

City Council

Mayor Sarah Glade Gurney

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John Eder

Robert Jacob

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Planning Director

Kenyon Webster

Assistant Planner

Jonathan Atkinson

Administrative Assistant

Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: January 26, 2016
Agenda Item: 8B
To: Planning Commission
From: Kenyon Webster, Planning Director
Jonathan Atkinson, Assistant Planner
Subject: Alcohol Use Permit: Brewing Facility and Taproom in M: District
Recommendation: Approval with Conditions
Applicant/Owner: Andy Erickson/Highway Partners, LLC
File Number: 2015-117
Address: 120 Morris Street: Suite 120
CEQA Status: Categorical Exemption: Section 15301: Class 1
General Plan: Light Industrial
Zoning: M: General Industrial

Introduction:

This is an Alcohol Use Permit application, requesting approval to operate Crooked Goat Brewing, a brewery and taproom, at 120 Morris Street, Suite 120 in The Barlow. A Use Permit is required because the brewery and taproom are classified as a 'Brewing Facility' use, which is a Conditionally Permitted Use in the M: General Industrial District.

The site was formerly proposed to be one of four buildings for Hotel Barlow. However, The Barlow abandoned its plans to develop a hotel at the site in 2015 for another location at 6782 Sebastopol Avenue. Crooked Goat Brewing wishes to locate within one of the tenant spaces at this location.

Project Description:

The brewery will operate from 2:00 P.M. until 10:00 P.M. daily, and have onsite brewing, and provide tastings and food service within its taproom under a Type 23 ABC License from the Department of Alcoholic Beverage Control. The brewery will have approximately 30 seats and occupy an existing space that has an approximate floor area of 1,950 square feet. The applicant prepared a written statement, which is attached to this staff report.

Environmental Review:

The proposed use is categorically exempt from the requirements of California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The

application is consistent with this categorical exemption in that it involves the use of an existing tenant space and will require minor improvements to make it operational for the brewery.

General Plan Consistency:

The General Plan Land Use designation for this site is Light Industrial. The General Plan describes Light Industrial as the following: “This designation provides for a wide variety of commercial, wholesale, service, and processing uses which do not generate excessive adverse environmental impacts. Other uses permitted in this designation include office ancillary to industrial uses; warehousing and agricultural products sales and services; auto sales and repair; food and drink processing; construction yards; light manufacturing; and similar uses.”

The proposed use is consistent with this designation in that it is a brewing facility, which is an industrial use, located in an area that contains an array of industrial and commercial uses.

Zoning Ordinance Consistency:

The site is located in the M: General Industrial District. The Zoning Ordinance states the following: “The purpose of the M District is to implement the "Industrial" land use category of the General Plan and to provide areas for the manufacture, assembly, packaging, or storage of products which, in the opinion of the Planning Commission, are not harmful, injurious, or detrimental to property or the general welfare of the City and its residents; and, other general commercial uses that are compatible with the industrial uses. This District is applicable to light and general industrial areas of the City.”

The proposed use is consistent with the M District in that it is classified as a ‘Brewing Facility’ use, which is conditionally permitted.

Parking: The Barlow is subject to the following parking requirement as set forth in Section 17.220.030.M: One (1) space per 400 square feet for all uses, except residential. The requirement applies to industrial, food, retail, and other uses. The number of parking spaces being provided at The Barlow meets the overall parking requirement in terms of building square footage.

Tenants share parking via reciprocal easements. On a practical level, some of the approved uses at The Barlow will require more parking, such as a restaurants, while others will require less parking, such as industrial productions and warehousing facilities.

Public Comment:

The Planning Department did the following to comply with Section 17.260.030.B (5) of the Zoning Ordinance: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Sonoma West Times; and (3) posted three written notices publicly on and within vicinity of the subject property. The Planning Department has not received any comments on the application from the public as of writing this staff report.

City Departmental Comment:

The following City departments reviewed the application: Building and Safety, Engineering, Fire, and Police Services. The Building Official raised concerns with the initial floor plan in that it did

not contain an onsite restroom. The applicant subsequently revised the floor plan to include a unisex restroom, as a result. The Building Official further commented that the brewery will need to contain separate restrooms for men and women. A condition has been recommended, which would require that the floor plan include adequate restrooms to the satisfaction of the Building Official.

Required Findings:

Section 17.120.020.C of the Zoning Ordinance establishes the following Alcohol Use Permit Criteria:

“In making any of the findings required pursuant to this Ordinance, the Planning Commission, or the City Council on appeal, shall consider whether the proposed use will adversely affect the health, safety or welfare of area residents or will result in an undue concentration in the area of establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.”

“The Planning Commission, or City Council on appeal, shall also consider whether the proposed use will detrimentally affect nearby residentially zoned communities in the area, after giving consideration to the distance of the proposed use from the following: (1) Residential buildings; (2) Churches, schools, hospitals, public playgrounds and other similar uses; and (3) Other establishments dispensing for sale or other consideration, alcoholic beverages including beer and wine.”

Analysis:

The application involves a request to establish a brewery and taproom at 120 Morris Street: Suite 120 in The Barlow, which contains an array of industrial and commercial uses, including restaurants. Brewing facilities are not a new use for The Barlow, as it is currently home to Woodfour Brewing Company and was formerly home to Warped Brewing Company, which closed in 2014. The Commission could find the proposed use to be suitable for the site and compatible with the surrounding uses for several reasons.

There are several establishments in The Barlow and in the abutting Downtown Core District that sell beer, wine, and distilled spirits, including Woodfour Brewing Company on McKinley Street, which have not created any major documented issues or had a detrimental impact on the quality of life. The establishment of a new brewery will not result in an undue concentration in the area of establishments that sell alcoholic beverages in that it is a brewery, and it is appropriate for The Barlow and the abutting Downtown Core District to contain a mix of uses, including restaurants, bars, wineries, tasting rooms, distilleries, and breweries.

