



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VII.5

MEETING DATE: NOVEMBER 8, 2010

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-10-27 (GYPSY DEN CAFÉ)  
2930 BRISTOL STREET, SUITE B-102

DATE: OCTOBER 28, 2010

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611

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### PROJECT DESCRIPTION

The applicant is requesting the following:

1. Approval of a Conditional Use Permit (CUP) for the existing Gypsy Den Café to authorize:
  - (a) Extended hours of operation for customer service to 2:00 AM closing time within 200 feet of a residential zone. Currently, the restaurant closes at 11:00 PM.
  - (b) Sale of alcoholic beverages for on-site consumption after 11:00 PM within 200 feet of a residential zone.
  
2. A finding of Public Convenience or Necessity (PC or N) for a State Department of Alcoholic Beverage Control (ABC) Type 41 License, On Sale Beer and Wine, Eating Place (Restaurant).

### APPLICANT

The applicant is Emily Meyer, authorized agent for Shaheen Sadeghi, the owner of the property.

### RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP  
Senior Planner

KHANH NGUYEN  
Asst. Development Services Director

## **BACKGROUND**

### ***Site Location***

The LAB Anti-Mall is located on the east side of Bristol Street, north of Randolph Avenue, and contains a variety of shops and restaurants. The property is zoned C2 and has a General Plan Designation of General Commercial. The property is also within the South Bristol Entertainment & Cultural Arts (SoBECA) Urban Plan; however, the applicant's request does not activate the provisions of the urban plan since no development activity is proposed. The mall abuts a property containing an existing two-story, 440-unit apartment complex to the east, which is zoned R3 (South Pointe Apartments).

## **ANALYSIS**

### ***Planning Application PA-10-27 - Conditional Use Permit***

The Gypsy Den Café provides breakfast, lunch, and dinner seven days a week. The current operating hours are 7:30 AM to 11:00 PM Monday-Friday, and 8:00 AM to 11:00 PM Saturday-Sunday.

According to the applicant, they have been in operation at the subject site for over 16 years, the length of time the LAB has been in existence. Live entertainment, amplified outdoor music, and dancing is not provided at this location.

The proposal includes the following:

#### ***1. Sale of Alcoholic Beverages***

The applicant is requesting a State Alcoholic Beverage Control (ABC) License Type 41 On-Sale Beer and Wine, Eating Place. Currently there are no alcoholic beverage sales at this location.

#### ***2. Extended Hours of Operation***

The applicant is proposing to extend the closing time from 11:00 PM to 2:00 AM, seven days a week. Beer and wine service is proposed to occur until closing time, with the final call typically announced ½ hour before closing.

#### ***3. Finding of Public Convenience or Necessity (PC or N)***

According to ABC, the ratio of the number of on-sale alcoholic beverage licenses to population within the Census Tract (639.08) exceeds the countywide ratio: seven on-sale licenses are allowed; 32 on-sale licenses exist. In accordance with City Council Policy 500-8, most recently revised and updated on November 17, 2009, Planning Commission may make a P C or N finding for the requested license.

### Staff Justifications for Approval

Staff supports the above requests based on the following:

- Approval of CUP is in accordance with other similar and previously-approved requests for restaurants in the immediate vicinity.

Established in 1994, Gypsy Den Café is one of the flagship restaurants at The LAB. The following table provides a summary of the existing major restaurants serving food and alcoholic beverages at 2930 Bristol Street (The LAB) and the adjacent property:

**Table A - Major Restaurants**

Name	Year Established	Hours	Outdoor Music/DJ?
<i>Gypsy Den Café (applicant)</i> <i>(2930 Bristol, B-102)</i>	1994	(Current) 7:30 AM to 11:00 PM (M-F) 8:00 AM to 11:00 PM (Sat/Sun) (Proposed) 7:30 AM to 2:00 AM (7 Days)	No
Habana Cuban Restaurant (2930 Bristol, A-110)	1995	11:30 AM to 1:00 AM (M-F) 11:30 AM to 2:00 AM (Sat/Sun)	Yes
Zipangu Japanese Restaurant (2930 Bristol, C-106)	2004	(Lunch) 11:30 AM to 2:00 PM (M-F) Noon to 3:00 PM (Sat) (Dinner) 5:30 PM to 11:00 PM (M-Thur) 5:30 PM to 12:00 AM (F, Sat) 5:30 PM to 9:30 AM (Sun)	No
Memphis Café (2920 Bristol, adjacent to The LAB)	1995	11:00 AM to 12:00 AM daily	Yes

This area is known for unique and dynamic restaurant uses, and the proposed request would be consistent within this context. For example, all of the above restaurants have extended hours past 11:00 PM.

Additionally, Memphis Café also has a live entertainment permit in conjunction with restaurant/bar as permitted by Zoning Application ZA-95-01.

