

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

**License Number:** L206-50307

**Police File Number:** 13732

**Date of Application:** July 30, 2015

**Inspector:** Michele Harvet, 612-673-5484

**Applicant/Legal Entity:** 301 Washington, LLC

**DBA/Trade Name:** Eastside Eat and Drink

**Complete Address:** 305 Washington Avenue South, Minneapolis, MN 55415

**Responsible person within 75 miles of Minneapolis City Hall:** Tyler Lineburg

**Public Hearing Required:** Yes

**License Conditions:** None at this time.

**Licenses Requested:** On-Sale Liquor with Sunday Sales, Class E

**Current License:** None

**Purpose of Application:** To obtain a new On-Sale Liquor license

**Neighborhood/Ward:** Downtown West / 3

**Zoning:** B4-1/DP – This is a permitted use in the Downtown Business/  
Downtown Parking Overlay District

**7 acre Requirement:** Met

**Off-Street Parking:** The Office of the Zoning Administrator has determined that zero spaces are required to be provided on site.

**Seating:** Inside: 157 Seats                      Outside: 60

**Fire Occupancy:** Inside: 219      Maximum Capacity Outside: 60

**Food Service Requirement:** This establishment meets the minimum food service requirements set forth in MCO 360.65.

**Alcohol Server Training:** Training will be provided by Alcohol Liability Education and Training.

**Hours of operation proposed:** Inside: Sunday: 10:00am to 11:00pm  
Monday – Wednesday: 4:00pm to 1:00am  
Thursday – Friday: 4:00pm to 2:00am  
Saturday: 10:00am to 2:00am  
Outside: Latest time would be 12:30am

**Metropolitan Council Service Availability Charges:** A SAC determination letter dated March 19, 2015, states that this project has 16 units to be charged. This has been paid by the applicant under BIRE-3096928.

**HISTORY OF LOCATION**

This location previously held a commercial parking lot business license.

**APPLICANT**

The applicant 301 Washington, LLC, a Minnesota limited liability company formed on June 4, 2014, under Chapter 322B (File Number 764175500020), having the required restriction on the transfer of shares and has the following members:

<b><u>Name</u></b>	<b><u>Title</u></b>	<b><u>Percentage</u></b>
Thomas Barnard	Investor	35
Ryan Burnet	Chief Manager	35
Boulder Point Properties	Investor	2.5
TJD Investments	Investor	2.5
Christine Fruechte	Investor	1
David Gigerich	Investor	0.5
Thomas Grojean	Investor	0.5
Brian Holcomb	Investor	1
ILLM LLC	Investor	5
Amir Mehbod	Investor	5
Dennis Monroe	Investor	5
Nicolas Oprish	Investor	2.5
Adam Sklader	Investor	3.5
Mark Zesbaugh	Investor	1

The applicants meet all minimum requirements including criminal background check.

**MANAGER**

The manager of Eastside Eat and Drink will be Tyler Lineburg. Mr. Lineburg has at 10 years of experience working in the alcohol and food service industry (including Axel’s Bonfire, Parasole, Gibson’s Restaurant Group and Barrio).

**POLICE REVIEW**

Police Licensing and this Inspector have reviewed the expenses and source of funds reported in this application. The applicants have provided documentation showing adequate, legal and traceable funding for this venture and have passed the criminal background check. The First Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

### **PREMISES**

Eastside Eat and Drink will be located on the first floor of the newly built Latitude 45 Apartments building. It will be approximately 6,120 square feet. The dining areas (main dining room, flex dining space and board room) will take up approximately 1,839 square feet of the establishment. There will have seating for 157 patrons. The rest of the space is for the kitchen, coolers, an office, restrooms and storage. The space is compact and contiguous. There are no undefined areas.

There is an outdoor patio/café in front of the establishment, on private property, along Washington Avenue. It will have seating for 60 patrons.

### **BUSINESS PLAN/OPERATIONS**

Eastside Eat and Drink will provide an alcohol service policy to every employee they have that serves alcohol in their employee handbooks. The policy will include detailed information on the serving and handling of alcohol. Each employee will also receive group alcohol service training once per year through Alcohol Liability Education and Training (ALE). New staff will be trained throughout the year. Every customer that appears under 35 years of age must present a legal photo identification card to prevent service to person under 21 years of age. The discipline for serving minors will be immediate termination and is disclosed in the employee alcohol service policy. Eastside Eat and Drink will perform self-audits to check on youth alcohol compliance.

On-site managers and supervisors will oversee the security of the premises. They will regularly monitor and walk the premises, both inside and outside as a part of general business.

Although noise is not anticipated to be a problem because of their business model, all noise complaints will be recorded by Eastside Eat and Drink staff and followed up with directly by management. They will monitor patrons outside the establishment as well to make sure they are not disturbing neighbors. Speakers, both interior and exterior have been positioned above patrons aiming sound directly down to mitigate sound migration. Exterior speakers will have the volume lowered at 10pm and turned off at midnight. Patrons will be asked to move inside at 12:30am for further service or exit through the inside of the restaurant.