The brewery would be located in close proximity to the Laguna Skatergarten, the Railroad Forest Bike Path, and the Laguna de Santa Rosa Wetlands Preserve but these amenities have existed near The Barlow and the Downtown Core for several years without identified issues related alcohol outlets or the number of alcohol outlets, and no aspects of the brewery have been identified that would create new detrimental impacts. Finally, the taproom is incidental to the greater brewing operation, which is an industrial use, and characteristic of several businesses in The Barlow and the greater M: General Industrial District.

Recommendation:

Staff recommends that the Commission approve the application based on the facts, findings, and analysis set forth and subject to the conditions of approval contained in this staff report, if there is a consensus that the proposed use is compatible with the site.

**ALCOHOL USE PERMIT: 2015-117
Microbrewery and Taproom Operation with a Type 23 ABC License
120 Morris Street: Suite 120**

Findings for Approval:

1. That the proposed use is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, which includes operation, repair, maintenance or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.
2. That the proposed use is consistent with the General Plan and Zoning Ordinance in that the brewing facility is an industrial operation with an incidental commercial component, which is located in an area that contains an array of industrial and commercial uses.
3. That the proposed use will not affect the health, safety, and welfare of area residents in that there are several establishments in The Barlow and in the abutting Downtown Core District that sell beer, wine, and distilled spirits, which have not created any major documented issues or had a detrimental impact on the quality of life.
4. That the taproom is incidental to the greater brewing operation, which is an industrial use, and characteristic of several businesses in The Barlow and the greater M: General Industrial District.
5. That the proposed use will not result in an undue concentration in the area of establishments that sell alcoholic beverages in that it is a brewery, and it is appropriate for The Barlow and the abutting Downtown Core District to contain a mix of uses, including restaurants, bars, wineries, tasting rooms, distilleries, and breweries.
6. That the proposed use is located on Morris Street in The Barlow, which is currently home to a brewery and was recently home to another small brewery and taproom, that have not had any documented compatibility issues with other businesses and uses in the area.
7. That the proposed use is in close proximity to the Laguna Skatergarten, the Railroad Forest Bike Path, and the Laguna de Santa Rosa Wetlands Preserve but these amenities have existed near The Barlow and Downtown Core for several years without identified issues related alcohol outlets or the number of alcohol outlets, and no aspects of the brewery have been identified that would create new detrimental impacts.
8. That the proposed use will not have a detrimental impact on area residents or businesses in that the establishment is subject to conditions of approval that are intended to ensure its safe and successful operation, such as requiring employees to undergo ABC-certified 'Responsible Beverage Service' training or an equivalent program, and the submittal of an Alcohol Awareness and Security Plan to the Police Chief for approval.

Recommended Conditions of Approval:

1. Approval is granted for the Alcohol Use Permit described in the application date-stamped December 7, 2015 and December 21, 2015, except as modified by the conditions of approval, and is valid for a period of two (2) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
3. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
4. Any new signs that will identify the use of this property are subject to the prior approval of the Design Review Board or City staff, as appropriate. All signs that will identify this use shall be consistent with the approved Master Sign Program for The Barlow.
5. No sound may emanate from the building, which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
6. Hours of operation shall be consistent with the hours stated in the application. The Planning Director shall have the authority to modify the hours of operation.
7. All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including, but not limited to Building and Safety Department, Department of Alcoholic Beverage Control, Fire Department, and Health Department.
8. All applicable fees associated with processing this application and impact fees, including but not limited to school, traffic, water and sewer, shall be paid prior to issuance of a Certificate of Occupancy.
9. The applicant may be required to obtain approval of improvement plans by the Engineering Department, and fulfill any requirements necessary for issuance of a Building Permit, prior to approval of any site improvements or Building Permits. The applicant may need to return to the Planning Commission and/or the Design Review Board for review at City staff's discretion, if any site changes are necessary, as a result of improvement plans.
10. Occupancy limitations shall be established by the Building Official and clearly posted prior to issuance of a Certificate of Occupancy for any building, including a use requiring a Use Permit.
11. A Business License is required and shall be obtained prior to operation of the use.
12. Food, including meals, must be made available during all times that alcohol is served.
13. Any minimum purchase requirement may be satisfied by the purchase of food or beverages.

In no case shall a “drink minimum” be imposed.

14. The sale of alcohol for onsite and offsite consumption is permitted with the applicable ABC license from the Department of Alcoholic Beverage Control.
15. Placement of bottles into outdoor recycling bins shall take place only between the hours of 9:00 A.M. – 9:00 P.M.
16. The business owner shall ensure that employees are drug and alcohol free while on duty.
17. The applicant shall be responsible for implementing an Alcohol Awareness and Security Plan, which shall be submitted to the Police Department for review and approval within 60 days from the effective date of the Use Permit approval. The Plan shall describe building security and fire safety; how the operation will address staff training relative to alcohol consumption and operational security; and how the operation will coordinate with the Police Department.
18. All persons serving or distributing alcoholic beverages are required to attend the Responsible Beverage Service training program or an equivalent, either in-person or online to the satisfaction of the Police Chief.
19. The establishment is not approved as an entertainment venue. Dancing and/or regular live music shall not be permitted on the premises without prior City approval. As an incidental use, occasional live acoustic music may be conducted inside the establishment only. All doors and windows shall be closed during any such activity. The Police Department or Planning Director may require termination or modification of such activity.
20. The business owner shall ensure that exterior areas, including the adjacent public street and sidewalk, are free of trash and other debris that may be generated by patrons.
21. The business owner shall ensure that patrons do not loiter outside the business.
22. The business owner shall be responsible for removing any graffiti on the outside of the establishment.
23. A copy of the conditions of approval for the Alcohol Use Permit must be kept on the premises of the establishment and posted in a place where it may readily be viewed by any member of the general public
24. The applicant shall obtain an Industrial Waste Discharge Permit from the City of Santa Rosa.
25. A Fire Inspection is required prior to issuance of a Business License.
26. Male and Female ADA accessible restrooms shall be required to the satisfaction of the Building Official.
27. A one (1) hour fire resistive wall is required between the brewery and abutting tenant space to the satisfaction of the Building Official and Fire Chief.
28. The applicant shall obtain a permit from the California Environmental Reporting System

(CERS).

