

License Type & Number 42-627506

Schoffstoll Studios LLC (dba Board and Brush Creative Studios Orcutt), 117 E. Clark Ave, Santa Maria, CA

ABC-245 – Section 23958.4 Part 2 Attachment

The property that this license will serve is part of a commercial/retail corridor serving the community that already consists of a retail liquor store, bar, and pizza parlor as immediate neighbors. Current immediate neighboring business that sell alcoholic beverages are not currently detrimental to the public health, safety and welfare of the community so granting of this license will be consistent with existing licensed locations. In addition, the operating business hours will only be a slight portion of a typical licensed location thus likely resulting in a highly reduced volume of alcoholic beverages sold compared to a more typical licensed establishment.

Allowing this license would allow a creative entertainment and social gathering business entity to become established that would be a cohesive element of the neighborhood. This business will utilize a long vacant commercial storefront that will provide a new-neighborhood-serving decorative sign making studio.

The location is desirable to the public convenience and is near restaurants and other entertainment uses in the area which will further add to the destination tourism allure of the area.

The sale and dispensing of beer and wine based beverages for consumption on-site as part of this business will allow patrons to enjoy their sign making session by complementing it with an alcoholic beverage.

The business will be convenient as it will serve the residents of the area and because of its proximity, with residents located near the commercial corridors of Clark Avenue and Broadway Street, the business will offer residents a creative entertainment option that is walkable. With a neighborhood serving use, residents will not have to get in their cars should they choose to utilize this entertainment option that is walkable from their residence.

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Letter of Non-Interference

The business we are requesting a retail liquor license for is located within 100 feet of a residence.

The following are ways we will ensure that the operation of our business will not interfere with the quiet enjoyment of the property by residents:

- Alcoholic beverages (only beer and wine based drinks) will only be served to customers between the hours of 10am and 10:30pm.
- No televisions or music will be allowed on the back patio.
- After hours use will be prohibited except for routine clean up.
- Entertainment in conjunction with sign making sessions is limited to music and or music videos to compliment the sign making experience and shall be limited to a volume such that it is not audible beyond the premises.
- The premises will not be sub-let to third parties or outside promoters for any special events.
- The area adjacent to the premises over which we have control, including the sidewalk in the front and parking lot in the rear will be maintained free of debris or litter.
- Both patron and employee conduct on the premises and within the parking area will be monitored to assure behavior does not adversely effect or detract from the quality of life for adjoining residents, property owners, and businesses.

We are confident that following the provisions outlined above, the operation of our business will not interfere with the quiet enjoyment of the property by residents. The fact that there are three other businesses operating within 100 feet of our location that have liquor licenses gives us comfort that one more business with a license will not adversely impact the current charm of the neighborhood or be a nuisance to residents in the area.