

To Whom it May Concern,

The unit located at 1705 Del Mar Boulevard A26, is to house PJ's Coffee House of New Orleans. They are a pastry, and coffee house that has over 600 stores nationwide and require the use of the existing drive-thru window located on unit A26, which had been in operation since the construction of the plaza within the scope of the zoning restrictions. PJ's coffee House of New Orleans will now occupy the unit and will serve a variety of iced and hot beverages, including coffee, lemonade, frozen and caffeine free beverages. The menu includes pastries such as Muffins, Bagels, Croissants, Cinnamon Rolls, Scones, and cookies. The menu also includes grab & go items such as Egg bites, Oatmeal, Yogurt Parfaits, Breakfast Muffins, Biscuits, and Bagels & Club Sandwiches.

The hours of operation will be 6A to 10P Monday – Sunday. It will have 3 employees per shift and the shifts are 6A-2P, and 2P to 10P.

Best Regards,



Luis A. Estrada, President

Luis A. Estrada Properties LLC.