

**LICENSES AND CONSUMER SERVICES  
LICENSE INSEPECTOR'S REPORT**

**LICENSE NUMBERS:L190-50192  
POLICE FILE NUMBER: 13483**

**DATE OF APPLICATION:** 2/7/2014

**INSPECTOR:** Phil Schliesman

**APPLICANT/LEGAL ENTITY:** F & F Entertainment Group, LLC

**DBA/TRADE NAME:** Socialista

**COMPLETE ADDRESS:** 730 Washington Avenue North Ste 140

**LICENSE REQUESTED:** On-Sale Liquor Class B with Sunday Sales

**CURRENT LICENSE:** None

**RESPONSIBLE PERSON WITHIN 75  
MILES OF MINNEAPOLIS CITY HALL:** Fernando Santa Rodriguez

**PUBLIC HEARING REQUIREMENTS:** Required

**LICENSE CONDITIONS:** None

**NEIGHBORHOOD/WARD:** Downtown East/3

**ZONING:** B4N/Downtown Parking District

**7 ACRE REQUIREMENT:** This has been met.

**OFF-STREET PARKING:** The Minneapolis Zoning Department states the applicant is not required to provide any additional off street parking stalls.

**CHURCHES OR SCHOOLS WITHIN 300 FEET OF THE PROPOSED PREMISES:** No

**SEATING:** Inside: 165 Seats      Outside: None

**FIRE OCCUPANCY:** **The fire occupancy is 239. Major remodeling to the interior space and a new inspection will occur prior to opening.**

**FOOD SERVICE REQUIREMENT:** Minimum Food Service requirement

**HOURS OF OPERATION PROPOSED: INSIDE:** hours will be seven days a week from 11:00 am to 2:30 am. **OUTSIDE:** None

**METROPOLITAN COUNCIL SERVICE AVAILABILITY CHARGES:** 18 SAC charges have been paid.

### **HISTORY OF LOCATION**

This location has been converted into a mixed use building project called ElseWare. The lower two levels on the South end of the building facing Washington Avenue will house the licensed premises. The lower two levels on the North side of the building house Borough, a restaurant which holds an On Sale Liquor license, Class D with Sunday Sales. The rest of the building will house tenants, meeting spaces, and a fitness center.

### **APPLICANT**

F & F Entertainment Group, LLC, DBA: Socialista was organized under Minnesota Statute, Charter 322B, File 706998100021, on 10/15/13. The Member Control Agreement contains the necessary restriction of the transfer of membership interests. The company lists the following individuals as the only two shareholders:

<b>Name</b>	<b>Title</b>	<b>Shares</b>
Fernando Santa Rodriguez	Owner/Chief Manager	50%
Frank Ramon Santiago	Owner/CEO	50%

Fernando Rodriguez has extensive experience in the restaurant industry and has previously held an on sale liquor license as part of the ownership group at the now closed Babalu Restaurant. Frank Santiago has provided a substantial portion of the funding for this venture and will not be part of the day to day operations.

### **MANAGER**

The primary contact person and on site manager will be Fernando Santa Rodriguez.

### **POLICE REVIEW**

Police Licensing and this Inspector have reviewed the expenses and source of funds reported in this application. The applicant has provided documentation showing adequate legal and traceable funding for this venture and has passed the criminal background check. On February 6<sup>th</sup>, 2014, the applicant and Lt. Don Harris from the First Precinct of the Minneapolis Police Department conducted the Police Security Review. Recommendations the applicant will follow will include: the manager on duty will be designated the head of security; a mobile phone number will be provided to the 1<sup>st</sup> Precinct to ensure prompt communication if needed; and the applicant will meet with representatives of the City of Minneapolis to discuss any safety, security or operational concerns.

## **PREMISES**

The premises consist of approximately 4,500 gross square feet, with approximately 2,827 square feet on the main floor, and an additional space in the lower level consisting of approximately 1,741 square feet. The main floor is just above ground level and contains the main restaurant area and kitchen. The lower level contains a bar, some restaurant and lounge seating, as well as office and storage space.

The indoor seating plan calls for seating for up to 140 guests total, with seating for 104 guests at booths, tables and chairs on the main level with bar seating for 11 on the main level; and seating for 32 guests at tables and chairs, 5 guests in lounge seating, and 11 seats at the bar. At this time, there is no outdoor seating area. Restrooms are located on the main floor.

## **BUSINESS/PLAN/OPERATIONS**

This establishment will offer fine dining Caribbean style cuisine as a full service, sit down restaurant with a bar area. Food service will be available from opening until Midnight, with a reduced menu until 1 a.m. A specifically crafted bar area menu will also be available. The menu will consist of a wide variety of dishes and will be subject to change based on customer demand and supply of fresh ingredients.

