

## Proposed Alcohol Menu

### Beer

- Imported (Modelo, Heineken, etc.)
- Domestic
- Local Craft

### Wine

- Red
- White
- Champagne
- Flavored mimosas

To Whom it may concern,

The Corner Grill and Bakery is located in a prime, well-suited area for alcohol service, offering a spacious environment that accommodates both our dining guests and the surrounding community. We are committed to providing an enjoyable experience for our patrons while being mindful of our neighbors' peace and comfort. We fully recognize that the introduction of alcohol service may raise concerns related to noise, disturbance, or disruptions, particularly for nearby businesses and residences. However, we believe that our thoughtfully designed built environment, combined with our responsible alcohol service policies, will mitigate these concerns and ensure that the surrounding area is not negatively impacted.

Our property is generously sized, both in terms of building square footage and the surrounding land area. The building itself encompasses 5,900 square feet, providing ample room for both patrons and staff while maintaining a comfortable, welcoming atmosphere. The land surrounding the restaurant is larger than 64,000 square feet, and this larger-than-average space allows us to create a clear, defined boundary between the restaurant and surrounding properties.

This extra space is particularly advantageous in managing noise levels and patron traffic, as it provides ample room for seating arrangements that naturally keep the noise contained to our premises. We also have multiple points of entry and exit to avoid crowding in any single area, helping to control the flow of customers and minimize any potential disturbances to neighboring businesses and residences.

A key feature of our site that will help maintain harmony with neighboring properties is our intentional use of setbacks, fences, and landscaping. These elements have been strategically designed to provide a physical and visual barrier between the restaurant and the surrounding area:

1. **Setbacks:** Our building is situated with generous setbacks from neighboring properties. This distance reduces the likelihood of any noise or disturbances impacting nearby businesses or residences, as well as providing additional space for patrons to enjoy their meals in a more private and tranquil environment.
2. **Landscaping:** Our landscaping efforts not only enhance the aesthetic appeal of the property but also serve as a natural sound buffer. The carefully planned placement of shrubs, trees, and other plantings helps to absorb excess sound and minimize visual impact, creating a more peaceful environment around the perimeter of the restaurant. Our landscaping also helps to guide foot traffic in a controlled manner, further reducing the likelihood of patrons wandering into neighboring areas.

While The Corner Grill and Bakery offers outdoor seating for patrons who wish to enjoy their meals in an open-air setting, we have taken deliberate steps to ensure that this space does not negatively affect the surrounding area. The outdoor dining area is positioned away from any the surrounding residential area. We have also implemented the following measures to further mitigate noise:

- Sound barriers: In addition to facing away from any homes, we are exploring the installation of low-height sound barriers (such as decorative walls or hedgerows) to further dampen any potential noise.
- Seating arrangements: Outdoor seating areas are carefully arranged so that larger groups or gatherings are not placed in close proximity to property lines. This allows for a quieter, more relaxed experience for our guests while ensuring minimal noise spillover.

The size of our restaurant, combined with the spacious layout of the property, gives us the ability to comfortably accommodate additional patrons. The [X] square feet of land surrounding the building allows for clear delineation between public and private spaces, as well as ample room for seating, parking, and outdoor dining areas.

Moreover, our capacity for additional patrons will be managed in a manner that ensures both customer comfort and neighborly consideration. We will carefully monitor our occupancy limits to avoid overcrowding and ensure that our alcohol service does not lead to excessive noise or other disturbances.

The Corner Grill and Bakery has proudly served our community for over the last year, building a reputation as a welcoming, family-friendly establishment known for high-quality food, excellent service, and a strong commitment to the safety and enjoyment of all our patrons. As part of our ongoing commitment to providing an exceptional dining experience, we are excited to introduce an alcohol service option to our menu, enhancing our offerings while maintaining the values that have made us a beloved local business.

We understand that the introduction of alcohol service may raise concerns regarding increased intoxication, noise, and illicit activities. We take these concerns seriously and want to assure our guests, neighbors, and the local community that Corner Grill and Bakery remains fully dedicated to upholding the highest standards of conduct. To that end, we have implemented several proactive measures to mitigate any potential issues, ensuring that our establishment remains a safe, enjoyable, and reputable place for everyone.