Attachments:

- Master Planning Application Form
- Written Statement
- Location Map
- Site Photographs
- Common ABC License Types and their Basic Privileges
- Floor Plan
- Building Elevations



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	120 Morris St #120
PARCEL #:	
PARCEL AREA:	

FOR CITY USE ONLY	
PLANNING FILE #:	2015 / 117
DATE FILED:	12/07/15
TOTAL FEES PAID: \$	990 Deposit
RECEIVED BY:	JA
DATE APPLICATION DEEMED COMPLETE:	12/07/15

APPLICANT OR AGENT:

Name: Andy Erickson
 Email Address: andy@pioneerfireinc.com
 Mailing Address: 1130 Industrial Ave Suite 5
 City/State/Zip: Petaluma CA 94952
 Phone: 415-342-2507
 Fax: 707-782-0420
 Business License #: _____
 Signature: [Signature]
 Date: 12-2-15

OWNER OF PROPERTY

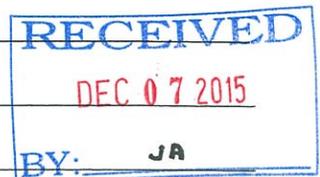
IF OTHER THAN APPLICANT:

Name: Highway Partners, UC
 Email Address: yolanda@thebanaw.net
 Mailing Address: 6180 Depot St #110
 City/State/Zip: Sebastopol, CA 95472
 Phone: (707) 824-5600
 Fax: (707) 634-1465
 Business License #: _____
 Signature: [Signature]
 I certify that this application is being made with my consent.
 Date: 12/3/15

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: Rich Allen
 Email Address: rich@pioneerfireinc.com
 Mailing Address: 1130 Industrial Ave Suite 5
 City/State/Zip: Petaluma CA 94952
 Phone: 707-318-9767
 Fax: 707 782-0420

Name: _____
 Email Address: _____
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Fax: _____



PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

USE Permit
Project: Micro Brewery and Tap Room

This application includes the checklist for the type of application requested: Yes No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

USE Permit

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

Commercial Business

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:		<input checked="" type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:		<input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:		<input checked="" type="checkbox"/> N/A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A	Proposed: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input checked="" type="checkbox"/> N/A

RECEIVED
 DEC 10 2012
 11

EXISTING LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N / A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N / A
EXISTING LOT AREA:	_____ Square Feet		<input checked="" type="checkbox"/> N / A
PROPOSED LOT AREA:	_____ Square Feet		<input checked="" type="checkbox"/> N / A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
PARKING SPACE (S):	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A
ZONING	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N / A

Will the project involve a new curb cut or driveway? Yes No

Are there existing easements on the property? Yes No

Will Trees be removed? Yes No

If yes, please describe (**Example:** Type, Size, Location on property, etc.)

Will Existing Landscaping be revised? Yes No

If yes, what is square footage of new or revised landscaping?

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: 2pm Close: 10pm

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? Small Beer Manufacturer

If yes, have you applied to the State Alcoholic Beverage Control for a license? Yes No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: 30

Is any live entertainment proposed? Yes No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

	12-2-15	2015-117
Applicant's Signature	Date Signed	Planning File Number

NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.


Signature

Andy Erickson
Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project:

Yes

No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

Barlow owners have notified existing
tenants of Crooked Goats intention to
occupy.

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

CROOKED GOAT BREWING, LLC
120 MORRIS STREET
SUITE 120
SEBASTOPOL, CA 95472

Written Statement:

Crooked Goat Brewing LLC is a small microbrewery. We will serve small finger type bar food. Our ABC License will be a Small Beer Manufacturer (license Type 23). We plan on being open 2pm until 10pm every day of the week. There are six owners that will be running the brewery and serving the food. Security will be Interior motion & Door entrance alarms monitored system by ESP Alarm Company. There are three glass rollup doors and one glass door entrance, which will have deadbolts. At this time there is no planned entertainment.



