



**DOWNTOWN  
LONG BEACH  
ALLIANCE**

December 1, 2021

Long Beach Planning Commission  
Civic Center Plaza  
411 W Ocean Blvd.  
Long Beach CA 90802

RE: Conditional Use Permit CUP21-013 approval for up to ten ABC Type 41 Licenses at 456 Elm Avenue

Dear Members of the Long Beach Planning Commission,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DLBA) Board of Directors and enter into the public record for the Planning Commission meeting scheduled for Thursday, December 2, 2021, our support of the Master Conditional Use Permit (CUP) allowing up to ten Type 41 ABC Licenses located at 456 Elm Avenue.

The DLBA is a non-profit organization that represents more than 1,700 businesses and 4,000 commercial and residential property owners within the two Business Improvement Districts (BIDs) in Downtown Long Beach. As one of the leading voices for the Downtown community, we want to express our support for this approval and urge the Planning Commission to approve the CUP. The project site is located within the PD-30 planning district and aligns with the prescribed uses outlined in the City's General Plan, and the proposed sale of beer and wine has received no objections from the Long Beach Police Department.

Previously the site of Mental Health America, the property at 456 Elm Avenue will be managed by Partake Collective (Partake), whose "ghost kitchen" business model will allow for 21 separate kitchens to operate as independent businesses. Partake's approach aims to reduce start-up costs for small businesses looking to meet the increased demand for online ordering and delivery, while also offering a vibrant ground-floor visitor experience in Downtown Long Beach. In addition to kitchen space, the property will feature a 621 square-foot dining area and 1,880 square-feet of retail space for local products. Partake will provide an opportunity for entrepreneurs and small business owners focused on food services to grow and expand safely without taking on the costs of a full brick-and-mortar location before they are ready. This aligns with DLBA's new Strategic Plan to provide support for new businesses and to facilitate the production of new brick-and-mortar entrepreneurial platforms like ghost kitchens and test kitchen spaces.

We appreciate the opportunity to share our support for the continued implementation of the Downtown Plan, and we encourage the Planning Commission to support this proposed investment in our developing and diverse Downtown.

Thank you for your consideration.

Sincerely,

Broc Coward  
Chief Operating Officer

cc: Dr. Mayor Robert Garcia, City of Long Beach  
DLBA Board of Directors  
Oscar Orci, Director of Development Services, City of Long Beach  
Adam Carrillo, CEO, Partake Collective

1.38 Un-Square Miles

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