Estanislau, Robin

From:	Leigh Lupinacci <leighl@sharkeez.net>
Sent:	Friday, October 15, 2021 2:32 PM
To:	CITY COUNCIL; supplementalcomm@surfcity-hb.org
Cc:	Greg Newman; Ron Newman
Subject:	Killarney's Rooftop
Attachments:	Killarneys Rooftop_10152021.pdf; Killarneys Rooftop.docx

Good Afternoon Council Members,
Please see the attached letter and design packet regarding Killarneys, 209 Main St. Closing hours for the rooftop is on Tuesday's agenda.

Thank you!

Leigh Lupinacci
Director Food & Beverage, Partner
Baja Sharkeez Restaurant Group - Baja Sharkeez, Sandbar, Panama Joe's, Killarneys Bar & Grill, Tower12, Palmilla Cocina y Tequila, Esperanza Cocina de la Playa
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Hermosa I Huntington I Manhattan I Newport I Santa Barbara I Belmont Shore

baja sharkeez restaurant group

SUPPLEMENTAL COMMUNICATION

Meeting Date: 10-19-2021

Agenda Item No.: #28 (21-723)

10/15/2021

Dear Mayor & Council Members,

We are in the process of upgrading some of our concepts starting with Killarney's. For us to invest this kind of money, we need the roof top deck. Customers like eating outside on an open air rooftop deck. It is fresher healthier and safer. What we are doing with Killarney's is what we did for Palmilla and Tower 12 in Hermosa Beach. These two more upscale operations helped change the landscape of the pier area in Hermosa. They brought in a new type of crowd to the downtown area. Our neighboring businesses and competitors saw this change and it influenced them to upgrade their businesses as well.

The intention for the development of the Killarney's rooftop is to provide a unique setting for full service dining, drinks, social events and private parties. Our goal is to provide an updated, modern, fun, unique and private event space option for Huntington locals. HB locals are in need of the prefect spot for mid-sized group events, such as birthday celebrations, high school reunions, rehearsal dinners and business mixers for up to 60 guests. This type of open air, private, full service, mid-sized event space is currently lacking on Main Street.

In order to create this type of space, we will be making significant upgrades to the existing food and drink menus, which we've already upgraded once since we took over the restaurant in 2018. Lead by distinguished Chef Brendan Collins, the menu upgrade will offer inspired, updated spins on American, Irish & English classics including shareable bar bites, sandwiches, salads and entrees. In addition to the food menu upgrade, we will also update our bar program with one of a kind hand-crafted cocktails, local & international beers and sophisticated, yet approachable, wines.

The build out and menu upgrades will be a huge investment of at least $1 million, if not more. In order to recoup our investment, we absolutely must have a midnight closing time. 10pm closing simply will not work. No party planner will consider a space for their celebration that must clear out by 10pm. For example, a 50th birthday celebration with a full service, seated dinner would never be successful with the standard start time of 7-8pm with last call at 9:30pm, everyone out by 10pm.

When the space is not being utilized for private events, it will be a cool, laid back, comfortable spot for locals to meet up to watch their favorite team, enjoy dinner, gather and socialize. This is not the crowd looking to party til 2am, but rather a more sophisticated crowd that the city is trying to attract to the downtown area.

Please see the attached floor plan, design inspiration and renderings attached to this letter.

