

# **PC Attachment 3**

# **SAKEZEN, LLC**

**Name of Owner: Xiaochen Wang**

**22772 Centre Drive, STE 110**

**Lake Forest, CA 92630**

## **Business Description**

### **1. Hours/Days of Operation:**

The regular business hours of the office are Monday through Friday, between 9AM to 5PM. The online platform may accept orders 24/7/365. The order will be proceeded in the order they were received during normal business hours.

### **2. Type of Merchandise Sold at Business:**

Sake, a type of Japanese wine made by rice and other ingredients are the merchandise provided through our online platform. The online platform may also sell accessories, such as sake glasses, etc.

### **3. Type(s) and Configuration of Alcohol Proposed to Be Sold:**

Bottled Japanese sake, it is categorized as a type of wine per ABC regulation. Typical sizes are 720ml (24.34 ounces), 1.8L (60.87 ounces), and the smallest being 300ml (10.14 ounces).

### **4. Services Provided at the Business:**

Our online and social media platforms provide various brands, types and flavors of bottled Japanese Sake for shipments to the residents in states where our license permits. It solely involves typical online based customer service, storage of small volume of products in standalone coolers and packing of the products for shipment.

### **5. Description of Security Measures:**

Our leased unit is located in the ground of an office building that features surveillance cameras at both ends of the entrances. All office entries are along the hallway inside of the building. The building is locked after normal business hours with only tenant access. We plan to install additional surveillance cameras and a security system (e.g., ADT) at the only door entrance of our office unit. Additionally, our office door will be locked during regular business hours for security purpose. Our license type does not involve walk-in customers.

**6. History of Alcohol Licenses and Violations:**

This is our first application for an ABC license, and we have no history of violations.

**7. Description of How This Business May Be Different:**

Our business uniquely sells Japanese sake online. As a certified International Sake Sommelier by SSI Japan, I select the sake based on different flavors and profiles, offering customized services to clients to promote Japanese sake. Without the overhead costs of a retail store, our pricing can be more competitive. We will be the first company and online platform in California to offer such a service.

**8. Anticipated Number of Employees:**

We anticipate employing approximately 1 to 2 employees.

**9. Why does the sake need to be refrigerated, and is all the sake from the business refrigerated?**

According to commonly available industrial standards, the most delicate styles of sakes should be kept in a fridge at around 4°C (40° F), but most other sakes can be stored at temperatures similar to wine, until about 15°C (60° F) or even room temperature. Lower temperatures slow down sake's natural evolution. Our business carries premium brands of sakes, and they will be in the coolers only.

**10. How is the sake delivered to the office building? If it is delivered by a delivery truck, please explain when, how, and where the deliveries are made without impacting the other tenants in the office building.**

The sake supplier will deliver the sake through commonly known carriers or its delivery team. The common vehicle for this delivery type is a van or small truck. It does involve commercial-size semi-trucks. The specific delivery schedule will be between normal business hours, Monday through Friday. Our office is on the ground floor next to one side of the entrances. We may have up to three weekly deliveries, each of deliveries which may take around three to six minutes. The two-story office building has various types of office-based businesses with very little foot traffic. Each delivery may have four to six small parcels size of sakes and be directly carried into the office. The delivery is similar to the delivery of Amazon packages or office supplies and will have no material impact on foot traffic or work for other tenants in the building.

**11. Describe how packages are mailed to the customer. Do you have daily pickups from a mail provider, or do you go to a location to mail the packages?**

We will schedule regular pickup of FedEx or UPS on twice per week basis. No weekend pickup. If few orders incurred, we may directly drop off at their offices.

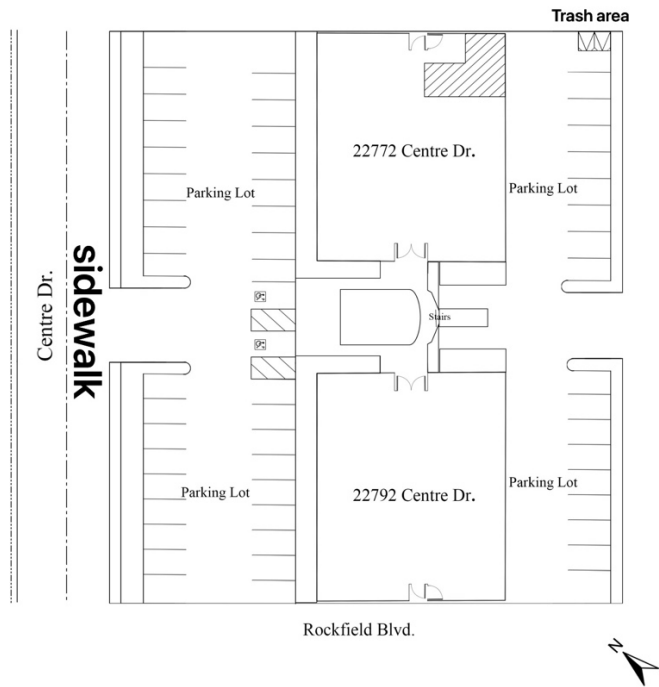
### Vicinity Map



The provided vicinity map shows the aerial view of the project located at 22772 Centre Drive in Lake Forest, CA. Project building was marked within streets of Centre Drive, Rockfield Blvd, Aspan St, and Lake Forest Dr. This visual representation provides context for the project location within its broader environment, illustrating its proximity to major roads and neighboring commercial properties.