Habana has live/entertainment and music after 11:00 PM as permitted by Planning Application PA-94-55.

Zipangu has an approved CUP to serve alcoholic beverages until 1:30 p.m. as permitted by Planning Application PA-03-36, although they currently close by 12:00 midnight.

- Based on the location of the existing restaurant, the proposal will not adversely affect adjacent residentially-zoned properties.

Zoning Code requires a CUP for restaurants with extended hours and/or alcoholic service past 11:00 PM if the property is within 200 feet of a residential zone as measured from the property lines of the development lot – and not from the restaurant footprint.

Although the subject property is within 200 feet of a residential zone, the tenant space for Gypsy Den Cafe is near the Bristol Street frontage, approximately 362 feet from the apartment complex (South Pointe Apartments) to the east of the property. By comparison, Zipangu Restaurant has an ABC license, closes at 12 midnight, and is comparatively closer to the apartments. However, there have been no code enforcement complaints regarding this business.

Problems associated in the late evening hours with customer loitering, trash/debris, and noise are not anticipated due to this distance. However, Condition of Approval No. 7 ensures that adequate measures are taken to ensure compatibility with the neighboring apartment complex to the east.

- *If approved, the applicant would be required to comply with all applicable State law requirements and the City's recommended conditions of approval.*

The use would be subject to applicable requirements to ensure that no adverse impacts to adjacent uses and properties is created, including a condition of approval that all sales and service staff within 90 days of hire complete Responsible Beverage Service (RBS) training (Condition of Approval No. 9).

- *A PC or N finding can be made for this license because of the nature of the existing use. i.e., a sit-down restaurant with no live entertainment or dancing.*

The majority of the existing ABC licensed establishments within the census tract (27) are for sit-down restaurants – only five establishments operate as nightclubs. As indicated earlier, the existing establishment is not a nightclub and provides no live entertainment or dancing.

It should be noted that State Law does not mandate that the City issue a PC or N finding for a Type 41 License. Although there is an overconcentration of on-sale licenses in this Census Tract, and a CUP is required for alcohol sales after 11:00 p.m., the applicant may make their own findings for public convenience or necessity. However, in this case, the applicant has requested that the Planning Commission make these findings in conjunction with the CUP approval.

- *The Police Department does not have any objections to the request.*

The Police Department has reviewed the request and has no objections to the proposal. Both Police and Code Enforcement records indicate that this establishment has not been a problem use.

- Noise-related problems are not anticipated due to extended evening hours. With respect to Code Enforcement activity related to restaurant noise complaints, there have been a total of three complaints at the LAB in the past 12 years. These complaints were logged in 2001, 2002, and 2008, and they involved amplified music/DJ music in the outdoor patio at Habana after midnight (these issues were addressed, and there have been no complaints to date).

There has been no noise complaints related to the Gypsy Den Cafe. Given that the establishment is comparatively further away from the apartments to east and there is no amplified outdoor music, staff does not anticipate any noise issues.

- Extended hours have no significant impact on parking. Specifically, additional parking demand can be accommodated at the off-site parking lot at 708 Randolph Avenue.

### **GENERAL PLAN CONFORMITY**

In accordance the General Plan, the proposal involves a use and intensity that is consistent with the General Commercial land use designation and complementary to the existing restaurant establishments at The LAB and the immediately surrounding area.

### **ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve the use as proposed by the applicant; or
2. Deny the use as proposed. If the use is denied, the applicant could not submit substantially the same type of application for six months.

### **ENVIRONMENTAL DETERMINATION**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

### **CONCLUSION**

It is staff's opinion that, based on the location and the recommended conditions, the use will not create any adverse impacts on surrounding properties. Therefore, staff supports the request.

- Attachments:
1. Draft Planning Commission Resolutions
  2. Applicant's Project Description
  3. List of Existing On-Sale ABC Licenses Within Census Tract 639.08
  4. Location Map and Plans

cc: Development Services Director  
Deputy City Attorney  
City Engineer  
Transportation Svs. Manager  
Fire Protection Analyst  
Staff (4)  
File (2)

Emily Meyer  
125 N. Broadway, Suite D  
Santa Ana, CA 92701

Shaheen Sadeghi  
709 Randolph Street  
Costa Mesa, CA 92626

File: 110810PA1027

Date: 102810

Time: 9:45 a.m.