The anticipated hours of operation for Socialista will be daily from 11:00 am until 2:30 am (with all beverage alcohol sales/service ceasing no later than 2:00a.m.) Hours are also subject to change depending upon special events, game days and similar such events, but in no case will operating hours extend into early morning hours beyond those mentioned in this paragraph without the necessary and required licenses and approvals. No licensed outdoor area is included with this application.

Small live bands and generally DJ's will provide background music. No dance floor will be provided for patrons. Typical live music offerings will consist of musical ensembles featuring small to mid-size bands playing the music of Spain, Cuba, Puerto Rico, Brazil, Argentina with genres/musical styles to include: Flamenco, Samba, Latin Jazz, Bossa Nova, and Cuban Son to name a few. DJ offerings will generally offer similar type background music. The DJ's and ensembles are not intended to 'rev-up' customers with music at levels to allow for conversation. During typical dining hours, it is anticipated that live entertainment will be kept at a background music level. Hours that live entertainment will be offered will generally begin after 7:00 p.m. Socialista may offer other similar forms of live entertainment allowed under a class B license not specifically mentioned herein. All live entertainment will cease no later than 2:00 a.m. Entertainment offered at Socialista is directed at a wide demographic, typically the 30 - 65 years of age range. The applicants intend to market the restaurant to private parties, meetings and corporate events.

The applicant will not offer amusement devices or charitable gambling on the premises. They are not planning on sponsoring any sports teams at this time.

Beverage alcohol service will be by wait-staff who will follow serve-safe practices and who have completed in-house server training. As conditions of their employment, the employees will be required to follow the in-house written policy, undergo alcohol server training by an approved service provider, and complete mandatory orientation. Annual and periodic in-house training will be provided.

Hosts will be stationed at the front entrance to greet guests as they arrive. Management will cycle the outdoor access areas, and near the bar area, and through the premises at least every 30 minutes during times of live entertainment. Typical manager duties inside the establishment include: assisting customers, deescalating situations, walking the various areas, communicating with staff and employees on the floor about negative behavior, potentially difficult or escalating situations. During these times, management is present internally until all customers are out of the building.

Security cameras will be located inside and outside with cameras covering all bars, kitchen, exits and entrances. The applicant will ensure that exterior lighting is appropriate for customer security as well as for surveillance of these areas. Staff has direct visual surveillance capabilities of the outdoor areas from inside via the large windows and front door area.

The applicant has an exit strategy to ensure orderly and peaceable exiting from the building and surrounding sidewalk area. Beverage alcohol service ends no later than 2:00 a.m. with last call generally announced no later than 1:45 a.m. Beginning at 1:50 a.m., customers receive verbal notice from staff, and any music being offered, whether live or prerecorded, ceases by 2:00 a.m. and the lights are brightened. Staff will ask patrons to finish their drinks and begin directing customers to the door by approximately 2:15 a.m. in order to achieve a gradual emptying of the establishment with all patrons out by 2:30 a.m. Staff will encourage patrons to exit the premises quietly so as to reduce the noise impact from their guests. Staff will be trained to report all noise or other types of complaints to management immediately. Management will then handle the complaints as needed following the companies training plan. Management and staff will also patrol the parking lot after closing to assist in moving guests and others along who might be causing an issue. The ownership and management will be readily available for area residents or guests to provide feedback and/or to register a complaint.

Noise mitigation measures the applicant intends to adopt include training employees to address loud or unruly behavior from any patron following removal procedures for those patrons; and train staff to speak with patrons to help minimize unwanted noise as the patrons depart the premises, with an emphasis on closing time.

The licensee will respond promptly to any concerns with improper or unacceptable noise levels. All noise-related complaints and concerns will be handled by the general manager or assistant manager or in his/her absence, to the shift manager/supervisor on duty. Socialista intends to comply with all noise-related ordinances and to be a good neighbor to the surrounding community.

The licensee will assign one dedicated employee (cleaning crew) to daily patrol the 100' perimeter of the restaurant, to sweep the area especially directly in front of the restaurant where smoking may occur, and to remove any and all litter found thereon.

Litter patrol will be concentrated prior to opening of the restaurant and during/after evening meal time. A final patrol will be made prior to employees' leaving the restaurant after closing.

### **PUBLIC HEARING SUMMARY**

The public hearing notice was mailed to 36 residents and landlords within 300 feet of the establishment on 3/4/2014. The notice was posted and sent electronically to residents and building management at multi-unit buildings located at 700, 714, 718 and 800 Washington Avenue North, 748 3<sup>rd</sup> Street North, and 625 2<sup>nd</sup> Street North.

### **RECOMMENDATIONS**

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor license Class B with Sunday Sales.

### **LICENSE CONDITIONS**

There are no license conditions being placed on this license at this time.