

Friday, October 5, 2018

To Whom It May Concern:

From: Mission Promenade Homeowners Association  
101 West Mission Boulevard  
Pomona, CA 91766

The Mission Promenade HOA supports the subdivision of the former Sakura Ichi (Unit 101) into two separate restaurants which will be located on the first floor of Mission Promenade, Building B. The new restaurants, as well as the offices on the second floor, are a part of Mission Promenade, and as owners of the 3<sup>rd</sup> floor condominiums, the HOA wants success and growth for Mission Promenade.

The requested change of hours for restaurants to:

Weekdays: open till 11:30 p.m. (change from 10:30 p.m.)  
Weekends / Holiday Eves: open till 12:30 a.m. (change from 2:00 a.m.)  
Sundays: 11:00 am - 4:30 pm with a trio in the patio

is supported provided it conforms to the CCRs of the building:

CCR's – Article XI: Section 2. **Commercial Condominiums-Use**. No Commercial Condominium may be used for any of the following: "...any establishment serving alcoholic beverage **unless such establishment also operates a full service restaurant on the premises...**"

Normal restaurant noise with background music is acceptable. Amplified music by DJ or live band within the structure is not acceptable as the amplified sound carries throughout the building.

On Sundays a trio on the patio to accompany diners is acceptable. A club-like form of music and entertainment on the patio would not be acceptable (i.e. Detox at the Sky Bar).

In a recent meeting with John Pena, we were assured that there would be no club-like atmosphere, no amplified music, no dancing. We have a good working relationship with John Pena and would hope any unacceptable noise issues would be resolved by a simple listening to the noise on the third level condominiums.

Sincerely,

Larry Otte  
Cary Loewenstein  
Ed Treinen