## RESOLUTION NO. PC-10

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-10-27**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Emily Meyer, authorized agent for Shaheen Sadeghi, owner of real property located at 2930 Bristol Street, requesting approval of the following:

1. A Conditional Use Permit (CUP) for the existing Gypsy Den Café to authorize:
  - (a) Extended hours of operation for customer service to 2:00 AM closing time within 200 feet of a residential zone.
  - (b) Sale of alcoholic beverages for on-site consumption after 11:00 PM within 200 feet of a residential zone.
2. A finding of Public Convenience or Necessity (PC or N) for a State Department of Alcoholic Beverage Control (ABC) Type 41 License, On Sale Beer and Wine, Eating Place (Restaurant); and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 8, 2010;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-10-27 with respect to the property described above and makes a finding of Public Convenience and Necessity.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-10-27 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 8th day of November, 2010.**

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James Righeimer, Chair  
Costa Mesa Planning Commission

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## EXHIBIT "A"

**FINDINGS (for approval)**

1. The information presented substantially complies with Section 13-29(e) of the Costa Mesa Municipal Code in that:
  - a. The proposed use is compatible and harmonious with uses on-site as well as those on the surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. Specifically, additional parking demand can be accommodated at the off-site parking lot at 709 Randolph Avenue.
  - c. The General Commercial land use designation permits a wide range of commercial uses, and the proposal is consistent with the General Plan. Approval of CUP would be consistent with the commercial context of the retail center as a unique and dynamic place for restaurant uses.
  - d. The planning application is for a project-specific case and does not establish a precedent for future development.
2. The conditional use permit, subject to conditions, substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the area. Specifically, based on the location of the existing restaurant, the proposal will not adversely affect adjacent residentially-zoned properties. Although the subject property is within 200 feet of a residential zone, the tenant space for Gypsy Den Cafe is near the Bristol Street frontage, approximately 362 feet from the apartment complex to the east of the property. The use would be subject to applicable conditions of approval to ensure that no adverse impacts to adjacent uses and properties are created. The majority of the existing ABC licensed establishments within the census tract (27) are for sit-down restaurants – only five establishments operate as nightclubs. The existing establishment is not a nightclub and provides no live entertainment or dancing. The Police Department has no objections to the proposal. Both Police and Code Enforcement records indicate that this establishment has not been a problem use. Granting the conditional use permit amendment will not allow a use, density or intensity, which is not in accordance with the General Plan designation for the property.
3. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
4. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
2. The use shall be limited to the type of operation as described in the staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
3. Hours of operation shall be limited to 7:30 AM to 2:00 AM, seven days a week.
4. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of the management to ensure that this limit is not exceeded at any time.
5. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members".
6. There shall be no sales of alcoholic beverages for off-site consumption.
7. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or operator shall institute whatever security and operational measures are necessary to comply with this requirement.
- At a minimum, applicant shall contract with a 24-hour/7-days a week security company to provide private on-site security to the premises. Documentation of an active 24-hour/7-day a week security service contract shall be provided prior to issuance of updated business license and upon request by City staff during the subsequent operations of the business. This condition relates to a having an active security service contract only and does not specify or mandate regular nightly security patrols.
8. The licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
9. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.

10. Outdoor loitering or service of employees, visitors, or patrons of the establishment shall be prohibited. Specifically, the area outside of the customer service areas (including the parking lot area and restaurant storefront) shall not be used for customer service, customer queuing, and employee breaks. All business-related activity shall occur inside the establishment/patio areas.
11. Employee parking on Randolph Avenue is expressly prohibited. Additional parking demand for the restaurant shall occur in the off-site parking lot at 708 Randolph Avenue.

**RESOLUTION NO. PC-10-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-10-27**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Emily Meyer, authorized agent for  
Shaheen Sadeghi, owner of real property located at 2930 Bristol Street, requesting  
approval of the following:

1. A Conditional Use Permit (CUP) for the existing Gypsy Den Café to authorize:
  - (a) Extended hours of operation for customer service to 2:00 AM closing time  
within 200 feet of a residential zone.
  - (b) Sale of alcoholic beverages for on-site consumption after 11:00 PM within  
200 feet of a residential zone.
2. A finding of Public Convenience or Necessity (PC or N) for a State Department of  
Alcoholic Beverage Control (ABC) Type 41 License, On Sale Beer and Wine, Eating  
Place (Restaurant); and

WHEREAS, a duly noticed public hearing was held by the Planning Commission  
on November 8, 2010;

BE IT RESOLVED that, based on the evidence in the record and the findings  
contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application  
PA-10-27 with respect to the property described above.

**PASSED AND ADOPTED this 8th day of November, 2010.**

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James Righeimer, Chair  
Costa Mesa Planning Commission

**EXHIBIT "A"****FINDINGS (for denial)**

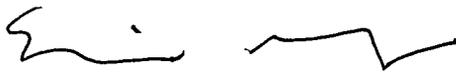
- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
  - a. The proposed use is not compatible and harmonious with uses both on site and those on surrounding properties.
  - b. The project is not consistent with the General Plan.
  
