



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1024

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

Dear Resident and/or Neighborhood Organization:

The Department of Safety and Inspections (DSI) has received an application for a business license in your area. You are being notified because this request requires neighborhood notification.

Details regarding this matter are given on the reverse side of this letter. You will have 15 days from the date this notice was mailed to submit comments either in support of or objection to issuance of the license(s). The response deadline is given on the reverse side of this document. Any comments involving the application as described on the reverse side, **should be submitted (with your telephone number) in writing to:**

Legislative Hearing Officer  
310 City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

Or email to: [LH-Licensing@ci.stpaul.mn.us](mailto:LH-Licensing@ci.stpaul.mn.us)

If objections to issuance of the license(s) are received, a hearing will be scheduled before a Legislative Hearing Officer. Anyone submitting comments will receive notice of the time, place and date of the scheduled hearing. At that hearing, the Legislative Hearing Officer will take testimony from all interested persons. At the end of this hearing, the Legislative Hearing Officer will make a recommendation to the City Council as to whether the license request should be approved or be referred to an administrative law judge for further review. The City Council will have the final authority to grant or deny the license.

**If you have any questions regarding this matter**, please contact DSI Inspector Ross Haddow or Jeff Fischbach at 651-266-8989.

Sincerely,

A handwritten signature in black ink, appearing to read "JF".

Jeff Fischbach  
DSI Inspector III

## LICENSE APPLICATION NOTIFICATION

License Number: 20230001593  
Application for: Auto Repair Garage and Second Hand Dealer - Motor Vehicle  
License at: 1103 Arcade St  
Licensee: Kito Auto Sales & Repair LLC, doing business as Kito Auto Sales  
Laura Becerril, owner, 612-735-5273

### Recommended License Conditions:

1. The number of vehicles displayed "for sale" outdoors shall not exceed five (5), the number of cars stacked at the rear of the property awaiting repairs or that have been repaired shall not exceed seven (7), as shown on the approved site plan on file in DSI.
2. Customer and employee vehicles shall not exceed five (5) and must be parked in the area designated on the DSI approved site plan. No customer vehicles under the control of the licensee can be parked and or stored in the public right-of-way. This includes vehicles waiting for repairs and vehicles waiting to be picked up by the customer.
3. There shall be no exterior storage of vehicle parts, tires, oil or any other similar materials associated with the business. Trash will be stored in a covered dumpster.
4. The license holder agrees to maintain the fencing, vehicle location and vehicle barriers in a manner consistent with the approved site plan.
5. All vehicles parked outdoors must appear to be completely assembled with no major body parts missing.
6. Vehicle salvage is not permitted.
7. Auto body and painting are not permitted.
8. No repair of vehicles may occur on the exterior of the lot or in the public right-of-way. All repair work must occur within an enclosed building.
9. Customer vehicles may not be parked longer than 10 days on the premises. It shall be the responsibility of the licensee to ensure that any vehicle not claimed by its owner is removed from the lot as permitted by law.
10. Provide maneuvering space on the property to allow vehicles entering and exiting the site to proceed forward.
11. Licensee must comply with all federal, state, and local laws.
12. Storage of vehicle fluids, batteries, etc. shall be in accordance with Ramsey County Hazardous Waste Regulations.

Note: The Second Hand Dealer Motor Vehicle License is issued on the condition that the State of Minnesota Dealer Number is submitted to DSI upon issuance by the State of Minnesota Dealer Unit.

**Deadline for Response Date: Thursday, October 12, 2023, at 4:30 p.m.**

If you have any comments on the license application, you must respond in writing by **Thursday, October 12, 2023** to:

Legislative Hearing Officer  
310 City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

Or email to: [LH-Licensing@ci.stpaul.mn.us](mailto:LH-Licensing@ci.stpaul.mn.us)

If you have any questions, please contact DSI Inspectors Ross Haddow or Jeff Fischbach at 651-266-8989.

Notice Mailed: Wednesday, September 27, 2023



September 27, 2023

Kito Auto Sales  
Attn: Laura Becerril  
12231 Jay Cir NW  
Coon Rapids MN 55448

RE: License Application for Kito Auto Sales & Repair LLC, doing business as Kito Auto Sales, ID # 20230001593, Located at 1103 Arcade St / **Auto Repair Garage and Second Hand Dealer - Motor Vehicle**

Dear Applicant:

Our review of your application for a license is in process. Notification has been sent to owners and occupants of nearby properties, community organizations and other interested parties giving them until **Thursday, October 12, 2023** to submit comment on your application. If no objections are received, and you have returned a signed condition affidavit if applicable, a recommendation for approval of your license(s) will be placed on the City Council consent agenda.

If objections are received a legislative hearing will be scheduled. You will receive notice of the time, place and date of the scheduled hearing from the Legislative Hearing Officer. At that hearing, the hearing officer will take testimony from all interested persons and will make a recommendation to the City Council as to whether the license(s) should be approved or be referred to an administrative law judge for further review. The City Council will have the final authority to approve or deny your license application.

Your license will be issued once City Council has approved you application and you have satisfied all applicable requirements. **Requirements including the following must be met prior to license issuance:**

- Sign and return one copy of the enclosed license condition affidavit acknowledging the conditions that will be placed on your license(s). A return envelope has been included for your convenience.
- Submit a site plan with the information in the lower left corner completed (see enclosed copy), including an acknowledgement that you have reviewed the site for compliance with the plan and agree to operate in accordance with this plan.
- Obtain DSI Fire Inspection Certificate of Occupancy (CofO) inspection approval by contacting DSI Fire Inspector Brian Schmidt at 651-266-8981 or via email at [brian.schmidt@ci.stpaul.mn.us](mailto:brian.schmidt@ci.stpaul.mn.us)

If you have any questions, please contact DSI Inspector Ross Haddow at 651-266-9143 or Jeff Fischbach at 651-266-9106.

Sincerely,

Jeff Fischbach  
DSI Licensing Division  
enc.

**Disclaimer: This letter is not an indication that your application will be granted. This letter is intended simply as notice of the ongoing process of your pending application.**