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U**Stepscell LLC., dba KoZu Izakaya**

3100 Chino Hills Parkway #524

Chino Hills, CA 91709

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kozustepscell@gmail.com

**To: City of Claremont Planning Division**

Daniel Kim

Assistant Planner

dkim@claremontca.gov

**Ref: Justification Statement - Conditional Use Permit****Address: 175 N. Indian Hill Blvd #102B, Claremont, CA 91711**

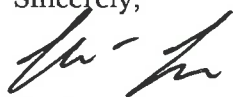
Our restaurant "KoZu Izakaya" will be located at 175 N Indian Hill Blvd 102B in the center of the Claremont Village. As a new tenant seeking to introduce a fresh concept called "izakaya" to the city of Claremont, we would like to formally request a CUP for our restaurant in order to receive the ABC Type 41 license and serve a full authentic Japanese experience. KoZu Izakaya will be a full-service restaurant focusing on serving yakitori style dishes, Japanese tapas dishes, complemented with various imported beer and sake. The term "izakaya" can be defined as a casual Japanese restaurant that serves food and drinks with a focus on shared plates and a relaxed social atmosphere. We would like to share the unique flavors of Japanese cuisine, culture, with beer and sake as they are a common part of the Japanese dining experience specializing in an izakaya concept.

KoZu will be a refreshing addition to the approximate 37,000 residents of Claremont and the vibrant energy that the Claremont Village has as there are no similarly izakaya concepts within the city nor in the neighboring cities. KoZu will serve to benefit many locals and college students alike as it is a more accessible way to experience this type of Japanese specialty. KoZu will cater to the underserving population of millennials, Generation X, and Generation Z with optimal pricing, food, and service. Our concept will not only benefit customers, but also many locals, as we will be actively employing many native Claremontonians and students in this ever-growing demand market for jobs.

The subject area for KoZu is located in a zoning currently built for restaurants and retail in the Claremont West Village Expansion. With 1,403 square feet of total space, KoZu will be nestled in a shared plaza that provides adequate space for parking, pathways, and rest areas. There are three adjacent parking lots with two being connected directly to the plaza and one within approximately 50 feet across KoZu. The total number of parking space available directly adjacent to our space is 46, with more designated parking space across 1<sup>st</sup> Street. There is also a large parking structure across the plaza (on 1<sup>st</sup> street) designated for the plaza's customers and employees with 555 available parking spaces. There will be ample parking for our customers and employees to not cause additional disturbance to the car traffic, noise pollution, or to the safety of the public. Our restaurant is located on 2nd street and will not be facing Indian Hill Blvd, which we believe has a more dedicated sidewalk away from a heavier foot traffic area. With a total dining space of 500 square feet and an expected customer volume of 80 people per operation, we expect to have a turnover rate of people who will enter and exit our premise that will keep the surrounding public area safe and peaceful. We believe with the addition of the beer and wine license, the Village is properly built and zoned to accommodate our restaurant.

We respectfully request your consideration, thank you.

Sincerely,



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Business Owner

**KOZU IZAKAYA at The Claremont Village**  
**175 North Indian Hill Blvd, Suite #B102B**

**SIDES / APETIZERS:**

Mazemen (dried ramen noodle)	Agedashi Tofu, Hosemade Tofu
Hokkaido Potato Croquette	Mentaiko Mochi Baked
Sautee Mushroom	Whole Geso Kara
Onigiri (Steamed & Baked)	White Corn Truffle
Spam Musubi (Mentai, Mayo, Spicy)	

YAKITORI	TSUKUNE (MEATBALL)		
CHICKEN WINGS	CHICKEN BREAST MEAT	CHICKEN THIGH	CHICKEN HEART
CHICKEN GIZZARD	CHICKEN SKIN	NEGI CHICKEN	

WAGYU A5 BEEF	KOBE BEEF SKIRT	KOBE BEEF RIBEYE	KOBE BEEF FINGERLING
KOBE BEEF TONGUE	KOBE BEEF LIVER	NEGI BEEF	

QUAIL EGG	JUMBO SHRIMP	SCALLOP	JUMBO SCALLOP
DUCK	KUROBOTA PORK SAUSAGE		KUROBOTA PORK CHEEK
PORK BELLY SHISO	PORK SHOULDER		

ERINGI MUSHROOM	ENOKI MUSHROOM	KING OYSTER MUSHROOM	ASPARAGUS
OKRA	SHISHITO PEPPER	FOI GRAS SKEWER	

GRILLED YELLOWTAIL CHEEK	EBI	TOMATO WITH BACON
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**PLATES / BOWLS:**

SEARED MACKEREL	GYU DON	EBI CHIRI	KATSU DON
CHICKEN KATSU CURRY	BEEF CURRY	VEGETABLE CURRY	
BEEF TENDON STEW	BRAISED PORK STEW		

**SELECTIONS OF WINE / SAKE / BOTTLE & DRAFT BEER:**

ASAHI	JUNMAI	WHITE
SAPPORO	GINJO	RED
KIRIN	DAIGINJO	ORION

**NON-ALCOHOLIC:**

GREEN TEA	SPARKLING WATER	OO LONG TEA	YUZU ADE	APPLE JUICE	SOFT DRINKS
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**DESSERT:**

KISSATEN PUDDING	CHEESE CAKE	MELO SODA FLOAT
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