

# PUBLIC COMMENT



## Cambodia Town, Inc.

(A 501(C) 3 Non-Profit Organization)



December 3, 2018

To: Long Beach Planning Commission

Re: Rice & Bean, Inc. DBA, The Deuce; Conditional Use Permit Support

I am writing in support of Rice & Bean, Inc. in its application for a conditional use permit and an alcoholic beverage control type 48 license for a business located at 2222 E. Anaheim St., Long Beach, CA 90804.

It is my understanding that Sophia Sandoval and Jim Ritson, the principals of Rice & Bean, Inc. own and operate a business called 4<sup>th</sup> Street Vine, located at 2142 E. 4<sup>th</sup> St., Long Beach, CA 90814, responsibly and successfully for the past ten years.

The board of directors of Cambodia Town, Inc. welcome investors who have a history of being good corporate citizens. We believe that Rice & Bean, Inc. will be a positive presence in Cambodia Town.

Please feel free to contact me by phone at (562)209-2013, or by email at [CAMBODIATOWN@YAHOO.COM](mailto:CAMBODIATOWN@YAHOO.COM) if you have any questions.

Respectfully,

Pasin Chanou  
Chairman



City of Long Beach  
333 West Ocean Blvd.  
Long Beach, CA 90802

November 6, 2018

Dear City of Long Beach,

The LGBTQ Center of Long Beach (The Center) strongly supports Jim Ritson and Sophia Sandoval's efforts to open a new business in the Cambodia Town region of Long Beach. Jim and Sophia's existing business, 4th Street Vine, located down the street from our Center has served as a model example of business ownership and community engagement within the 4th Street Business Improvement District.

4th Street Vine's presence on 4th Street, particularly in the evening hours when retail stores are closed, is integral to the increasing sense of safety our staff, volunteers, and clients report when entering and leaving our organization. The Center deeply respects, and maintains a strong professional relationship with, the owners, management, and staff of 4th Street Vine and we have never experienced any nuisance from customers entering or leaving their business. On the contrary, the increased foot traffic resulting from customers patronizing 4th Street Vine creates a safer 4th Street for residents, customers, and business owners.

The customers of 4th Street Vine, in addition to contributing to increased foot traffic in the evening hours, act as a deterrent to those patronizing 4th Street with the intent to engage in criminal activity. As businesses keep later hours along 4th Street, The Center has noticed a decrease in graffiti and vandalism and our staff, volunteers, and clients feel safer entering and leaving our organization in the evening hours. Additionally, many of us patronize 4th Street Vine for business and pleasure and have never experienced any nuisance or disruption from other customers.

Jim and Sophia are also integral to improving our business district through participation on the BID board of directors and providing regular support and collaboration with area nonprofit organizations, including The Center.

Again, The Center strongly supports the efforts of Jim and Sophia to continue enhancing the Long Beach community through their efforts to open an additional business in Cambodia Town.

Sincerely,

Porter Gilberg  
Executive Director  
[porterg@centerlb.org](mailto:porterg@centerlb.org) 562.434.4455

Honorable Chair and Members of the Planning Commission:

I am sending this email to you to offer my strong support for the recommended approval of Categorical Exemption CE-18-238 and Conditional Use Permit (CUP18-031) for a proposed establishment at 2222 E. Anaheim Street. Applicant Sophia Sandoval has a proven track record as a responsible and successful small business person within the City of Long Beach. As the proprietor of 4th Street Vine (2142 E 4th St, Long Beach, CA 90814), she has a 10-year history of good neighborly relations and outstanding economic contributions to the renaissance and continued vibrance of Retro Row on 4th Street in Long Beach. Further - she is a known City partner, as the namesake behind one of the thriving businesses within the Long Beach airport (4th Street Vine again, of course).

Tonight, Ms. Sandoval is before you with a proposal for another new small proposed business at 2222 E. Anaheim Street. I am certain that just like 4th Street Vine, this new business will bring economic benefit and vibrancy to Anaheim Street, with thoughtful cohabitation and consideration for her neighbors.

I am writing this letter to you as a part-time resident of Long Beach. While I am sending this as a private citizen, I must disclose that I am the City Manager for a small municipality in Monterey County - Pacific Grove. While this matter before you is clearly a City of Long Beach consideration, I confess that I would welcome an applicant of the caliber of Sophia Sandoval in my professional dealings up north.

Thank you for your time and consideration on this matter.