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because the proposed use is not compatible with developments in the same general area. Granting the minor conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the minor conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation for the property.
  
- C. The Costa Mesa Planning Commission has denied PA-10-27. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.

## MINOR CUP APPLICATION LETTER

The Gypsy Den is a popular and well respected restaurant and cafe in Costa Mesa. We have been in business for over 16 years. As a flagship establishment in the LAB anti-mall, the Gypsy Den is an integral part of a thriving, trend setting community and one of several reputable restaurants, bars, and retail establishments.

Gypsy Den sales of beer and wine is therefore congruent and compatible with these existing establishments (i.e. Habana, Memphis, Mesa, Zipangu, etc.) and allows us to remain competitive within the community. The Gypsy Den does not intend to become a "bar," but rather draw attention to a few boutique wines and local microbrews to enhance our already existing menu. Sales from food, coffee, and the bakery will continue to be the primary focus of the Gypsy Den. Furthermore, the Gypsy Den in Santa Ana has successfully owned and operated a beer and wine license for more than 10 years.

Our hours of operation are currently Monday-Friday open at 7:30 AM and close at 11 PM. Weekends we open at 8 AM and close at 11 PM. We would like to extend our service hours until 2AM with a beer and wine license.



9/17/10

ATTACHMENT 3



**California Department of Alcoholic Beverage  
Control  
For the County of ORANGE - (On-Sale Licenses)  
and Census Tract = 639.08**

Report as of 10/18/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	232566	ACTIVE	41	5/26/1989	6/30/2011	KOBAYASHI, KAZUNARI 735 BAKER ST COSTA MESA, CA 92626  Census Tract: 0639.08	IKKO JAPANESE CUISINE		3004
2)	233352	ACTIVE	41	6/29/1989	2/28/2011	MITSUWA CORPORATION 665 PAULARINO AVE COSTA MESA, CA 92626  Census Tract: 0639.08	MITSUWA MARKETPLACE	1815 W 213TH ST, STE 235 TORRANCE, CA 90501	3004
3)	238046	ACTIVE	47	6/25/1991	6/30/2011	HANOUR CORPORATION 841 BAKER ST COSTA MESA, CA 92626  Census Tract: 0639.08	SHARK CLUB		3004
4)	248282	ACTIVE	47	11/5/1990	2/28/2011	KAWAMOTO & SUGAWARA CORPORATION 688 BAKER ST 9 & 10 COSTA MESA, CA 92626  Census Tract: 0639.08	BRISTOL RESTAURANT & BAR		3004
5)	268698	ACTIVE	47	4/8/1992	6/30/2011	BAGHERITARI, MARZIEH 3033 BRISTOL ST, STE D COSTA MESA, CA 92626  Census Tract: 0639.08			3004
6)	268919	ACTIVE	41	3/9/1992	9/30/2011	LAMKONE RESTAURANTS	WAHOOS FISH TACO	2855 PULLMAN ST	3004

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						INC 3000 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08		SANTA ANA, CA 92705- 5713	
7)	<u>273700</u>	ACTIVE	41	7/20/1992	10/31/2010	KAUR, DAVINDER JIT 688 BAKER ST, STE 8 COSTA MESA, CA 92626  Census Tract: 0639.08	MOTHER INDIA RESTAURANT		3004
8)	<u>302534</u>	ACTIVE	47	8/23/1995	12/31/2010	BRISTOL EQUITY PARTNERS L- PSHIP 2930 BRISTOL ST, STE A110 COSTA MESA, CA 92626  Census Tract: 0639.08	HABANA RESTAURANT		3004
9)	<u>329520</u>	ACTIVE	47	9/30/1997	4/30/2011	GARFS SPORTS LOUNGE INC 3046 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	GARFS SPORTS LOUNGE		3004
10)	<u>356421</u>	ACTIVE	47	12/10/1999	11/30/2010	HANFORD HOTELS LLC 3131 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08		4 CORPORATE PLAZA, STE 102 NEWPORT BEACH, CA 92660	3004
11)	<u>37429</u>	ACTIVE	48	10/1/2003	9/30/2010	RANDOLPH BAKER INC 741 BAKER ST COSTA MESA, CA 92626  Census Tract: 0639.08	HUDDLE THE	2644 E COOLIDGE ORANGE, CA 92867	3004
12)	<u>380318</u>	ACTIVE	41	11/14/2001	10/31/2010	OISHI, SHIZUNO 3001 BRISTOL ST, STE D COSTA MESA, CA 92626  Census Tract: 0639.08	SUSHI BOX	19101 STINGRAY LN HUNTINGTON BEACH, CA 92646	3004
13)	<u>394979</u>	ACTIVE	41	1/27/2003	12/31/2010	KIKUHISA CORPORATION	ANJIN		3004