Thank you,
Ron Newman & Greg Newman
Owners

EST. 1999

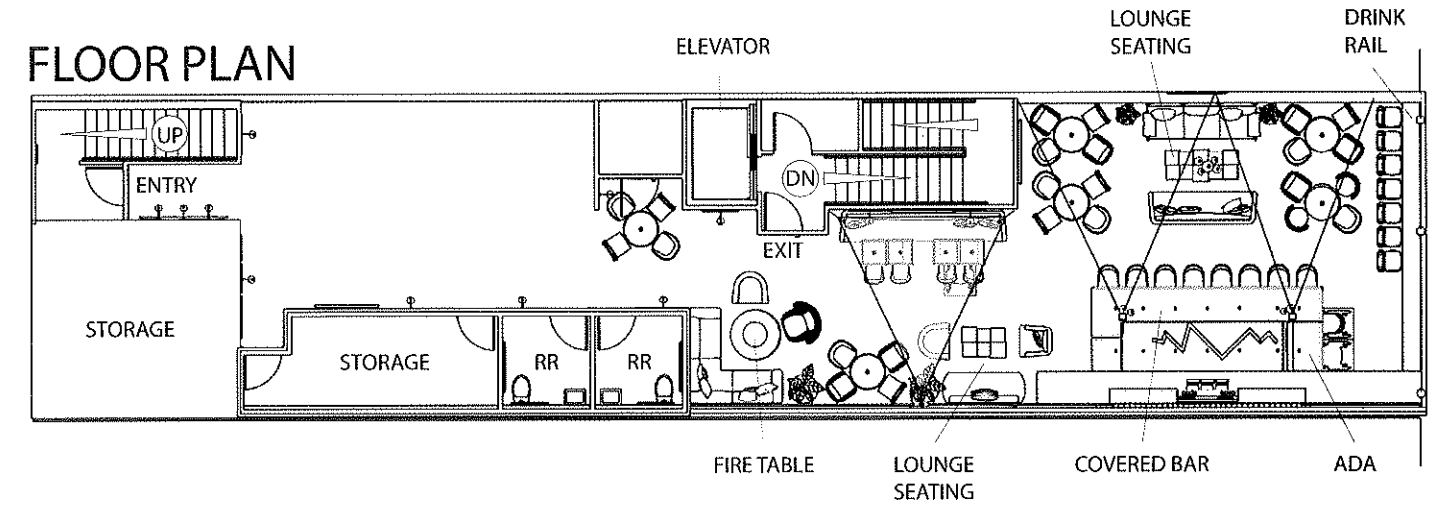
KILLARNEY'S

IRISH PUB

ROOF TOP PATIO DESIGN

OCTOBER 15, 2021

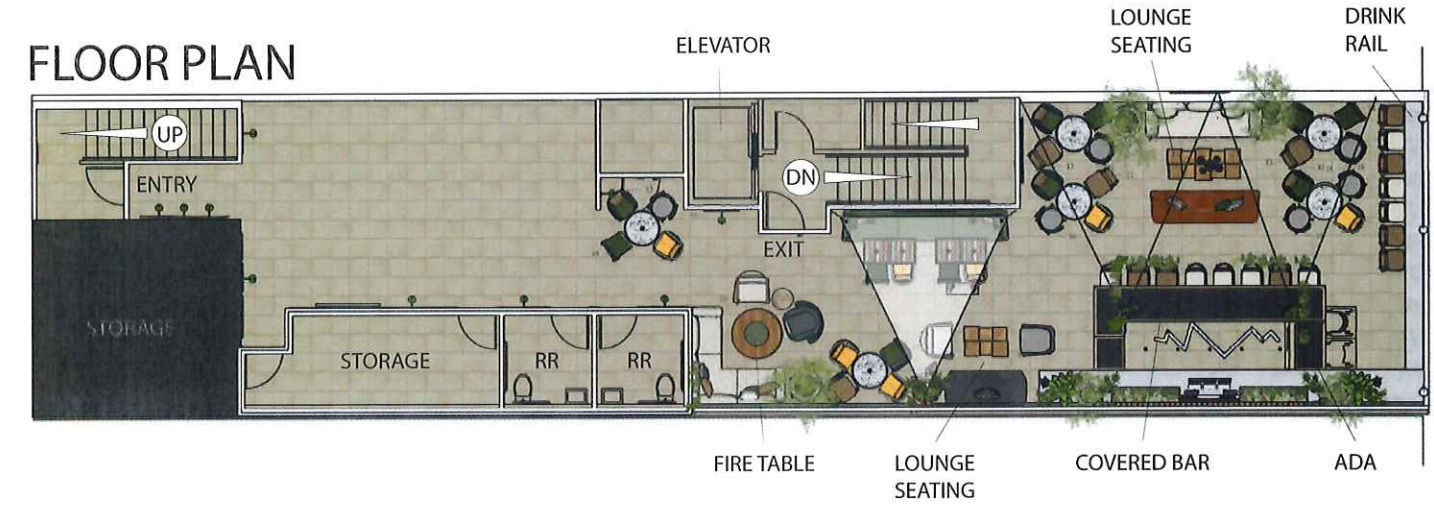
FLOOR PLAN



KILLARNEY'S IRISH PUB

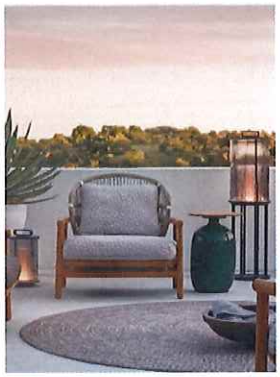
REVISION 10.15.2021

FLOOR PLAN



KILLARNEY'S IRISH PUB

REVISION 10.15.2021