Respectfully,

Ben Harvey





**Executive Board**

Mr. Kenneth McDonald  
*Chair*  
*Long Beach Transit*

Mr. Pasin Chanou  
*Vice Chair*  
*Cambodia Town Inc*

Ms. Lisa Patton  
*Treasurer*  
*Long Beach Transit*

Mr. Peter Kong  
*Secretary*  
*State Farm Insurance*

**Board Members**

Mr. Rong Be  
Mkott Pich Jewelry

Ms. Laura McMillin  
MAYE Center

Ms. Susana Sngiem  
United Cambodian Community

Mr. Charles Song  
Danny Vong, Property owner

Mr. Stuart Takehara  
The Dollar Market

Mr. Gary Ung  
GM Tax

**Executive Director**  
Mr. Monorom Neth

**Midtown Property & Business  
Owners Association**

2201 E. Anaheim St., Ste 103  
Long Beach, CA 90804

[Director@MBIDLB.COM](mailto:Director@MBIDLB.COM)

[WWW.MBIDLB.COM](http://WWW.MBIDLB.COM)

November 16, 2018

Board of Directors  
Midtown Property & Business Owners Association

To: Long Beach Planning Commission

Re: Rice & Bean, Inc. DBA, The Deuce; Conditional Use Permit Support

To whom it may concern:

The Board of Directors of the Midtown Property & Business Owners Association (MPBOA), voted unanimously at its November 13, 2018 meeting in support of the petition that an applicant, Rice & Bean Inc., has made to the City of Long Beach. The petition is for a Conditional Use Permit and an Alcoholic Beverage Control Type 48 license located at 2222 E. Anaheim St., Long Beach, CA 90804.

It is the MPBOA understanding that Sophia Sandoval and Jim Ritson of Rice & Bean Inc. own and operate a business, 4<sup>th</sup> Street Vine, located at 2142 E. 4<sup>th</sup> St, Long Beach, CA 90814. Sophia and Jim have operated responsibly and successfully for the past 10 years, and serve on the Board of Directors of the 4<sup>th</sup> Street BID. We believe them to be a positive addition to the Anaheim corridor and the Midtown BID.

The MPBOA urges the Long Beach Planning Commission to vote in support of business development in the Midtown district and we support Rice & Bean's Condition Use Permit.

The Board of Directors believe it is tremendously important that responsible small business owners/entrepreneurs who make investments in the local business community and who furthers the local economy are encouraged to grow and strengthen their business commitments to our city; therefore, the Board of Directors of the Midtown Property & Business Owners Association are in supported of these businesses.

Sincerely,

*Monorom Neth*

Monorom Neth  
Executive Director, MPBOA

## Dionne Bearden

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**Subject:** FW: 3-7-19 Planning Commission Agenda Item #2: SUPPORT for Categorical Exemption CE-18-238 and Conditional Use Permit (CUP18-031) for 2222 E. Anaheim Street / Applicant Sophia Sandoval

**From:** Ben Harvey [REDACTED]  
**Sent:** Wednesday, March 06, 2019 10:52 AM  
**To:** Cuentin Jackson <[Cuentin.Jackson@longbeach.gov](mailto:Cuentin.Jackson@longbeach.gov)>

**Subject:** 3-7-19 Planning Commission Agenda Item #2: SUPPORT for Categorical Exemption CE-18-238 and Conditional Use Permit (CUP18-031) for 2222 E. Anaheim Street / Applicant Sophia Sandoval

Mr. Jackson:

**Would you please forward my email, below, to all Members of the Planning Commission *in advance* of their meeting on Thursday night regarding Agenda Item #2: Categorical Exemption CE-18-238 and Conditional Use Permit (CUP18-031) for 2222 E. Anaheim Street / Applicant Sophia Sandoval?**

x x x x

Honorable Chair and Members of the Planning Commission:

I am sending this email to you to offer my strong support for the recommended approval of Categorical Exemption CE-18-238 and Conditional Use Permit (CUP18-031) for a proposed establishment at 2222 E. Anaheim Street. Applicant Sophia Sandoval has a proven track record as a responsible and successful small business person within the City of Long Beach. As the proprietor of 4th Street Vine (2142 E 4th St, Long Beach, CA 90814), she has a 10-year history of good neighborly relations and outstanding economic contributions to the renaissance and continued vibrance of Retro Row on 4th Street in Long Beach. Further - she is a known City partner, as the namesake behind one of the thriving businesses within the Long Beach airport (4th Street Vine again, of course).

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Thank you for your time and consideration on this matter.

Respectfully,

Ben Harvey  
[REDACTED]

Thank you for your assistance with this matter, Mr. Jackson. Would you please confirm receipt and dispatch of this message?