#### Responsible Alcohol Service and Patron Conduct

##### 1. Staff Training and Education

We are committed to training our staff to handle alcohol service responsibly. All employees involved in alcohol service will undergo comprehensive training, including:

- TIPS (Training for Intervention Procedures) certification or equivalent programs, focusing on responsible alcohol service, recognizing signs of intoxication, and managing difficult situations.
- Customer Service Excellence: Our staff is trained to engage with customers in a professional and friendly manner, addressing any concerns and maintaining a positive, safe environment.
- De-escalation Techniques: In the event that a situation begins to escalate, our staff is equipped with strategies to de-escalate conflicts and manage patrons who may be behaving inappropriately.

## 2. Alcohol Service Guidelines

To maintain a safe and pleasant atmosphere, we have instituted the following guidelines:

- Drink Limits: Our bartenders and servers will adhere to a strict policy on the number of drinks served per guest and will not serve alcohol to individuals who are visibly intoxicated.
- Closing Time: Alcohol service will end promptly 30 minutes before closing to allow a smooth and responsible transition toward the restaurant's end of service.
- Monitoring and Security: We will continue to monitor the premises carefully and, if necessary, employ additional security staff during peak hours or busy weekends to ensure the safety of our patrons and staff.

## 3. Noise Management and Mitigating Disruption

As Corner Grill and Bakery is located near a freeway, we are particularly aware of the potential for noise to affect our neighbors. We have established the following protocols to reduce noise and prevent disturbances:

- Soundproofing: We have made enhancements to our interior design, including soundproofing measures to minimize noise from within the restaurant.
- Exterior Design: Our patio seating is designed to reduce sound spillover to neighboring areas, and we encourage quieter conversation on our outdoor space, especially during evening hours.
- Entertainment: We will ensure that any live music or other entertainment does not exceed acceptable noise levels and that all events are scheduled at appropriate hours.

## 4. Preventing Illicit Activity

Corner Grill and Bakery has always maintained a zero-tolerance policy for illicit activities. Our team is trained to recognize and respond to any inappropriate behavior,

ensuring that our restaurant remains a safe and enjoyable environment. We also take the following measures:

- ID Checks: We will continue to check IDs for all alcohol purchases to prevent underage drinking and comply with all relevant regulations.
- Security Cameras: We have installed security cameras in all common areas, providing an added layer of safety and helping to deter any illegal activity.
- Collaboration with Local Authorities: We maintain an open line of communication with local law enforcement and work closely with them to ensure that any concerns or issues can be swiftly addressed.

The Corner Grill and Bakery has always prided itself on being a safe, welcoming, and family-friendly establishment. Since opening our doors in 2024, we have consistently demonstrated professionalism, integrity, and community-minded operations. Our restaurant has built a strong reputation for providing excellent service, quality food, and a comfortable environment, and we are committed to maintaining these standards as we expand into responsible alcohol service.

We recognize the concerns that often accompany the introduction of alcohol service, including potential intoxication, noise, and illicit activity. To proactively address these concerns, Corner Grill and Bakery has developed strict policies and training guidelines for all staff, including:

- Responsible Beverage Service Training: All staff serving alcohol will undergo state-certified alcohol service training (e.g., ServSafe or equivalent) to ensure compliance with legal requirements and best practices.
- Consumption Monitoring: Staff will be trained to recognize signs of overconsumption and are empowered to refuse service when necessary.
- Noise & Conduct Management: We will enforce policies to maintain a family-friendly atmosphere, including controlling music levels, ensuring orderly patron conduct, and maintaining a clean and safe environment both inside and outside the restaurant.
- Security & Supervision: Management will oversee floor operations during all hours of alcohol service to quickly and effectively address any misconduct.
- Community Considerations: Given our proximity to the freeway, we are particularly mindful of the risks of impaired driving. Our staff will encourage responsible transportation options, including ride-share services, for any patron who may be unfit to drive.

The Corner Grill and Bakery's strong track record further demonstrates our reputability. We have successfully operated at 701 S. Indian Hill Blvd. consistently receiving positive reviews from both customers and regulatory agencies.

We are confident that by maintaining our high standards, adhering to strict staff training protocols, and continuing to prioritize the safety and satisfaction of our guests, Corner Grill and Bakery will remain a valued and responsible part of the community.

