

CUB FINDINGS: 13007 VICTORY BLVD., UNCLE TONY'S PIZZA

i. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

The location is an existing and operating restaurant that has existed on the property for over a decade. This Particular restaurant entered into a conditional use permit to allow on-sale beer & wine sales. We are now proposing to be allowed to continue with the sale of on-sale Beer & Wine but to also to add full alcohol sales to the current operation. The property was granted a Master Land Use in 2009 and we are one of the eight alcohol licenses approved for the property. We have been operating the past eight years with a beer & wine license. That use expired last year during Covid. We did not have the funds to apply for the re-newel then; and had to borrow the money to apply again. We feature 82 seats on our interior; with an outdoor patio service with 28 exterior seats. The applicant is proposing operating the restaurant from 10 AM, until 12 AM Sunday-Thursday; and from 10 AM until 2 AM on Friday & Saturday. The former grant allowed until 1 AM on Friday & Saturday. We are requesting that that be amended. There is no live entertainment proposed.

The applicant has a long term lease on the premises, and promises to operate his restaurant with alcohol sales in a responsible manner in regards to his neighbors and to the community. The applicant is an experienced and responsible restaurant operator.

No changes to the exterior of the building are proposed.

A license such as this is critical to the success of the restaurant and a compliment to the menu of the facility. In these trying times it is important to give our restaurants and entrepreneurs the necessary tools to operate their businesses with support from the planning department.

The restaurant is located along Victory Blvd.; a strong and major commercial corridor in this community, providing a place to meet before or after participating in other activities offered in this area. We are located within a major shopping mall development with many anchor stores and a commercial gym. This commercial corridor offers an eclectic mix of multiple uses with many industrial and service establishments, mixed with commercial and residential uses. This particular restaurant provides a strong service to the community and is an existing and convenient destination for the community to enjoy this type of cuisine. Alcohol sales are an important aspect to the restaurant and it is essential for the overall enjoyment of patrons taking advantage of this amenity.

ii The projects location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

This is an existing development as a restaurant that is located within a major shopping center. Other uses exist on the property. The restaurant is located along on a busy and active commercial corridor. No new construction is proposed that would affect the existing exterior of the one story building or affect any adjoining properties. The use as a restaurant is long existing on the property. The is mixed commercial and residential; however, there are no access to any residential property. The shopping center also features roving security.

iii. That the project substantially conforms with the purpose, intent and provisions of the general plan, the applicable community plan, and any applicable specific plan.

This is currently a restaurant use operating is in (T)(Q)C2-2D, (Q) C2-IVL zones. Code allows for this type of operation with proper entitlements in place. This location has an existing Beer & wine license, and the Master Land Grant from 2009 for this property allows the Upgrade to full alcohol. No physical changes to the building or the property are proposed. No deviations to parking are proposed. The location is an existing and operating restaurant that also is requesting to operate with on-sale alcohol sales. No other amenities or changes in the operation are proposed. By allowing this entitlement, we are placing the operation under conditions that ensure a responsible operation that protect s the community from irresponsible behavior and operation. We are also placing the property in a system that will require periodic oversight and review with possible termination clauses to the permitted use; along with revenue that will pay the city reimbursement for that oversight that is not in place now.

No deviations to the objectives and/or the elements of the General Plan or the Specific Plan are proposed or expected.

ADDITIONAL FINDINGS:

i) Explain how the proposed use will not adversely affect the welfare of the pertinent community.

This is an existing developed property operating as a shopping

center and the restaurant in question is an existing operation in that shopping center with on-sale beer & wine. The restaurant has had a long operating history in this neighborhood. The restaurant is now requesting to be allowed to continue operating but with a full alcohol license added to their menu. The applicant does not intend to advertise the availability of alcohol sales in his windows. The applicant maintains the area free of graffiti and trash. The applicant is asking for alcohol sales only for this particular location. The location does now operate with conditions; whereas now, the community has the opportunity to apply new conditions to ensure the responsible operation and its affects to the community at large. This will also allow a termination of the special use if it is deemed irresponsible or a nuisance.

ii) Explain how the approval of the application will not result in or contribute to an undue concentration of such establishments.

The applicant operates a restaurant in the neighborhood with alcohol sales for the past eight years. Alcohol licenses are an important aspect to the convenience and necessity of patrons enjoying their cuisine, and it is not uncommon to find many ABC licenses in areas featuring this eclectic mix of fine dining establishments. This property was issued a land grant in 2009 that allows for eight on-site alcohol establishments. We are one of those eight licenses.

The applicant has invested heavily in this property and in this community. The applicant is hoping for a long and successful relationship to the community and their patrons. The applicant is now in need for this important entitlement to not only survive and to being able to compete in this unstable economic times; but to also best serve the needs, conveniences, and demands of their clientele and patrons.

iii) Explain how the proposed approval of the application will not detrimentally affect nearby residential zones or uses.

The applicant is a responsible neighbor and addresses any concerns relating to the residential neighbors immediately. The applicant is also an experienced restaurant operator. The use is a fully existing and operating restaurant facility with beer & wine sales. The applicant is investing further into this property and his business to upgrade to full alcohol. The location has now been operating many years as a restaurant and the current operator has been operating eight years on the property. The applicant has enjoyed bringing their popular and successful restaurant concept to this immediate neighborhood. All

activity is on the interior of the establishment and the outdoor patio. The location does not allow any direct access to any residential areas or property. The shopping center is vast and contains a major gym and many anchor stores. The shopping center features on-site roving security.