

**Cindy Hom**

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**From:** Jeff Hutchins [REDACTED]  
**Sent:** Friday, April 26, 2019 11:58 AM  
**To:** Cindy Hom; Michael Fiorillo  
**Subject:** 946 W El Camino

Hi Michael and Cindy,  
Again thanks for setting up the meeting and for the materials provided.

Michael's proposal seems well thought out and designed to minimize issues from his business and I sense a genuine commitment to make it work.

As you heard, some of the neighbors were dissatisfied with the how well the conditions placed on the Hip Hugger worked (e.g., locking the rear door at 10pm, etc.). And now that Hig Hugger is gone, concerned over nagging issues from the current businesses.

I look forward to your thoughts on what could be done.

I will be happy to coordinate the neighbors for another meeting. Just let me know.

Thanks again  
Jeff

**Cindy Hom**

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**From:** Rajesh Swaminathan [REDACTED]  
**Sent:** Thursday, May 09, 2019 9:47 PM  
**To:** Jeff Hutchins  
**Cc:** Aarthi Balasubramanyam; Abhinav; Alana Nakata; Cindy Hom; [REDACTED] Jayashree Venkatesh; Krishna Murali; Mingfang Lai; [REDACTED]  
**Subject:** Re: Blair Ave Neighbors: 946 El Camino Billards Project

Hi Cindy,

We had significant other concerns around this establishment in our backyard. It looks like the concerns have been addressed only in a minor way/ partially. There is no proposal outlined to restrict the traffic in the back of the establishment. It goes to again show that there is no way to restrict the clientele from going to the back of this establishment and cause significant noise and disturbance to current neighbors. Just closing the back door and assigning parking space in the front of the establishment doesn't prevent anyone from misusing (as was done in the past) the back of the establishment.

I appreciate the mayor's letter supporting this establishment but do wonder if anyone who signed these supporting documents would welcome an establishment of this sort (where alcohol is served until 1 am and is open until 2am) right behind their backyard. We don't and I guess no one in your offices would as well!

Appreciate your team taking the effort to address all the concerns and suggest other remedies for us to pursue ahead of the hearing on the 29th so that we can have a productive discussion and closure on that date.

Best Regards,  
 Rajesh

On Mon, May 6, 2019 at 4:06 PM Jeff Hutchins [REDACTED] wrote:  
 From Cindy today.... the meeting will be on the 29th now.

Cindy, this isn't all the neighbors as they don't all use email.

Thanks  
 Jeff

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Hi Jeff,

I wanted to let you know the item is being moved to the 5/29 Zoning Administrator hearing.

After meeting with the neighbors, staff wanted to work on addressing some of the concerns. As a result, we need to move the item to allow the applicant time to provide us some additional parking data to accommodate the request to lock the door to the rear parking lot. Since these spaces are not going to be used for patron parking after 10pm, we needed assurance that parking will be sufficient with the parking along the front with the on-site and off-site parking spaces. Staff has requested the shared parking agreement is maintained in perpetuity. The applicant will need to secure a legal contract that would be binding to any future successors.

Please contact me with any questions. The sign-in list didn't include emails of the other participants in the neighborhood meeting. Please pass this email along to them.

Thanks,

Cindy