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						3033 BRISTOL ST, STE N COSTA MESA, CA 92626  Census Tract: 0639.08			
14)	401454	ACTIVE	41	7/18/2003	6/30/2011	PARTYLAND USA INC 688 BAKER ST, STE 7 COSTA MESA, CA 92626  Census Tract: 0639.08	MENTATSU		3004
15)	402197	ACTIVE	47	8/18/2003	7/31/2011	HILTON HOTELS CORPORATION 3050 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	HILTON COSTA MESA	7930 JONES BRANCH DR MCLEAN, VA 22102-3388	3004
16)	406108	ACTIVE	47	2/18/2004	1/31/2011	ORANGE MARINE CORPORATION 2930 BRISTOL ST, STE C106 COSTA MESA, CA 92626  Census Tract: 0639.08	ZIPANGU	575 ANTON BLVD, STE 630 COSTA MESA, CA 92626-1948	3004
17)	413391	ACTIVE	41	8/30/2004	7/31/2011	TK BURGERS III INC 2966 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	TK BURGERS		3004
18)	422034	ACTIVE	48	4/4/2005	3/31/2011	725 BAKER LLC 725 BAKER ST COSTA MESA, CA 92626  Census Tract: 0639.08	MESA		3004
19)	424803	ACTIVE	48	6/1/2005	5/31/2011	SOUND & VISION LLC 752 ST CLAIR COSTA MESA, CA 92626  Census Tract: 0639.08	TIN LIZZIE SALOON THE	702 RANDOLPH ST B COSTA MESA, CA 92626	3004
20)	430101	ACTIVE	47	11/18/2005	10/31/2010	MEMPHIS GROUP CORP 2920 BRISTOL ST COSTA MESA, CA	MEMPHIS CAFE		3004