MOOD

KILLARNEY'S IRISH PUB

REVISION 10.15.2021

PATIO VIBE

KILLARNEY'S IRISH PUB

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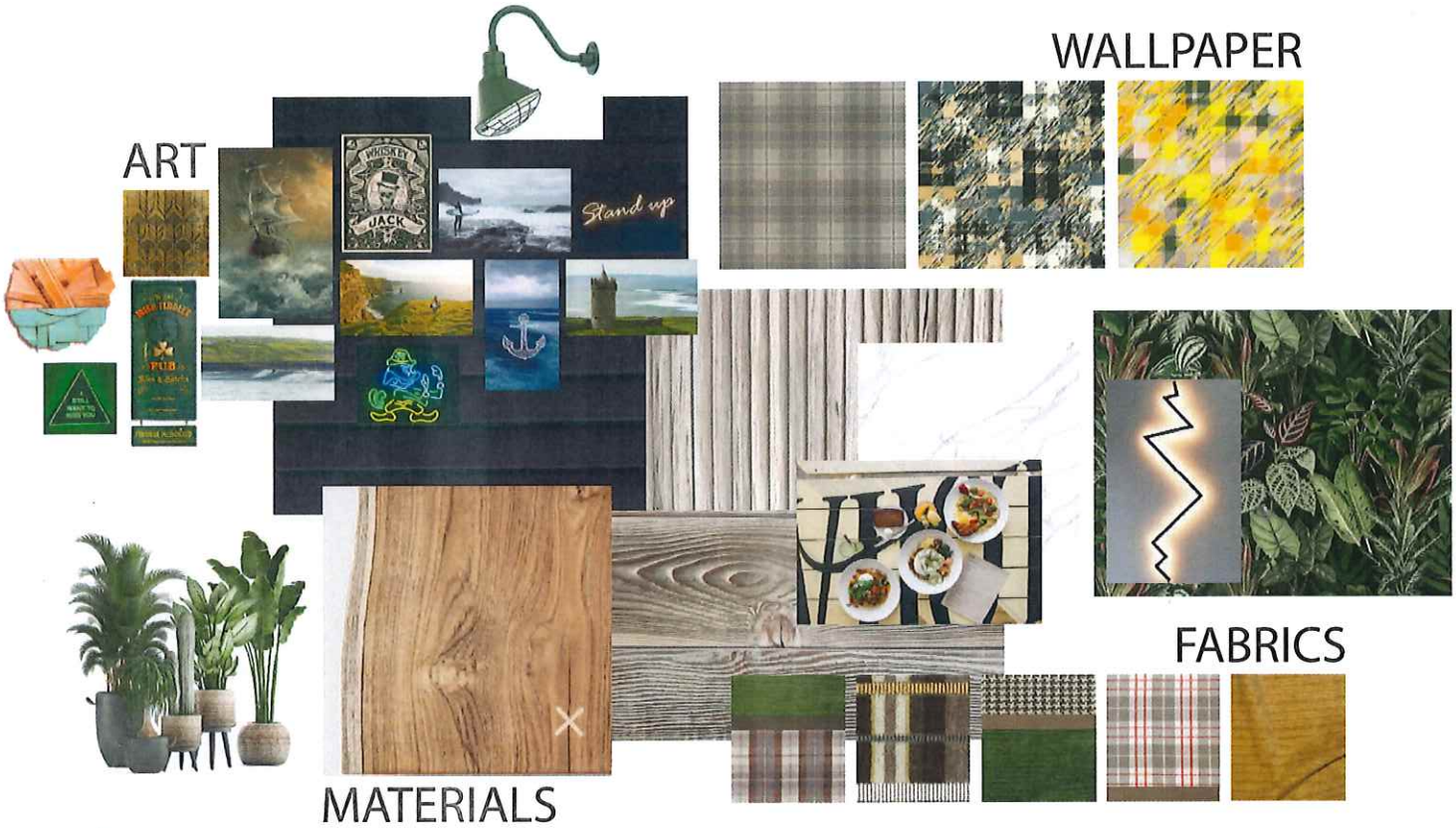

KILLARNEY'S IRISH PUB

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SEATING VIBE

KILLARNEY'S IRISH PUB

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THANK YOU