P.O. Box 16325
Long Beach, CA 90806

June 17, 2020

Planningcommissioners@longbeach.gov

Councilwoman Mary Zendejas – via email to Firstdistrict@longbeach.gov and
First District Council Office   Raymond.Morquecho@longbeach.gov
411 W. Ocean Blvd.
Long Beach, CA 90802

Marcos Lopez – via email to Marcos.Lopez@longbeach.gov
Long Beach Development Services
411 W. Ocean Blvd.
Long Beach, CA 90802

> Re: 1. 20-049PL - Recommendation to accept Categorical Exemption CE19-240 and approve
> Conditional Use Permit CUP19-039 to allow off-site alcohol sales
> (Alcoholic Beverage Control - License Type 21) at an existing, delivery
> only, multi-kitchen commissary, located at 1388 Daisy Avenue in the
> General Industrial (IG) and Light Industrial (IL) Zoning Districts. (District 1)

Honorable Planning Commissioners, Councilwoman Mary Zendejas
And Marcos Lopez, Planner:

I am writing this letter on behalf of Magnolia Industrial Group's Board of Directors regarding the above-captioned agenda item.

By way of background, Magnolia Industrial Group (MIG) is a property-based business improvement district (PBID) founded in 1993. Nowhere in the staff report or any of the documents prepared by Planning, does it say that this property is within a Property-based Business Improvement District. This continues to be an issue when properties are sold in the MIG area. The Business License Bureau also does not recognize MIG as a PBID, so when a business license application is submitted/approved, the licensee is not aware that they are in a PBID area.

MIG was founded because of the high crime rate in this area, and 80% of its budget is spent on security. That is why MIG has a lower crime rate than most of the city.

This area has a huge homeless problem and tents are set up in the alleys and homeless sleep in front of the businesses.

Planning Commissioners
Councilwoman Mary Zendejas
Marcos Lopez, Planner

When the medical marijuana grow-sites came into the area, a condition of the CUP was that they have their own private security.

The owner of CSS Company and his representative, Louie Cano, attended our Zoom Magnolia Industrial Group regularly scheduled meeting on June 17, 2020. While we approve of this business and the fact that it will bring many new jobs to the area, there are only 2 additional concerns that the Board of Directors had to the approval of this business, and they are as follows:

1. In an attempt to continue having a lower crime rate, MIG requests that the Planning Commissioners consider adding to the Security Conditions to the CUP, that a dedicated security officer be hired by the owner of the business not only for the protection of the separate businesses and their employees within this building, but also for the protection of the food runners and customers of these businesses. There will be a large cache of alcoholic products which would make this business susceptible to robberies. MIG would like this added to the CUP.

2. In addition, this business is located at 1388 Daisy Ave., and is bordered by **14th street north and 14th street south – not by alleys**. While both of these streets may appear to be alleys (and are only one lane each), **they are actually streets.** When a customer or a food runner pulls up on 14th Street South, they are actually blocking passage to any other business on that street and any additional customers waiting to pick up their food. They are also blocking entry to the business by public safety personnel should there be an issue. The prudent solution to this problem would be for the pickup to be located on Daisy Ave and that is what we are requesting be added to the CUP.

Magnolia Industrial Group is requesting that these two conditions be added to the Conditional Use Permit. We are excited to have this new business in our PBID area and would like to assist in keeping the public safe. We hope you will consider the above. We thank you for your consideration.

Sincerely,

Magnolia Industrial Group
Bill Townsend, President
Mike Zupanovich, Secretary/Treasurer

By Annie Greenfeld, Administrator

cc: Louie Cano via email
        Ignacio Garat via email
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