

## Angelica Ochoa

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**From:** joni4wells2 <joni4wells2@verizon.net>  
**Sent:** Sunday, August 19, 2012 11:23 AM  
**To:** Angelica Ochoa  
**Subject:** Appeal of denial for beer & wine at 1605 Sepulveda Planning Permit Appeal (HOTDOGGERS, INC). REVISED COMMENTS

**Importance:** High

Dear Angelica,

I had sent you an email re: Hotdoggers appeal to the planning commission and after further reflection, I'd prefer you to submit the **revised** email below instead of my original comments (please!).

Additionally, how many times and how often can they appeal Planning Commission denials?

Thanks,  
Joan Wells.

----- Original Message -----

**From:** joni4wells2  
**To:** [aocchoa@citymb.info](mailto:aocchoa@citymb.info)  
**Sent:** Thursday, August 16, 2012 5:59 PM  
**Subject:** Appeal of denial for beer & wine at 1605 Sepulveda Planning Permit Appeal (HOTDOGGERS, INC).

To whom it may concern:

We cannot believe that HotDoggers is appealing the Planning Commission second denial for a beer/wine permit and possibly suing the city. And the owner's claim that HotDoggers improves my property value? That is a statement which defies all logic.

As we suspect that if HotDogger's doesn't get the beer/wine license, they'll be applying for an outdoor patio with piped music as leverage, we preemptively object to that.

New and reiterated objections to the liquor license:

- 1) Pacific Elementary School abuts 17th Street and American Martyrs' Elementary School is at the end of 17th. Beyond the normal school year, both schools have after-school and summer programs. Do we want more drivers that have been drinking alcohol near school children? (HotDogger's is at the intersection of Sepulveda & 17th).
- 2) Traffic: 17th street does not have a 4 way stop at either Oak or Elm. There is an existing problem with speeders on Oak and Elm (dead pets) as we have both commuters and business trucks (viz. refrigerated and armored trucks) using 17th to Oak or Elm as a shortcut to MB Blvd.
- 3) Parking is already limited for residents because of Sepulveda and MB Blvd business employees (this includes Hotdoggers' employees).
- 4) The noise generated by Sepulveda traffic and the loudspeakers at Toyota & Pacific Elementary school is already on the outside limit of tolerable.

I checked HotDoggers Yelp rating and the poor quality food and service generated the most complaints; the availability of beer and wine was not a significant issue.

We do not need a high traffic, youth oriented business at 1605 Sepulveda serving beer and wine. Currently, we have children, joggers, and walkers using the local streets at all hours.

The only way a liquor license would be acceptable to us is if 17th was blocked off at Oak from through traffic.

Joan & Gerald Wells  
1604 Elm Avenue