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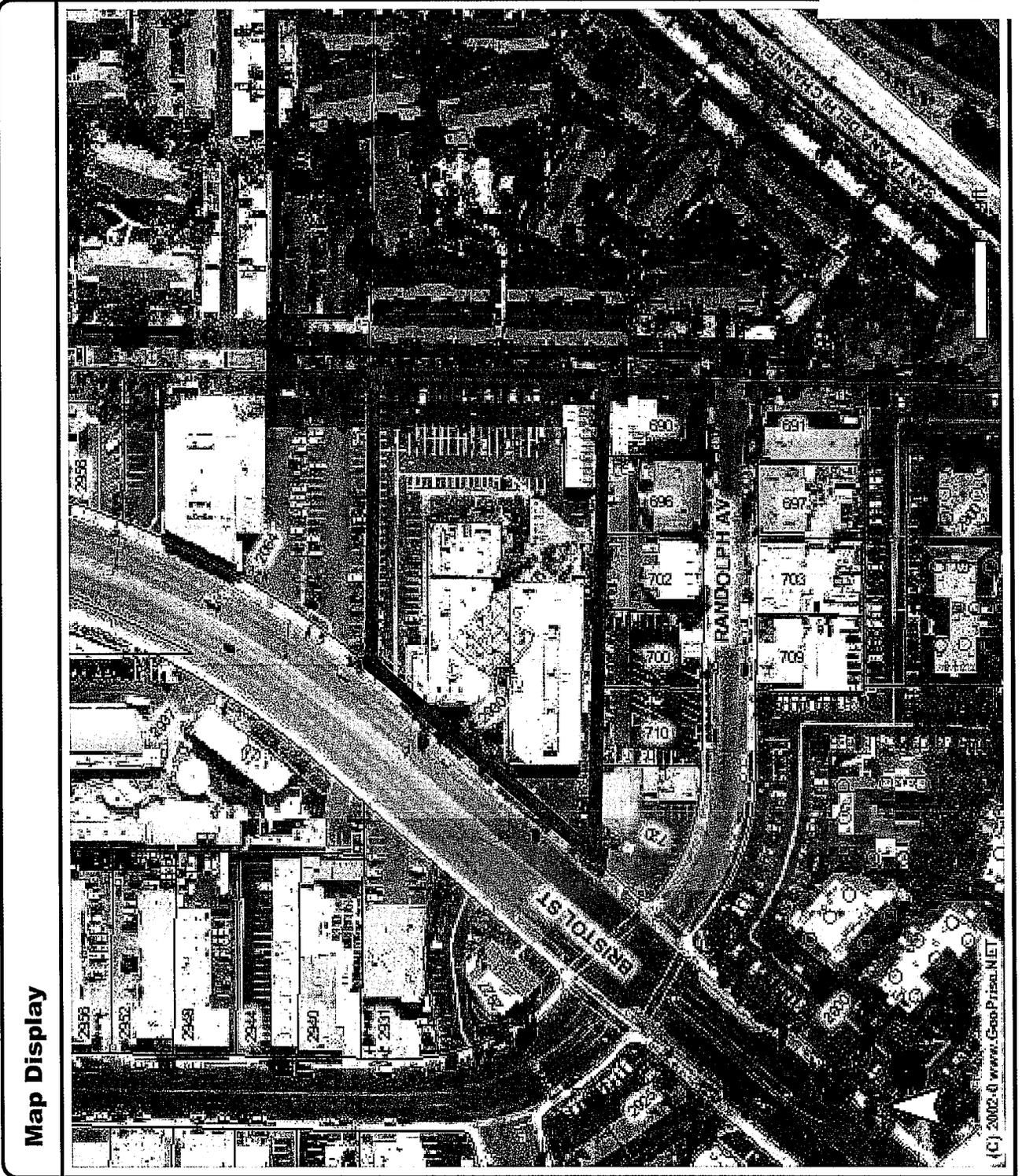
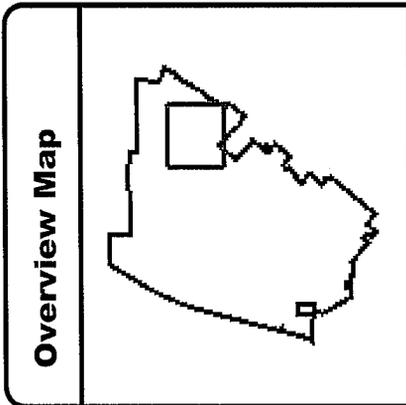
						92626 Census Tract: 0639.08			
21)	444111	ACTIVE	41	10/12/2006	9/30/2011	JDL MANAGEMENT GROUP INC 3033 BRISTOL ST, STE M COSTA MESA, CA 92626-3001  Census Tract: 0639.08	HASHIGO TOFU	2275 HAWTHORNE PL TUSTIN, CA 92782-8364	3004
22)	448035	ACTIVE	41	1/18/2007	12/31/2010	MOD SQUAD LLC 750 SAINT CLAIR ST COSTA MESA, CA 92626-4314  Census Tract: 0639.08	ROOSTER CAFE		3004
23)	448087	ACTIVE	41	2/22/2007	1/31/2011	CREATIVE BLEND INC 2981 BRISTOL ST, STE B5 COSTA MESA, CA 92626-5915  Census Tract: 0639.08	118 DEGREES		3004
24)	450643	ACTIVE	41	5/29/2007	4/30/2011	OLD VINE CAFE LLC 2937 BRISTOL ST, STE A102 COSTA MESA, CA 92626-7993  Census Tract: 0639.08	OLD VINE CAFE		3004
25)	461284	ACTIVE	41	12/19/2007	11/30/2010	ENDO, HISAFUMI 675 PAULARINO AVE, STE 5 COSTA MESA, CA 92626-3039  Census Tract: 0639.08	ANGO TEI		3004
26)	467298	ACTIVE	42	10/9/2008	9/30/2011	BLESSED BLACK WINGS LLC 2930 BRISTOL ST, STE A101 COSTA MESA, CA 92626-5934  Census Tract: 0639.08	COMMISSARY LOUNGE	2950 RANDOLPH AVE, # A COSTA MESA, CA 92626	3004
27)	468971	ACTIVE	41	4/2/2009	3/31/2011	CALIFORNIA SHABU SHABU SOUTH COAST	CALIFORNIA SHABU SHABU		3004

						LLC 801 BAKER ST, STE A COSTA MESA, CA 92626-4347  Census Tract: 0639.08			
28)	474840	ACTIVE	47	2/25/2009	1/31/2011	ECCO RESTAURANT LLC 2937 BRISTOL ST, BLDG A2 COSTA MESA, CA 92626-5982  Census Tract: 0639.08	ECCO RESTAURANT		3004
29)	475821	ACTIVE	41	5/4/2009	4/30/2011	NATIVE FOODS CALIFORNIA LLC 2937 BRISTOL ST, STE E100 COSTA MESA, CA 92626-7997  Census Tract: 0639.08	NATIVE FOODS	44489 TOWN CENTER WAY, STE 114 PALM DESERT, CA 92260-2723	3004
30)	479019	ACTIVE	41	9/28/2009	8/31/2011	LUCSIS LLC 2981 BRISTOL ST, STE B2 COSTA MESA, CA 92626-5915  Census Tract: 0639.08	VALHALLA TABLE	111 CARAVAN IRVINE, CA 92606-1917	3004
31)	486676	ACTIVE	41	3/25/2010	2/28/2011	345 OKIDOKI DINING CORPORATION 3033 BRISTOL ST, STE O COSTA MESA, CA 92626-3001  Census Tract: 0639.08	345 OKIDOKI DINING CORPORATION		3004
32)	486768	ACTIVE	41	6/9/2010 8:57:28 AM	5/31/2011	HARMAN ENTERTAINMENT CO 3030 BRISTOL ST COSTA MESA, CA 92626-3036  Census Tract: 0639.08	CHAYA JAPANESE GRILL	34 SPICEWOOD WAY IRVINE, CA 92612	3004

--- End of Report ---

For a definition of codes, view our [glossary](#).