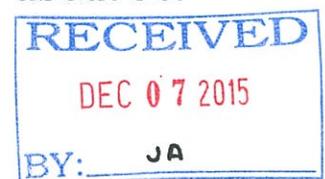
CROOKED GOAT BREWING, LLC
120 MORRIS STREET
SUITE 120
SEBASTOPOL, CA 95472

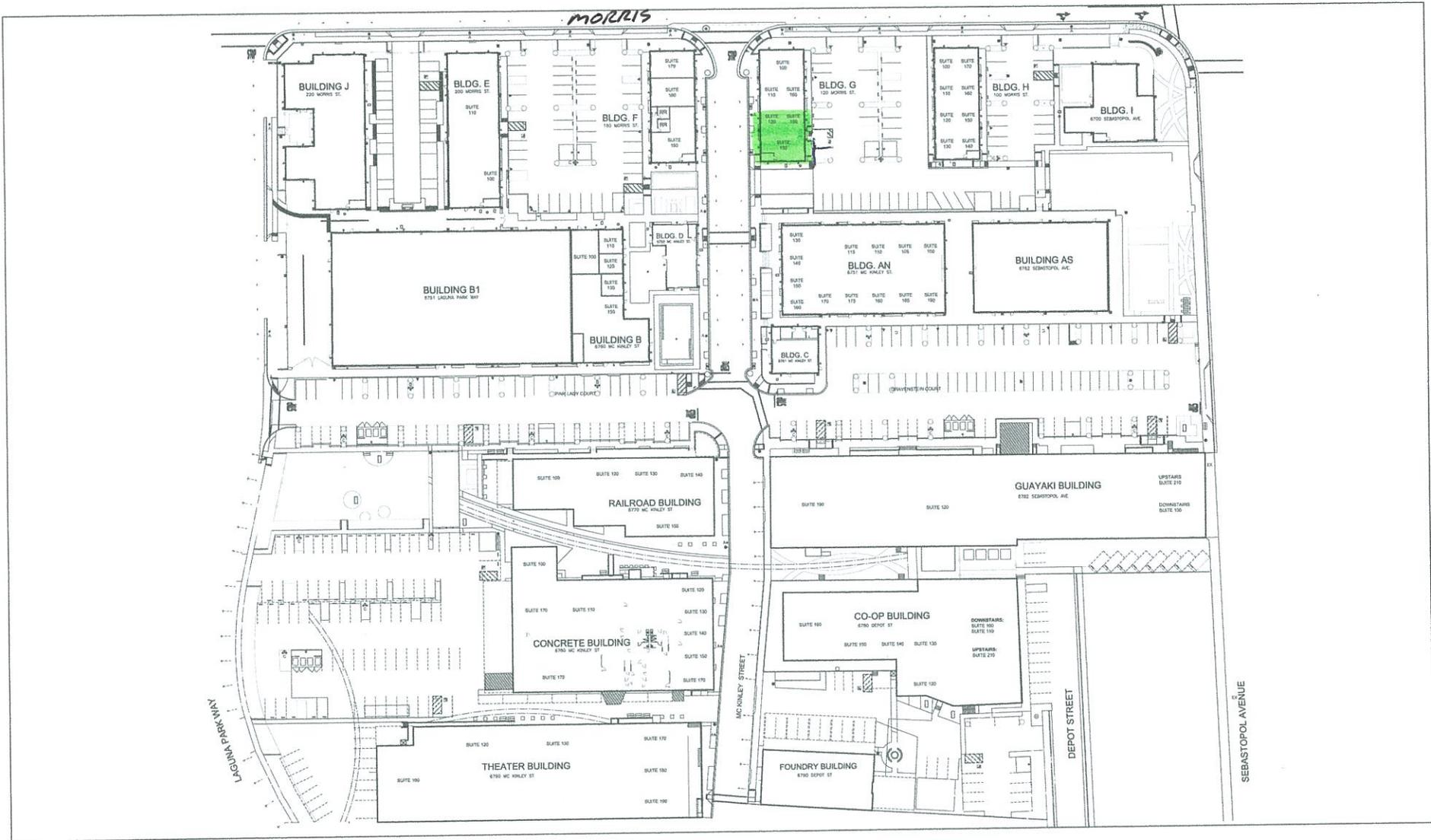
Describe Tract of Land:

As the repurposed blueprint of a former apple cannery, the rich history of downtown Sebastopol lends itself to our mission of producing only the finest products. The Barlow is where Sonoma County's best chefs, vintners and artisans have come to work side by side to create an all inclusive experience by offering their products directly to the people who love them most, making it home to a passionate community of purveyors and connoisseurs alike. Only here will you find makers selling their goods to customers in the facility they are made while the production process happens in real time behind them. This unique interactive transparency brings The Barlow to life and allows guests to see the community in action; as if watching the mad scientists in their labs. Crooked Goat Brewing LLC will be renting approx. 1953 sq ft. APN#'s: 004-750-002 and 004-750-029

Describe Brewery Premises:

Please refer to the Diagram (attached). The rented space is approximately 1953 square feet. The main point of entry to the brewery is the North Side, which opens to McKinley Street. There is no loading dock but the roll up door on the South side will allow for easy delivery for the brewery. The mash tun and boil kettle is located on the East side of the brewery. The 300-gallon fermenters are located in the East Side of the brewery. Kegging operations take place in the center of the brewery. Beer will be stored in the walk-in cooler located in the East Side of the brewery. Only brewery staff will be allowed in the brewery. Taproom is located on the West side of the building, which includes a main bar, and seating for about 30.





SITE ADDRESSING - FULL SITE

MAY 6, 2013

THE BARLOW Not to scale

RECEIVED
 DEC 07 2015
 BY: JA

LOCATION



RECEIVED
DEC 07 2015
Hwy 12
BY: JA
Imagery ©2015 DigitalGlobe, Map



RECEIVED
DEC 07 2015
BY: JA







THE BARLOW

AVAILABLE FOR LEASE
PRIME SPACE
RETAIL - FOOD + WINE PRODUCTION
707.824.5600
THEBARLOW.NET

130





CROOKED GOAT BREWING
 1130 INDUSTRIAL AVE, SUITE 5
 PETALUMA, CA 94952
 TEL 707 762 3473
 FAX 707 782 0420

PROJECT
**CROOKED GOAT BREWING
 BREWERY AND TAP ROOM**
 120 MORRIS STREET
 SUITES 120 AND 130
 SEBASTOPOL, CA

REVISION
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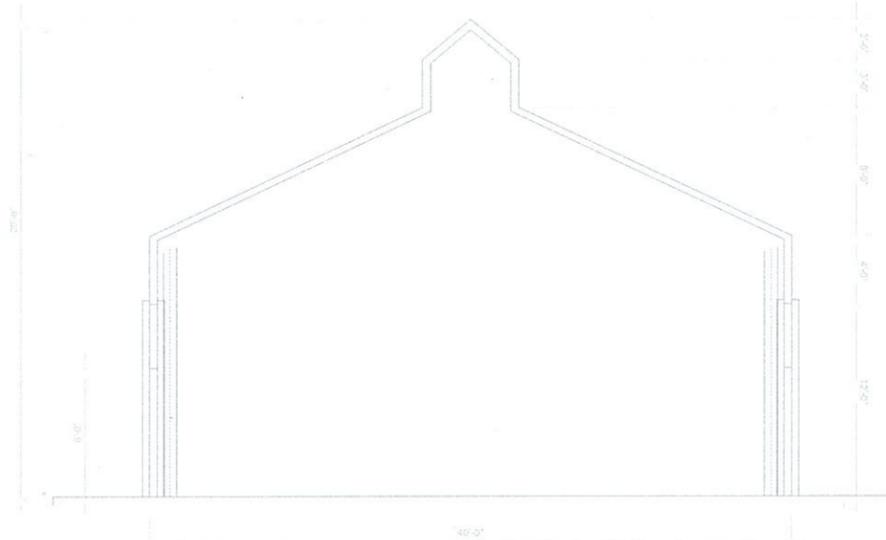
SYMBOL LEGEND
 — EXISTING WALL
 — NEW WALL
 — NEW EQUIPMENT
 — NEW CONSTRUCTION