Corner Grill and Bakery has become a trusted gathering place in the community, serving not only as a restaurant but also as a contributor to the vitality and character of the surrounding area. Our restaurant currently supports the neighborhood by creating jobs, sourcing ingredients from local vendors when possible, and providing a safe, family-friendly dining experience that attracts both residents and visitors. In doing so, we actively contribute to the economic health and social fabric of the community.

The proposed addition of alcohol service is designed to complement—not alter—this positive role. Alcohol service will be implemented responsibly, in a manner consistent with our reputation for professionalism and community care. Our goal is to enhance the dining experience for guests, offering them a wider range of options without changing the welcoming, family-oriented atmosphere for which we are known.

This expansion is fully compatible with the zoning, surrounding uses, and the City's broader vision. According to the City's General Plan, priorities include supporting local business vitality, enhancing neighborhood-serving amenities, and encouraging safe, community-focused gathering spaces. Corner Grill and Bakery embodies these values:

- **Economic Development:** By responsibly expanding our offerings, we strengthen our ability to remain a successful, locally operated business that provides jobs and contributes to the tax base.
- **Community Vitality:** Our restaurant already serves as a social hub in the area; limited alcohol service will expand the options for local residents without introducing disruptive or incompatible uses.
- **Safety & Quality of Life:** Through strict staff training and operational policies, we will ensure alcohol service is conducted responsibly, preserving the quiet enjoyment of the area while maintaining our positive relationship with nearby businesses and residents.

In short, Corner Grill and Bakery's proposed alcohol service is consistent with the City's vision for safe, vibrant, and economically sustainable communities. We are confident that this addition will only strengthen our contribution to the area, while preserving the values of safety, respect, and community connection that we have upheld since our founding.

The Corner Grill and Bakery is committed to upholding the highest standards of public health and safety. We recognize that the introduction of alcohol service must comply with both the City's General Plan Safety Element and all applicable County Health Department guidelines, and we have developed a plan that ensures full compliance while safeguarding the surrounding community.

#### Compliance with General Plan Safety Policies

The Safety Element of the City's General Plan emphasizes the importance of protecting residents from risks to health, welfare, and quality of life. Our alcohol service policies are designed to uphold these principles by:

- Preventing excessive consumption through staff monitoring and intervention.
- Reducing risks associated with impaired driving, particularly given the site's proximity to the freeway, by promoting ride-share and designated driver options.
- Maintaining a safe and orderly environment for both patrons and nearby properties.

#### Compliance with Health Department Guidelines

The Corner Grill and Bakery will follow all County Health Department standards for food and beverage service, including:

- Ensuring that all alcohol is stored, handled, and served in compliance with sanitation and safety regulations.
- Serving alcohol only alongside food to encourage responsible consumption.
- Training all staff in health and safety practices, including proper handling of beverages and prevention of cross-contamination.

#### Mitigation Strategies for Responsible Service

To minimize potential impacts from alcohol service, we have adopted the following operational measures:

- **Responsible Beverage Service Training:** All alcohol-serving staff will complete state-certified training (e.g., ServSafe Alcohol or equivalent) to identify intoxication and prevent over-service.
- **Monitoring & Intervention:** Staff will monitor guests, limit service as necessary, and refuse service when required to prevent overconsumption.
- **Noise & Property Management:** Music and patron activity will be regulated to avoid disturbance to neighboring businesses and residences.

- Managerial Oversight: A trained manager will be on-site at all times during alcohol service to enforce policies and respond promptly to any issues.
- Safe Transportation Encouragement: Guests will be encouraged to use ride-share services, taxis, or designated drivers if they are unfit to drive.

By aligning our operations with the City's General Plan Safety Element and adhering strictly to Health Department regulations, Corner Grill and Bakery will ensure that alcohol service is conducted responsibly and without adverse impacts to the community. Through staff training, proactive monitoring, and community-conscious policies, we will maintain a safe, welcoming environment that continues to enhance the quality of life in the surrounding area.

On behalf of Corner Grill and Bakery, we would like to sincerely thank the Committee for its time, attention, and careful consideration of our application for a conditional use permit. We greatly value the opportunity to present our plans and demonstrate our ongoing commitment to responsible operations, community safety, and alignment with the City's goals.

We are confident that the addition of alcohol service will further enhance our contribution to the community, and we look forward to the possibility of continuing to serve our guests in a safe, welcoming, and responsible manner.

Thank you again for your thoughtful review and for the important work you do on behalf of our City and its residents.

Thank you,

The Corner Grill & Bakery