Menu items include salads, sandwiches, smoked fish, flatbreads, artisan meats, fried chicken, braised pork, blackened salmon and steak ranging in price from \$9 to \$26.

Entertainment will be provided in the form of prerecorded background music.

Litter will be removed at all hours they are open on a daily basis on and within 100 feet of the premises.

There will be no sports sponsorships or charitable gambling.

### **PUBLIC HEARING SUMMARY**

A public hearing is required for this license application. 39 notices were mailed to residents and property owners within 450 feet of the premises on August 12, 2015 and emailed to Council Member Frey, the Downtown Minneapolis Neighborhood Association and the Warehouse District Business Association on August 14, 2015. The public hearing will be held on August 25, 2015 at the Community Development & Regulatory Services Committee meeting.

**RECOMMENDATION**

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor with Sunday Sales, Class E license for Eastside Eat and Drink.

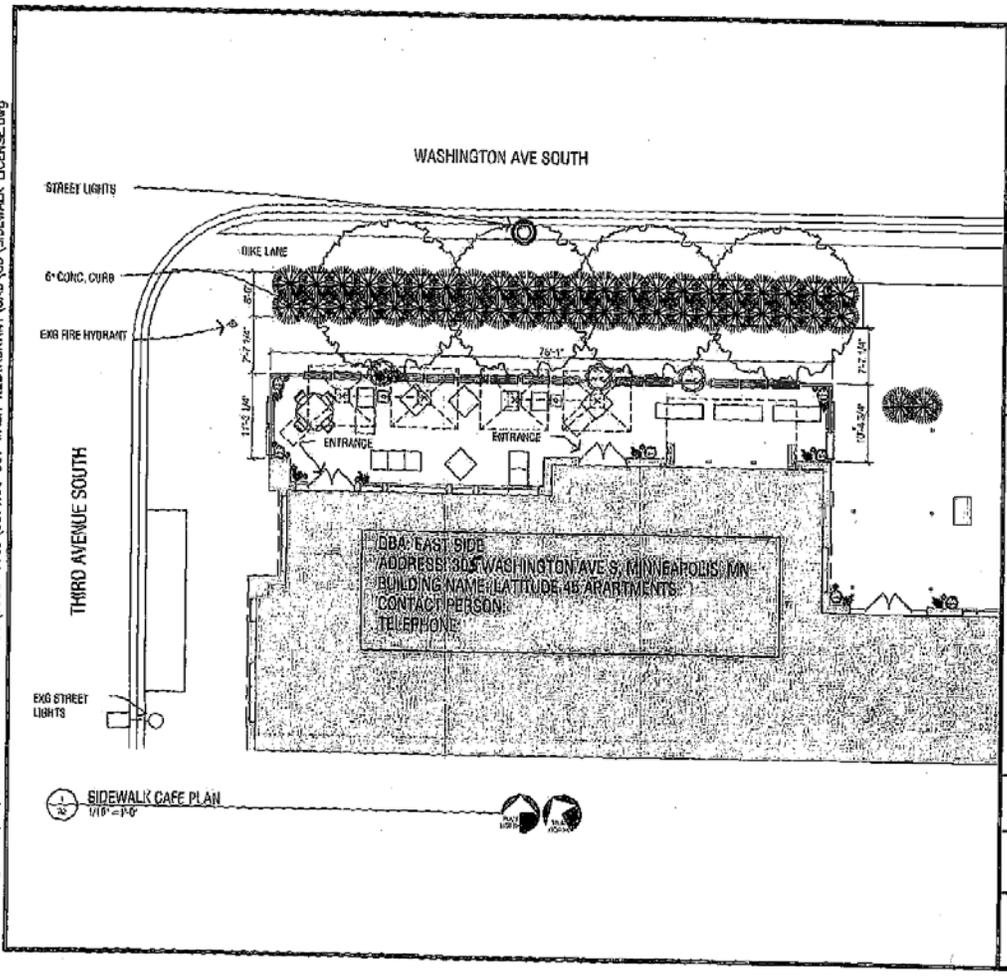
**LICENSE CONDITIONS**

None at this time.

**DIAGRAM**

See next page.

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DBA: EAST SIDE  
 ADDRESS: 301 WASHINGTON AVE S, MINNEAPOLIS, MN  
 BUILDING NAME: LATTITUDE 45 APARTMENTS  
 CONTACT PERSON:  
 TELEPHONE:

1  
 20 SIDEWALK CAFE PLAN  
 1/8" = 1'-0"



18 South Eighth Street  
 Minneapolis MN 55402

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 1 612 349 2900  
 shea@shea.com

project # 45  
 EASTSIDE RESTAURANT  
 301 WASHINGTON AVE S.

project no.	10871.00	date	4/22/2015
author	AMM	checked	JMM
sheet no.	SIDEWALK CAFE PLAN		

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