INDEX:
 CG-1 EXISTING FLOOR PLAN &
 EXISTING ELEVATIONS
 CG-2 PROPOSED FLOOR PLAN &
 PROPOSED EQUIPMENT PLAN
 CG-3 PROPOSED ELEVATIONS
 (FROM EAST TO WEST)
 CG-4 PROPOSED ELEVATIONS
 (FROM NORTH TO SOUTH)
 CG-5 CUTSHEETS



DRAWN BY
A. COOK
 DATE
 10 02 15
 SCALE
 1/4" = 1'
 SHEET

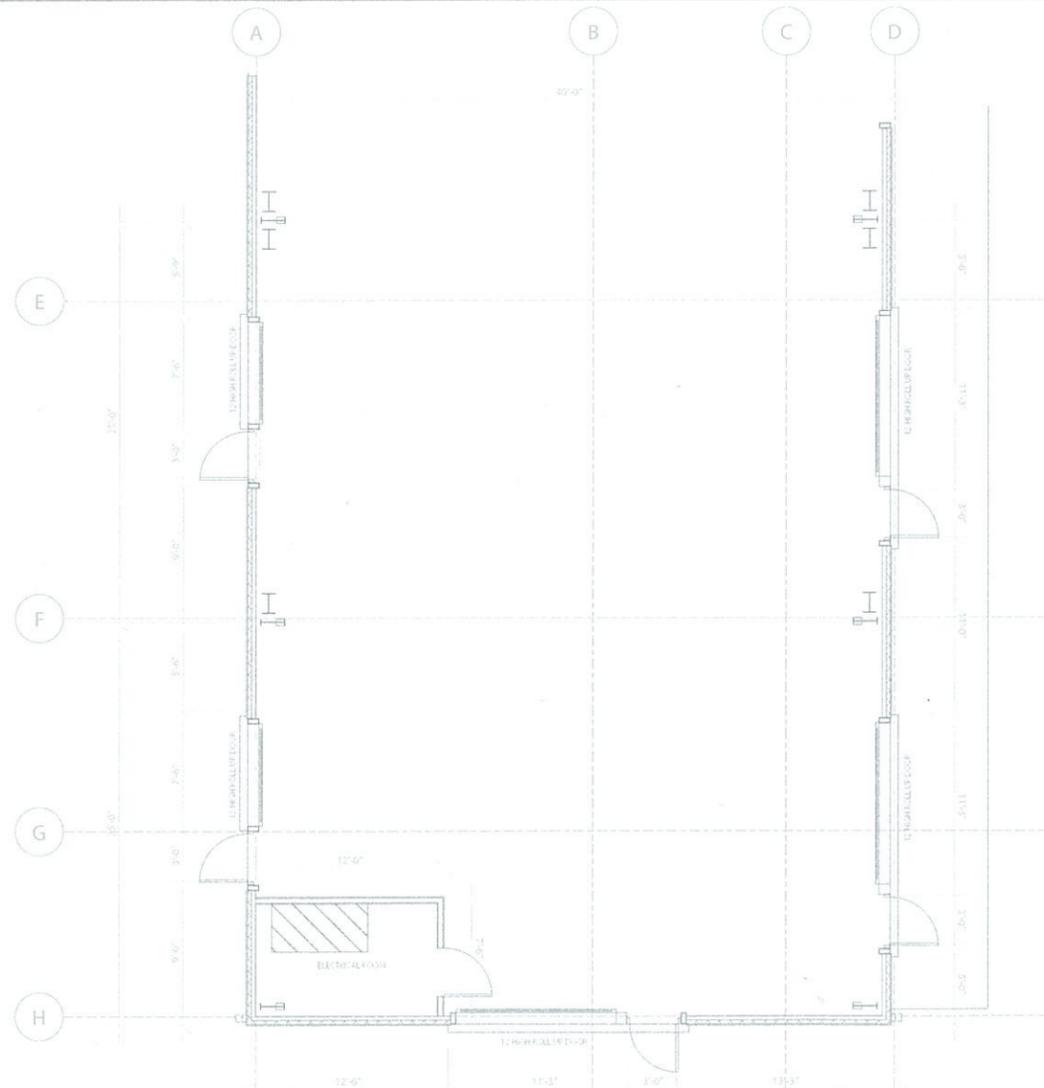
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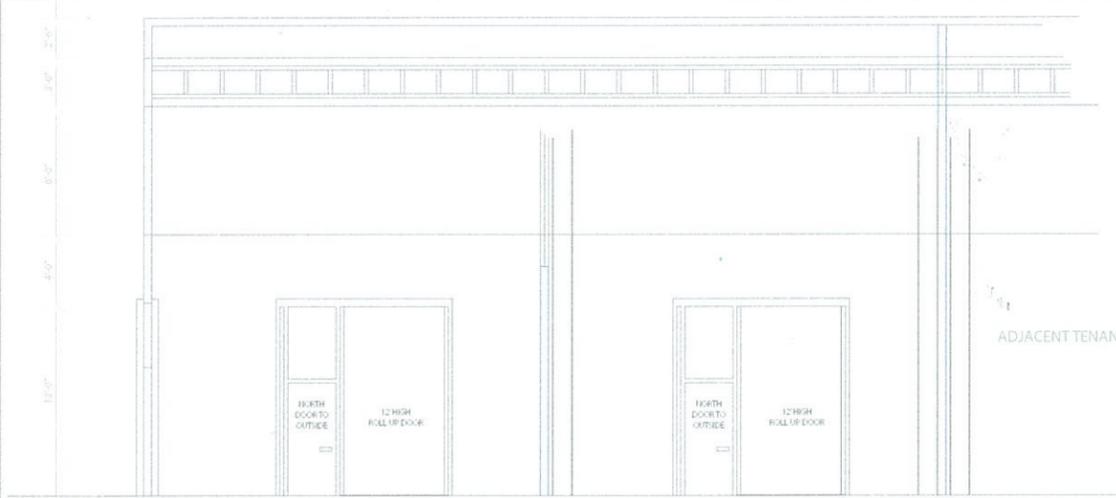
EXISTING EAST ELEVATION
 1/4" = 1'