## Site Plan Depicting All Proposed and Existing Improvements

22772 Centre Drive  
Lake Forest, CA 92630



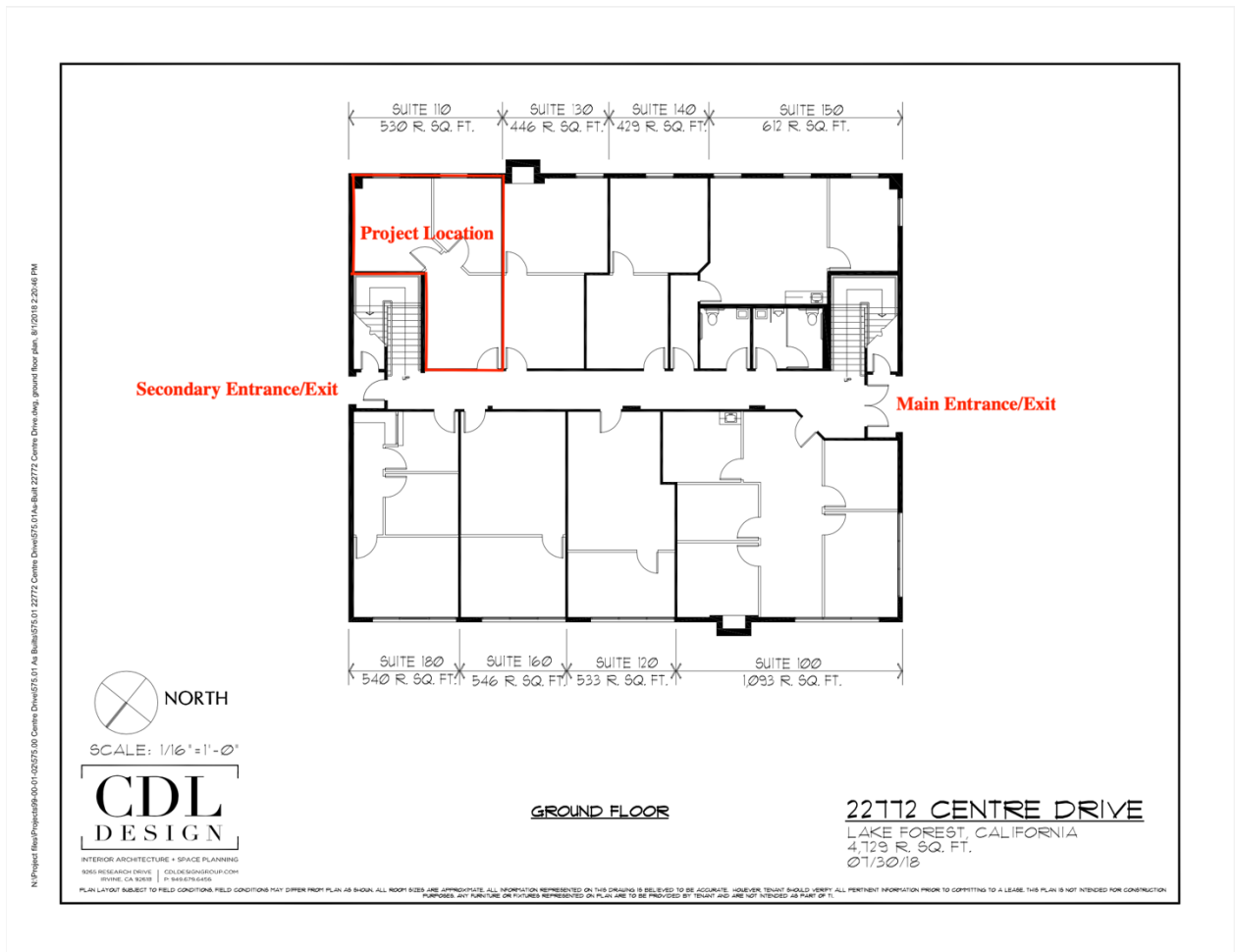
This site plan shows the layout of the premises at 22772 Centre Drive, Lake Forest, CA 92630. The plan includes:

- Buildings: Two buildings labeled as 22772 Centre Dr and 22792 Centre Dr.
- Parking Lots: Multiple parking areas surrounding the buildings.
- Sidewalk: The sidewalk along Centre Dr is clearly marked.
- Entrances/Exits: The main and secondary entrances/exits to the buildings are shown.
- Trash Area: The designated trash area is identified on the plan.
- Stairs: The location of the stairs is indicated.
- North Arrow: The direction is clearly indicated to provide orientation.

