

**From:** [Steve Anderson](#)  
**To:** [\\*CI-StPaul\\_LH-Licensing](#)  
**Cc:** [Shannon](#)  
**Subject:** License Number 20240001327 2186 Marshall Ave Los Ocampo  
**Date:** Friday, September 6, 2024 3:35:15 PM

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Hello,

Neighbor across the street at 2178 Marshall Ave.  
Owner Operator at our location for 27 years. Service repair and gasoline sales.  
Family business since 1961.

We welcome the new restaurant to the neighborhood. Business friendly climate and support for them.

Our concerns focus on parking/unauthorized use of lot and late-night traffic. There is limited parking for such a business along with Black Coffee and residents that rent above the two operations.

We have frequently over the years had to catch parties that park here 2178 and walk/run over to the 2186 address.

I think you will find out from the residential neighbor's concerns over the late hour of closing. I discourage the lateness due to the increased traffic, noise, driving while impaired. Persons being active at midnight does not bring welcomed activity.

I am concerned for unauthorized vehicles.  
I am concerned about crime to property for all.  
I am concerned about the workers safety in and around the restaurant.

Our repair business requires our customers to have access to parking when vehicle is dropped off. Parking for day/evening/overnight for our customers.  
Most importantly our customers and work vehicles need full access to be moved, picked up by the owner with out any complications or obstructions.

We have tanker trucks that need access to our site 24 hours a day. (\$30,000 a load at times)  
We have snow removal that requires 24 access to our site.  
We have delivery vehicles that need 24-hour access to our site.  
We have tow trucks that need 24-hour access to our site.

Our staff continues to call on Black Coffee to have their patrons move off our parking spaces. Los Ocampo hopefully will co operate with our asks for compliance on no trespass.

What is the plan for directing customers on parking?

I did call twice this week and left voicemails for both Jeff Fishbach and Tom Ferrara.

Available to share our experiences with you. The last four years have been very hard concerning noncustomer/transit people.

Sincerely,

Steve Anderson  
2178 Marshall Ave  
St. Paul MN 55104