EXISTING WEST ELEVATION
 1/4" = 1'



EXISTING FLOOR PLAN
 1/4" = 1'



EXISTING NORTH ELEVATION
 1/4" = 1'



EXISTING SOUTH ELEVATION
 1/4" = 1'



CROOKED GOAT BREWING
 1130 INDUSTRIAL AVE, SUITE 5
 PETALUMA, CA 94952
 TEL 707 762 3473
 FAX 707 782 0420

PROJECT
CROOKED GOAT BREWING
BREWERY AND TAP ROOM
 120 MORRIS STREET
 SUITES 120 AND 130
 SEBASTOPOL, CA

REVISION
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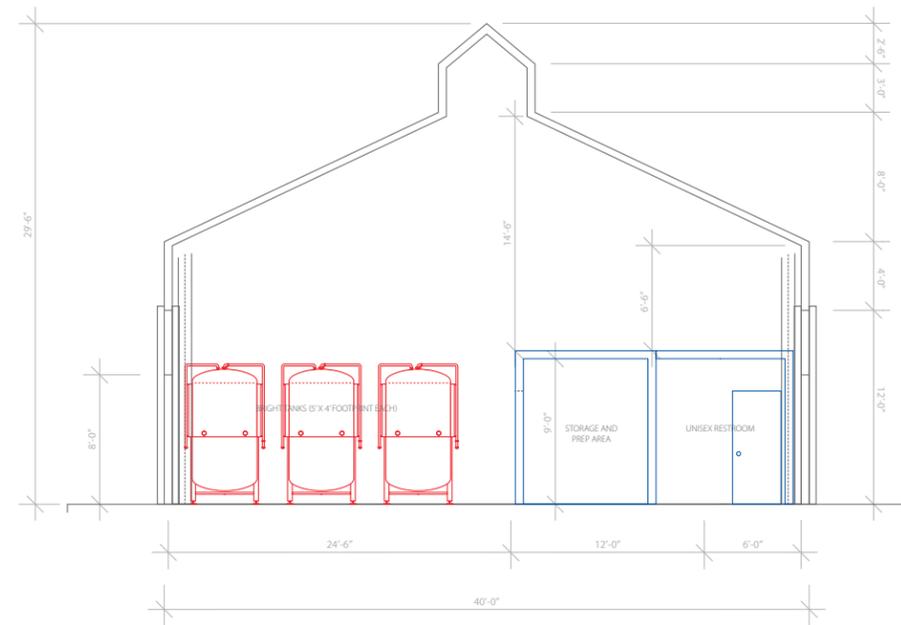
SYMBOL LEGEND
 ——— EXISTING WALL
 ——— NEW WALL
 ——— NEW EQUIPMENT
 ——— NEW CONSTRUCTION

INDEX:
 CG-1 EXISTING FLOOR PLAN & EXISTING ELEVATIONS
 CG-2 PROPOSED FLOOR PLAN & PROPOSED EQUIPMENT PLAN
 CG-3 PROPOSED ELEVATIONS (FROM EAST TO WEST)
 CG-4 PROPOSED ELEVATIONS (FROM NORTH TO SOUTH)
 CG-5 CUTSHEETS

