

APPLICANT: Tasty Tippler, LLC dba "The Mixing Glass"  
 REQUEST: Approval of Conditional Use Permit (CUP) Permitting a Type 21 Off-Sale General  
 (Beer, Wine & Distilled Spirits) Alcoholic Beverage License and Request for a finding of  
 Public Convenience or Necessity ("PCN")  
 Specialty Off-Sale liquor store with Market  
 1500 Adams Avenue, Suite 104A, Costa Mesa, CA 92626  
 PROPOSED USE:  
 ADDRESS:

## **PROJECT NARRATIVE**

Approval of Conditional Use Permit (CUP) Permitting a Type 21 Off-Sale General (Beer, Wine & Distilled Spirits) Alcoholic Beverage License and Request for a finding of Public Convenience or Necessity ("PCN") located at 1500 Adams Avenue, Suite 104A, Costa Mesa, CA 92626.

The subject property is located on Adams Avenue and Harbor Blvd. The site is bounded by other commercial/retail and residential uses. The space was previously operated as a medical office.

The proposed project is being developed and operated by acclaimed mixologist Gabrielle Dion. She is relocating her current specialty liquor store from SOCO to the proposed location on Adams. The Mixing Glass will continue to offer curated specialty cocktail/bar ware, beer, wine and spirits. Additionally, she will be adding a small market to promote locally sourced products as well as wine and beer from local producers. There will be grab and go food items available for sale, with a selection of 2-3 sandwiches and 6-8 deli salads. All food items will be prepared in the morning and packaged up for customers to take to-go and will NOT be made to order. There will also be a selection of pre-packaged chips and snacks as well as a fridge of pre-packaged non-alcoholic drinks. Proposed specialty liquor store and market will serve the local residents of the surrounding community and tourists.

The Mixing Glass project is approximately 1,548 square feet of total interior area.

Type 21 Off-Sale General: Consists of approximately 1,233 square feet of interior square feet of which 200 square feet is dedicated specialty liquor store display and 115 square feet for storage and shipping.

The Mixing Glass will be open seven (7) days a week. The proposed hours are Sunday through Wednesday 9:00 am to 8:00 pm and Thursday through Saturday 9:00 AM to 10:00 PM. The project will employ approximately 1-3 employees that would be on-site at one time.

The surrounding land uses are as follows:

|        |                    |     |              |
|--------|--------------------|-----|--------------|
| North: | Commercial/Retail  | and | Residential. |
| South: | Commercial/Retail  | and | Residential. |
| East:  | Commercial/Retail. |     |              |
| West:  | Commercial/Retail. |     |              |

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## **USE PERMIT APPLICATION JUSTIFICATION**

Approval of Conditional Use Permit (CUP) Permitting a Type 21 Off-Sale General (Beer, Wine & Distilled Spirits) Alcoholic Beverage License and Request for a finding of Public Convenience or Necessity ("PCN") located at 1500 Adams Avenue, Suite 104A, Costa Mesa, CA 92626 The proposed request meets the requirements set forth in the City of Costa Mesa Municipal Code.

### **BURDEN OF PROOF:**

1. **The use is consistent with the General Plan and any applicable specific plan;**

Response: The proposed use as a specialty liquor store with beer, wine and distilled spirits is consistent with the Costa Mesa General Plan and provisions of the Municipal Code.

2. **The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;**

Response: The proposed use as a specialty liquor store with beer, wine and distilled spirits is permitted in the zoning district and is subject to all the regulations, conditions, policies or other requirements of the Municipal Code.

3. **The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity;**

Response: The proposed use is not inconsistent with the adjacent uses and will not materially affect the surrounding community or environment. The proposed project is ideally suited for the area and is not located near any residences, except those northwest behind the center and separated by the center's building itself. The approval of the request that serves the local community and tourism, will not adversely affect the public's health, safety, welfare nor will it jeopardize or endanger the public. It will not be detrimental to the use, valuation or enjoyment of surrounding property owners or residents.

4. **The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and**

Response: The proposed site, an existing shopping center, is not inconsistent with the adjacent uses and will not materially affect the surrounding community or environment. The proposed site is ideally suited for the area. The approval of the request that serves the local community and tourism, will not adversely affect the public's health, safety, welfare nor will it jeopardize or endanger the public. It will not be detrimental to the use, valuation or enjoyment of surrounding property owners or residents.

5. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise **constitute** a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the **proposed use**.

Response: The proposed use will contribute to the economic growth of the City as it will serve the local community and tourism. The proposed project will not adversely affect the public's health, safety, welfare nor will it jeopardize or endanger the public. It will not be detrimental to the use, valuation or enjoyment of surrounding property owners or residents.

6. **A finding of Public Convenience or Necessity ("PCN") is appropriate the** use of a Type 21 Of-Sale General alcoholic beverage license at the proposed location as it would not tend to create a law enforcement problem for the proposed use.

Response: The proposed use will not tend to create a law enforcement problem for the City as the applicant has a long standing track record of compliance with no law enforcement problems.