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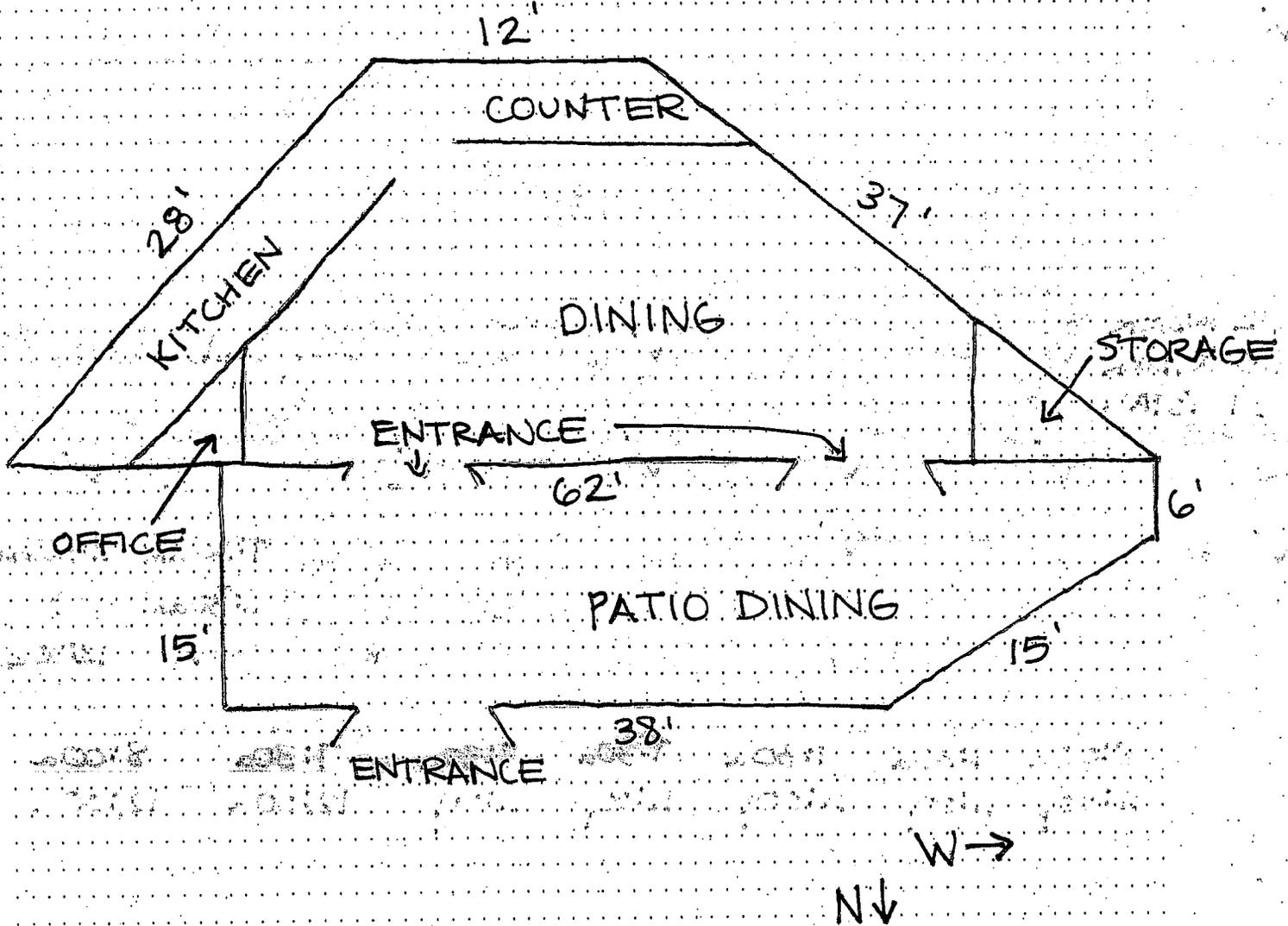
**Legend**

Address Small	Parcel Lines
Address Points	City Boundary
Hydrology Channels	Water Ways
Street Names	Ortho 2008 Level 2
	Ortho 2006 Level 2

1. APPLICANT NAME (If individual: Last, first, middle) <b>Truth and Alchemy Inc.</b>	2. LICENSE TYPE <b>41</b>
3. PREMISES ADDRESS (Street number and name, city, zip code) <b>2930 Bristol St. Suite B102 Costa Mesa CA 92626 Randolph</b>	