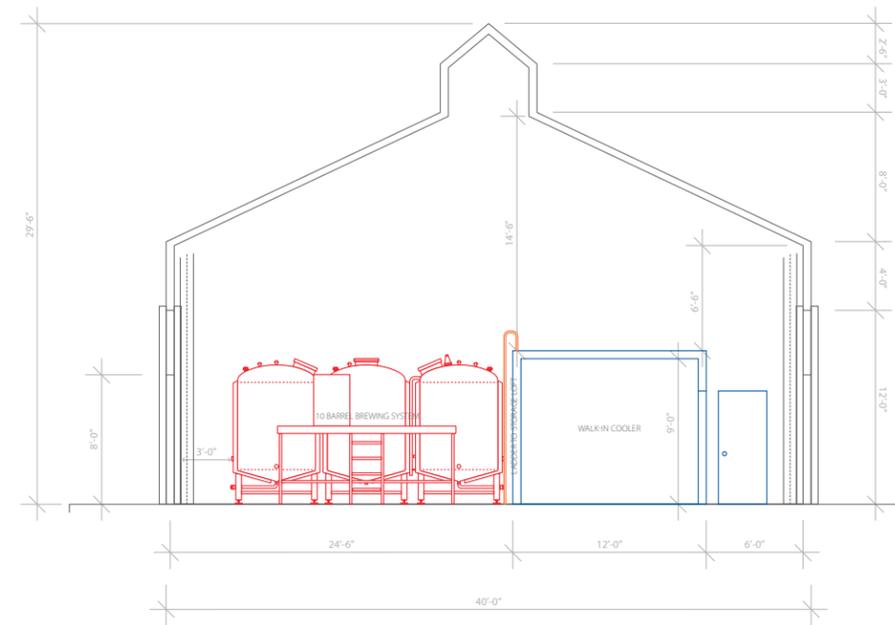


DRAWN BY
 A. COOK
 DATE
 10 02 15
 SCALE
 1/4" = 1'
 SHEET

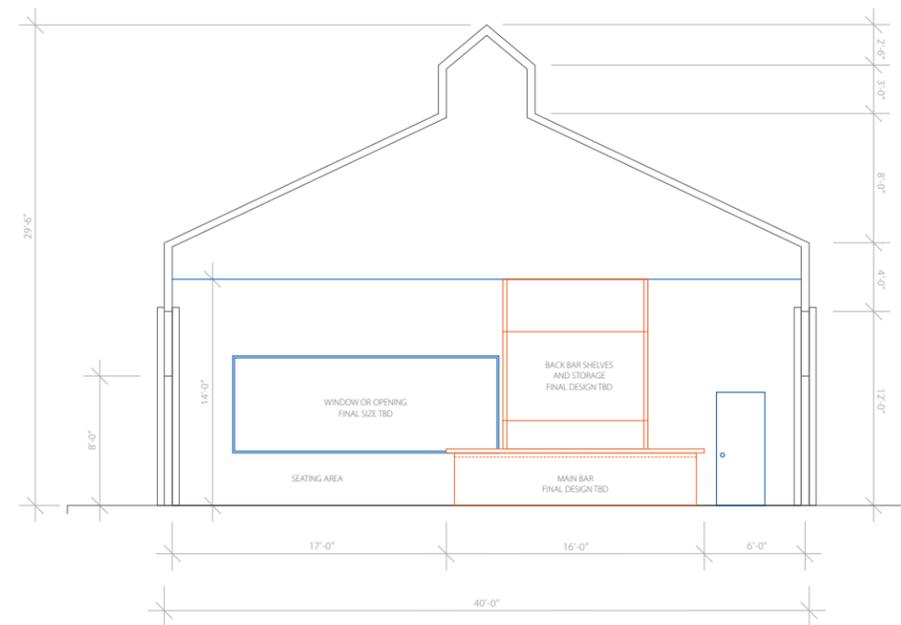
CG-3



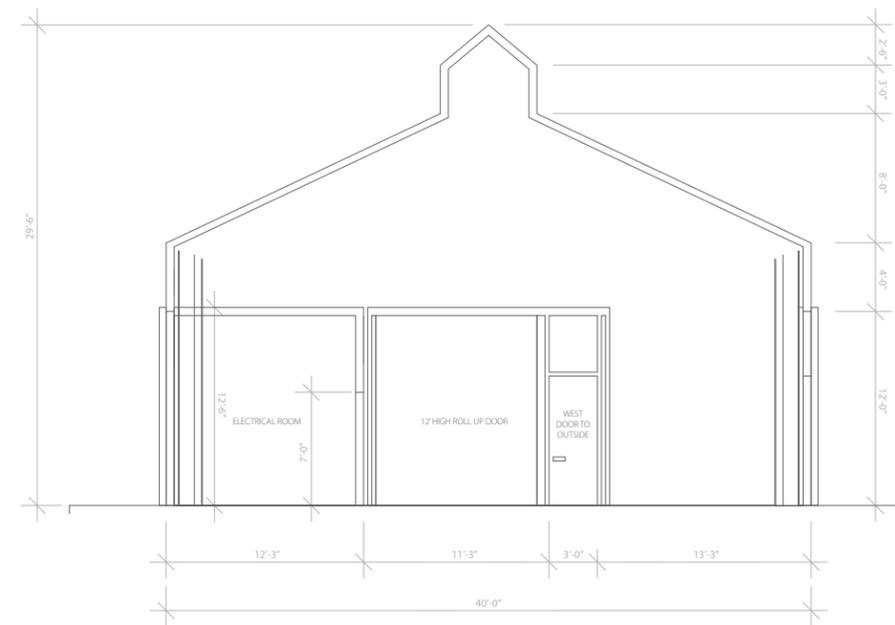
PROPOSED ELEVATION E
 1/4" = 1'



PROPOSED ELEVATION F
 1/4" = 1'



PROPOSED ELEVATION G
 1/4" = 1'



PROPOSED ELEVATION H
 1/4" = 1'



