

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

License Number: L206-50293 **Police File Number:** F.13712

Date of Application: June 24, 2015

Inspector: Nicole Anderson

Applicant/Legal Entity: Bar Luchador, LLC

DBA/Trade Name: Bar Luchador

Complete Address: 825 Washington Avenue Southeast

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

Purpose of Application: New Proprietor

Responsible person within 75 miles of Minneapolis City Hall: Angelo Pennacchio

Public Hearing Requirement: Not required

Neighborhood/Ward: Prospect Park - East River Road Neighborhood / 02

License Conditions: None

Zoning: C1/PO/UA– This is a permitted use in the Neighborhood Commercial/ Pedestrian Oriented Overlay/ University Area Overlay District.

7 acre requirement: Met

Off-Street Parking: The Office of the Zoning Administrator has determined that there is no change in business operations from the previous establishment so there will be no change in requirement. A variance to the parking requirement was approved in 2006 stating, "A variance to reduce the required number of off-street parking stalls from 154 spaces to 39 spaces, where 57 spaces are grandfathered, to allow for two new restaurants."

Churches or schools within 300 feet of the proposed premises: No

Seating: Inside: 108 Seats Outside: N/A

Fire Occupancy: Inside: 200 Maximum Capacity Outside: N/A

Food Service Requirement: This establishment will operate as a restaurant and have a full food menu.

Hours of operation proposed: Inside: 11:00am to 1:00am, daily.
Outside: No outdoor area proposed at this time.

Metropolitan Council Service Availability Charges: SAC Determination application sent to Metropolitan Council on June 23, 2015. There are no changes in the use or number of seats.

HISTORY OF LOCATION

This location previously operated as Campus Pizza which had an On-Sale Liquor with Sunday Sales, Class E license since 2006. This building was newly constructed in 2006.

APPLICANT

The applicant is Bar Luchador, LLC, a Minnesota company formed on June 12, 2015, under Chapter 333 (File Number 829770300027), having the required restriction on the transfer of shares and having the following shareholders and officers:

<u>Name</u>	<u>Title</u>	<u>Ownership</u>
Angelo Pennacchio	President	33.3%
Regan Haffele	Vice President	33.3%
Joshua Zavadil	Treasurer	33.3%

MANAGER

Bar Luchador will be managed by Angelo Pennacchio, president. Mr. Pennacchio has over 10 years of experience in the restaurant and alcohol industry.

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. The Second Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

PREMISES

The business will occupy the main street level building at 825 Washington Ave SE. The premises occupy approximately 3,625 square feet for business use inside. The occupancy load is 200

people. The interior seating will consist of 108 seats, with 12 of those seats located at a bar. The rest of the establishment consists of a kitchen, coolers, storage areas and rest rooms. The licensed premises space is compact and contiguous. There are no undefined spaces.

BUSINESS PLAN/OPERATIONS

All employees will complete alcohol compliance training provided through Laura Boyd and Associates on August 1st and March 1st of each year. Bar Luchador will card anyone who orders an alcoholic beverage. Employees who pass a youth alcohol compliance check or management self-audit will be rewarded \$100. Self-audits will be performed three times a year.

The hours of operation for Bar Luchador will be 11:00am until 1:00am, seven days a week. During big events at the TCF Bank Stadium they may open earlier than 11:00am to accommodate patrons attending the events.

Bar Luchador is applying for a Class "E" Liquor License which permits the use of radio, television, prerecorded background music, and karaoke. They explain in their business plan that they do not expect to have entertainment beyond televisions and background music as the space will be a restaurant first and a bar second. With the limited entertainment Bar Luchador anticipates nominal noise issues. They are located inside a strip mall area and will not have an outdoor area so noise will not spill out into the neighborhood. If noise does become a concern they will take action immediately.

Bar Luchador will prevent negative effects in the surrounding area by having an open business with eyes on the street and being proactive about security; staff will be taught to bring any issues to management immediately. Litter will be cleared daily.

Bar Luchador plans to sponsor many local University of Minnesota intramural sports teams. There will be no charitable gambling or amusement devices.

PUBLIC HEARING

Not required.

RECOMMENDATION

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

LICENSE CONDITIONS

None