



## **Business Narrative & Justification**

The Applicant, Gibran Fernandez, requests a Conditional Use Permit to allow for the sale of beer and wine for on-site consumption (ABC License Type 41) in conjunction with an existing 1,500 square foot Pizza Restaurant. The subject property is located at 2202 N Tustin St Ste C, Orange, Ca 92865. The premise is located along Tustin Blvd between Meats Ave and E. Heim Ave within the Limited Business Tustin Redevelopment Project Area (C-TR) Zone.

The existing location went through a remodel to brand the premise with the Business logos and equipment needed. It's equipped with a shared parking lot for its patrons with over 200 parking stalls that are shared with several businesses. The location has been going through construction for a few months. The space is not undergoing any structural changes to the size, mass or height of the existing building. The direct request is to only add alcohol sales as an incidental use.

The business is not operating now, but the proposed hours of operation will be 11:00am to 10:00pm daily, with proposed alcohol sales ceasing at 10:00pm. The premise is currently fitted with a top-of-the-line surveillance cameras to monitor the patrons' activity both on the interior and exterior of the property. The applicant is committed to retaining all video recordings for a minimum of 30 days and providing video to the Police Department when requested.

The restaurant is owned and operated by the applicant Gibran Fernandez. He is closely involved with the day-to-day operations of the business and the training of employees on-site. Aside from himself, the restaurant will have 4-5 additional employees on site. Each employee will be trained in proper procedures for selling alcoholic beverages and observing the environment. The applicant is currently applying for a liquor license with the Department of Alcoholic Beverage Control and will utilize the department's educational training programs to stay up to date with proper procedures and guidelines. On-site training will occur daily through observation to prevent any alcohol-related concerns. The importance of maintaining a safe and secure environment will be a priority for the applicant.

The restaurant has a dedicated customer service area of about 350 square feet. The applicant is proposing beer and wine offerings in the usual commercial measurements. The location of the alcoholic inventory will be greater than 10 feet from the store entrance.

As a current member of the community, the applicant is aware of the character of the neighborhood and is dedicated to not only preserving but contributing to it. The applicant is committed to operating the business responsibly and is prepared to take all necessary measures to ensure it is cohesive with the goals of the community. Any conditions imposed with the herein grant will further safeguard the welfare of the community.



## General Findings

**Conditionally Permitted.** The proposed use is conditionally permitted within the General Commercial zone. With operating conditions placed on the permit, the business will be able to function in harmony with the surrounding community.

**Zone Integrity and Character.** The proposed use will not impair the integrity and character of the zone that it is located within. The general commercial zone allows for a wide range of uses that include retail, office and service oriented commercial uses to serve the local community. The current use is an existing restaurant operation and the proposed alcohol sales is requested as an incidental use for the convenience to those customers visiting the location.

**Site Suitability.** The subject site is physically suitable for the request herein. The site is equipped with its own parking lot with the entrance along N. Tustin St. It shares the parking lot with over 10 businesses and offers plenty of stalls to accommodate all businesses.

**Existing Compatibility.** The proposed use is compatible with the current land use. The proposed alcohol sales area is not large and sits within a 350 square-foot customer area. It is requested as a convenience to existing customers when eating their meals. It allows for more complete meal offerings.

**Future Compatibility.** The proposed use will be compatible with future uses within the commercial zone because it allows for a board range of uses. The use will be conditionally permitted, which will further help safeguard the community from any negative impacts and ensure future operators conduct the business in accordance with the grant's approval.

**Utilities and Services.** The existing commercial use provides all utilities and services in a well-maintained fashion. It is not undergoing any structural or aesthetic changes that may damage or change the current utility functions and therefore will not have any negative impact to the public.

**Public Access.** The site is improved with its own private parking lot offering plenty of parking stalls to assist with the business operations. Traffic flow has access to the lot along N. Tustin St. with maintained curb and sidewalk entrances. The parking lot is also equipped with overhead lighting and exterior surveillance cameras which are serviced regularly.

**General Plan Consistency.** The proposed use is consistent with the general plan for the city of Orange. It will assist with a balanced variety of land uses for the residents of the community by offering a convenient location for those to receive both service and retail needs. The incidental use will also assist with an increase in revenue stream.

**Safety and welfare.** The proposed use will not be detrimental to the public interest, health, safety or welfare because it is requested as an incidental use to serve as a convenience to those



already visiting the location. The restaurant is situated near the 55 Costa Mesa freeway and within a lot offering neighborhood services. The location will operate in conformance to any conditions of approval set forth by the requested grant, further mitigating any potential concern.