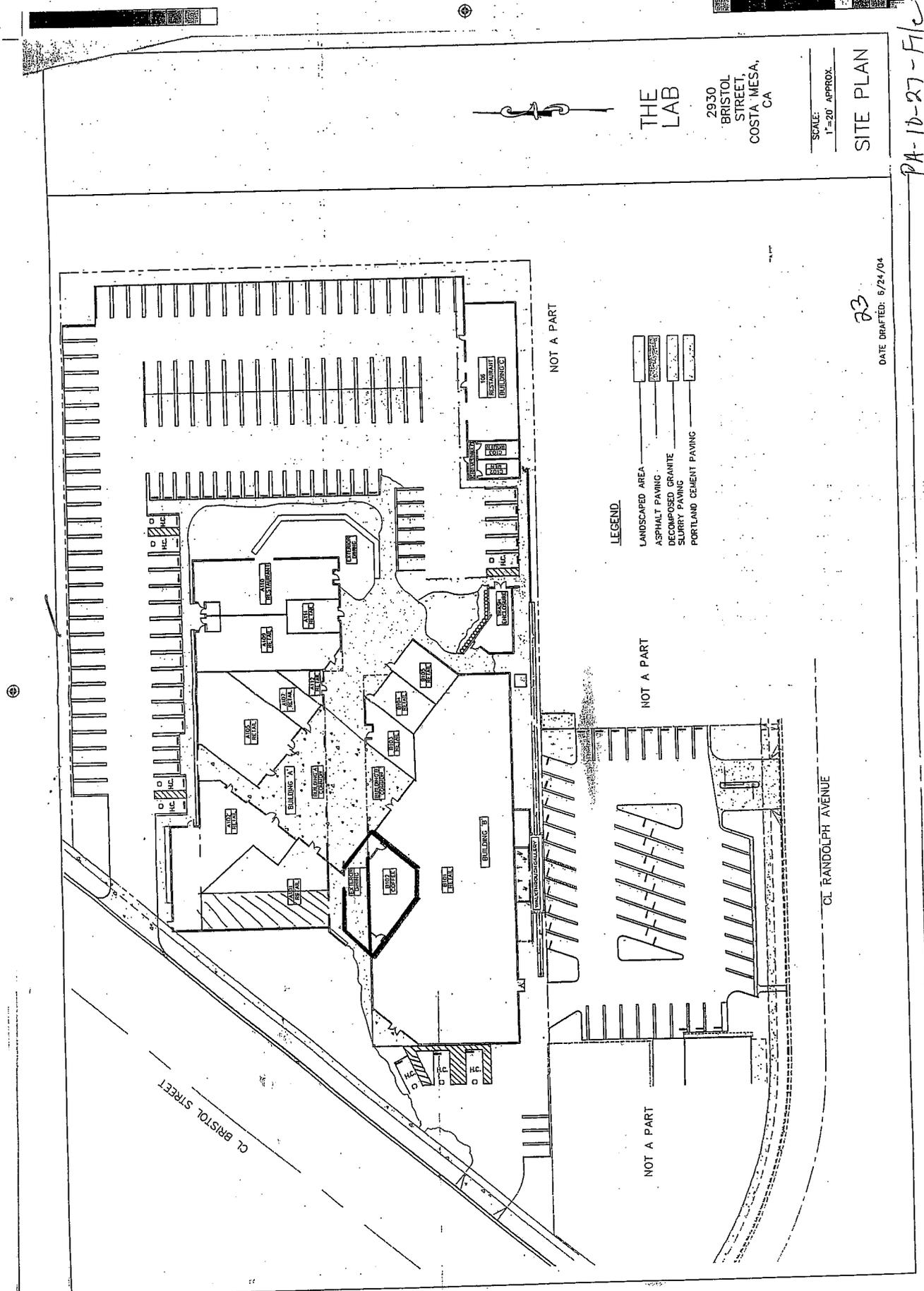
The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM



It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required) <i>[Signature]</i>	DATE SIGNED
FOR ABC USE ONLY	
CERTIFIED CORRECT (Signature)	PRINTED NAME
INSPECTION DATE	



**THE LAB**

2930  
BRISTOL  
STREET,  
COSTA MESA,  
CA

SCALE:  
1"=20' APPROX.

**SITE PLAN**

PA-10-27-F1c

NOT A PART

**LEGEND**

- LANDSCAPED AREA
- ASPHALT PAVING
- DECORATED GRANITE
- SLURRY PAVING
- PORTLAND CEMENT PAVING

NOT A PART

NOT A PART

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DATE DRAFTED: 5/24/04

CL RANDOLPH AVENUE

CL BRISTOL STREET