating.

The second area is driven by concerns about noise on the patio and internal noise from music and patrons of the bar/restaurant. Most of the noise from music can be controlled through proper oversight by management. Noise from the patio could be mitigated by the addition of an awning (note, an awning would also be a restoration of the original design of this historic building; as we understand, the Congregation wants an awning as well and is working with the City to approve a design).



The third area is driven by the shared common areas, use of the trash room and use of lobby. We've had problems with the other commercial unit overfilling the trash (and attracting rodents and horrendous smells) and causing destruction in our lobby. We now require the commercial units to access the trash room from the outside and limit lobby/elevator use to only the conveyance of handicapped patrons and heavy equipment. These are shared spaces and if commercial tenants do not clean up after themselves and take care of the common space it results in damage and undue odor in the building. This concern can also be controlled by proper management oversight and overall respect for the building.

Unfortunately, the Congregation is being affected by other businesses in the area that promised residents things (similar to what we list above) and did not follow through. Many of these concerns are issues we've had to deal with in the past and expect the owners of the business and property to address them if/when they arise. Bottom line, we need to protect ourselves, our residents, and their property. We would like this new business to follow through with its promises before being given a permanent license (because, as we know, we have very limited leverage or influence once a permanent license is in place).

To summarize, we support this business and want it to open as planned (and as quickly as possible), however, we are obligated to protect our residents and therefore we are requesting City Council also protects residents by recommending that ABC approve a temporary license.

- The condition before approval of this temporary license is that the business install an alarmed door leading into our private space (area one, above).
- Upon approval of the temporary license, the Congregation can open as planned, however we have a year for them to prove they will be good neighbors; we can discuss how they address our second and third areas of concern before approval of a permanent license.

Thank you for your considerations. Please contact Neysa Colizzi at (562) 499.9109 with any questions.

*The Insurance Exchange Building HOA Board*