

ATTACHMENT 3

March 20, 2019

Planning Department
City of Hesperia
15776 Main St
Hesperia, CA 92345

Re. File # 19-066
APN: 0410-135-56
Proposed Round Table Pizza, 17376 Main St

To whom it may concern

On behalf of M.O.R.R. Pizza, Inc., we respectfully request your reconsideration of our application for a type 47 alcoholic beverage license associated with our planned construction of a Round Table Pizza restaurant. Since 1959, Round Table Pizza has been a family focused restaurant. Starting in CA and expanding to serve many communities and families, as well as provide jobs and support for local economies, Round Table Pizza has always had a motto that "we bring families closer together." We look forward to continuing this tradition by bringing Round Table Pizza back to Hesperia. We are NOT a bar. Approximately, 15% of our revenue is produced by alcoholic beverage sales.

As background on the Hesperia location, after opening our Highland location with great success in 2016, we have continued to receive numerous requests to build a Round Table Pizza in Hesperia. We were told by those making the requests that Hesperia needs a Round Table Clubhouse like we have in Highland. That location, in Highland, is 8,000 sq. ft and has a type 47 ABC license, 4 banquet rooms and an arcade. In April of 2018, we were approached by our franchisor regarding a Landlord in Hesperia, CA that was seeking to replace an existing pizza operator, Pasco's Pizza, with Round Table Pizza. We considered the space but wished we had larger square footage to better serve the community (arcade, birthday parties, teams, schools, etc. are a significant part of our business).

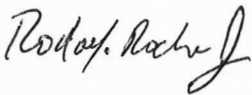
The Landlord, 17320-90 Main Street Hesperia, LLC, offered a larger space, approx. 8,000 sq. ft., previously a Chinese buffet restaurant. We agreed to terms on this space in June 2018. We are very much looking forward to bringing Round Table Pizza back to Hesperia, creating a significant number of jobs and significant tax revenue for the city. In addition, we look forward to becoming a supporter of the local community through the school system, local groups/organizations and athletics/teams, to name a few.

As the owners of M.O.R.R. Pizza, Inc., we have been recognized as #1 operator in the entire Round Table Pizza system of restaurants and have the 3 highest revenue producing locations in Southern CA (located in Tustin, Lakewood and Highland). In addition, our Round Table Clubhouse location in Highland, CA is consistently in the top 3 revenue generating locations in the entire Round Table Pizza system. This success is a true testament of the teamwork of the local team of employees that we have, but the whole package comes together with the facility and menu, which as previously mentioned include arcade, private banquet rooms and a type 47 ABC license.

We appreciate your re consideration and appeal request of the City Planning Commission decision to deny our request. I do believe their decision was impacted by statements made by Pasco's Pizza that the "are not going anywhere". This simply is not true, as the Landlord's attached letter supports and Pasco's has recently opened an alternate location in Apple Valley, CA. Our fully executed lease, signed in June 2018, provides Round Table Pizza with exclusivity within the shopping center, which is also contrary to statements made when the City Planning Commission considered our application. Finally, reference was made to ABC allowing 6 licenses within the tract that we will operate. During the City Planning Commission meeting, reference was made to numerous exceptions that have been made historically to exceed the "allowed" number of licenses, by approval from City Planning Commission and/or City Council. In this case, with the imminent departure of Pasco's Pizza, there will only be 5 licenses, allowing Round Table Pizza to be the 6th.

Thank you for your time and consideration. We look forward to an open dialogue and the opportunity to answer any additional questions you might have. We are happy to appear before the Planning Commission and/or City Council at your request.

Respectfully,



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