

Palm Tower Condominiums Homeowners Association
1133 5th Street
Santa Monica, CA 90403

March 10, 2020

City of Santa Monica Planning Department
Attention: James Combs, Associate Planner
1685 Main Street, Room 212
Santa Monica, CA 90401

RE; Application of Shake Shack, LLC, 501 Wilshire Boulevard, Santa Monica, CA 90403
Planning Department
Design Review
City of Santa Monica, CA

Palm Tower Condominium HOA herein sets submits additional comments to our letter to the Planning Department dated March 6, 2020, regarding Shake Shacks' plan to serve alcohol. The two previous restaurants that operated at this site did not serve alcohol.

Palm Tower Condominiums' building abuts Shake Shack's parking lot. Wes Application Planning Commission strongly demand that Shake Shack be required to close and secure the parking lot when the restaurant is not open for business. Additionally, Shake Shack should be required to have an "on-duty security guard" attending to this parking lot throughout the "business operating hours" to prevent unruly acts by any patrons that may be under the influence of alcohol.

The security of this parking lot as noted above, together with the strong "odor & smoke" control requirements as proposed in our comments of March 6, 2020, are of utmost importance and tremendous concern to our residents, especially since the plan is to serve alcohol. Hence, we sincerely hope that City's Planning Department will act to protect the welfare of this City's residents. The failure to address the issue of securing the parking lot raises the serious question of whether Shake Shack's application to serve alcohol should be granted.

Respectfully submitted.

Palm Tower Condominium Homeowners Association