This site plan provides a clear overview of the existing and proposed improvements, ensuring all necessary details for the project's location, parking, and access points are included.



## Site Plan of Ground Floor Building Depicting All Proposed and Existing Improvements



This site plan shows the layout of the ground floor at 22772 Centre Drive, Lake Forest, California. The diagram includes the following key elements:

- **Project Location:** The specific area designated for the project is marked.
- **Main Entrance/Exit:** The primary access point for the building is labeled.
- **Secondary Entrance/Exit:** An additional access point is identified.
- **Suite Layouts:** Each suite is labeled with its respective square footage.
- **North Arrow:** The direction is clearly indicated.
- **Drawing Scale:** The scale of the drawing is provided for reference.

This site plan provides a clear overview of the proposed and existing improvements, ensuring all necessary details for the project's location and access points are included.



## Floor Plan

This floor plan illustrates the proposed layout of the approximately 530 sqft office space in Suite 110 in ground floor of building located at 22772 Centre Drive. The space will primarily be office use with standalone, movable coolers for storage of sakes, we proposed the maximum of three coolers. We may start with two and add the final one when it is necessary, in support of the online platform's operation including customer service and fulfillment, etc. The proposed layout includes a designated office area, space for standalone moveable coolers and other typical office functions. Entrances and exits are clearly marked to ensure efficient flow and accessibility.

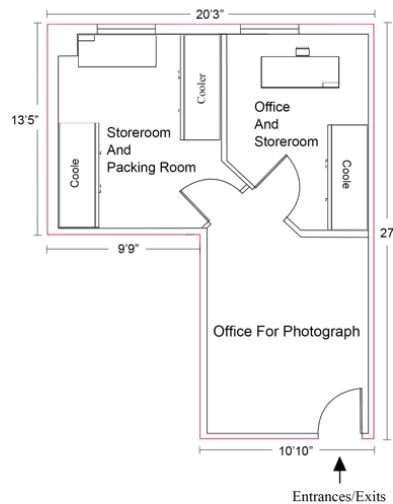
The office is expected to store up to 180 bottles of sake. The average bottle size of sake is significantly smaller than the size of a wine bottle. The office will be the sole location for storing all sakes for the online sale of the business. All sakes will be in up to three proposed coolers. There will be no room-temperature storage or any addition of cooler in the future. The packaging will be done in the office space next to the coolers. We will use specialized packaging and boxes designed for shipping alcohol to our online customers.

### PROPOSED FLOOR PLAN

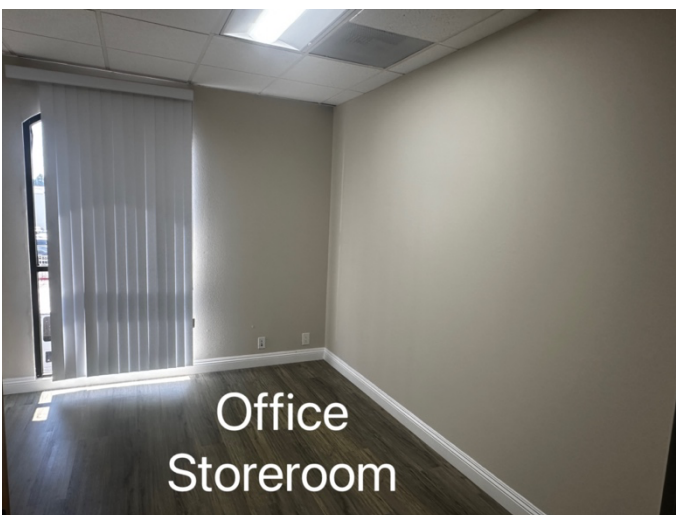
Tappan Investments (CA) LLC

SAKEZEN LLC

22772 Centre Drive, STE 110,  
Lake Forest, CA 92630







## Use Permit Request

The business for online sale and storage of alcohol is required of TYPE 85 license, in pursuant of regulations of California Alcohol Beverage Control (ABC). ABC found our application is within its definition and description of TYPE 85 license.

The business is located in an office building located in parcel zoned as MU43. The storage of alcohol beverage is an allowable use, and a Use Permit is required per Lake Forest Municipal Code.

As an online business with no walk-in customer involved, the office location including the coolers (as below) for storage of sakes is highly secured all time with locked door and security cameras. Surrounding areas are largely zoned commercial or mix use with no residential neighborhood, and primarily composed of offices, commercial and a church, etc. Furthermore, the building entrances are locked during off business hours when office is unstaffed. The issuance of use permit for the storage of sakes in several standalone removable coolers in this type of setting highly unlikely creates any law enforcement problem, nor has any impact to immediate surrounding areas or any distance residential neighborhood.