CROOKED GOAT BREWING
 1130 INDUSTRIAL AVE, SUITE 5
 PETALUMA, CA 94952
 TEL 707 762 3473
 FAX 707 782 0420

PROJECT
**CROOKED GOAT BREWING
 BREWERY AND TAP ROOM**
 120 MORRIS STREET
 SUITES 120 AND 130
 SEBASTOPOL, CA

REVISION
1

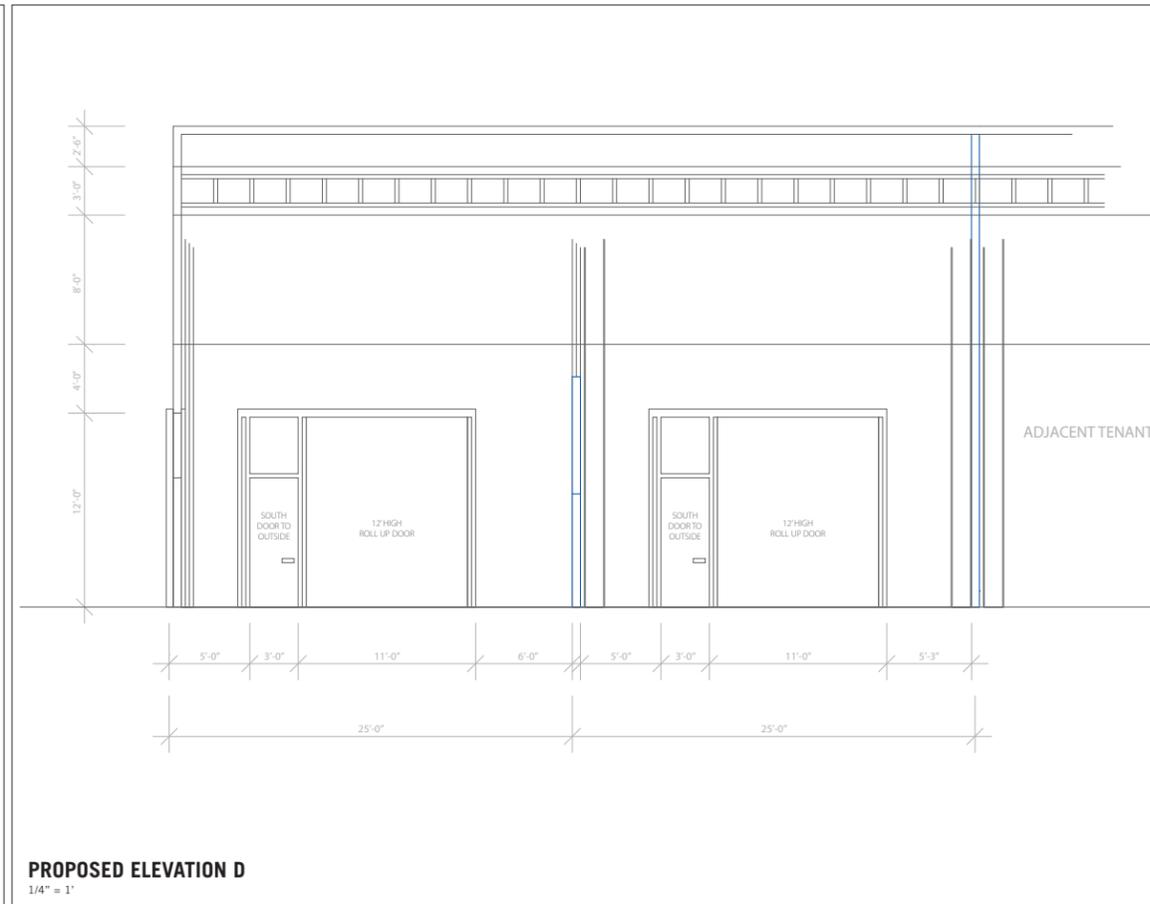
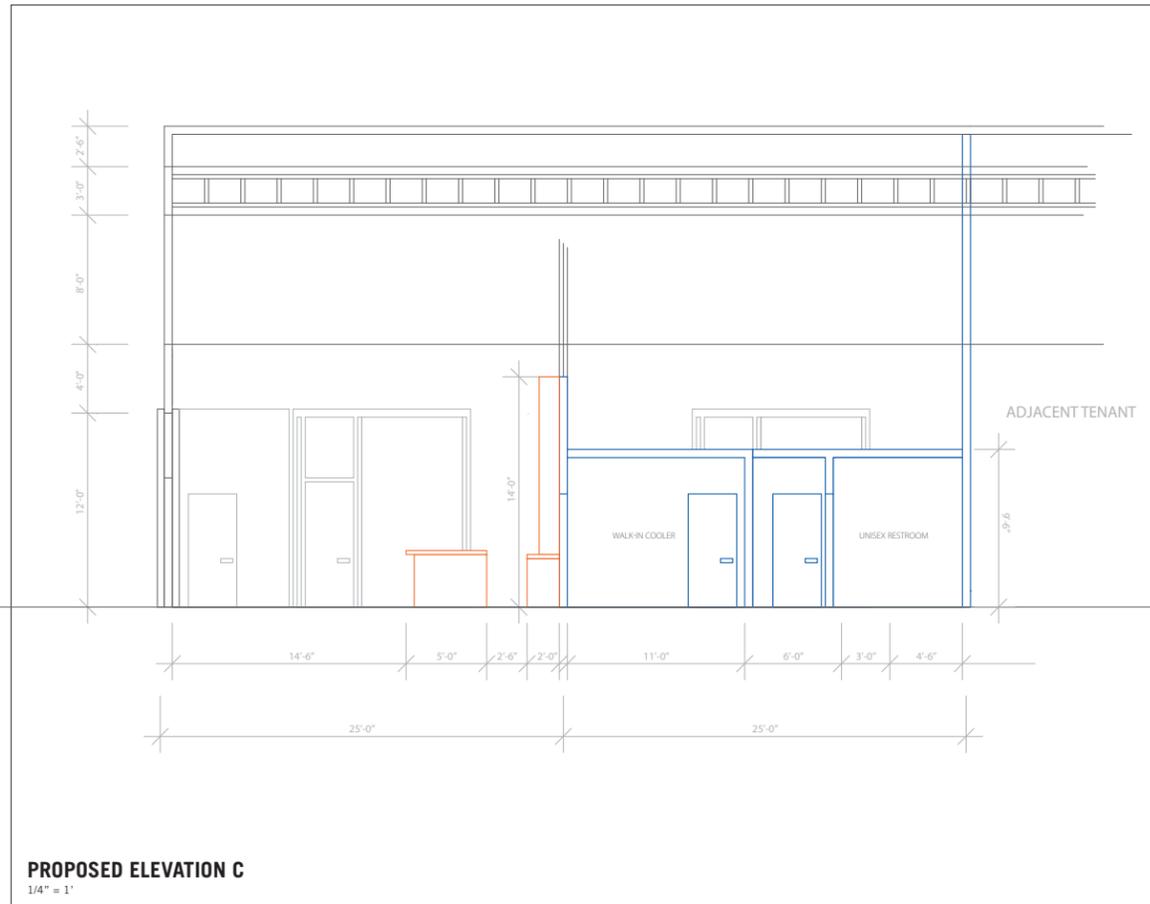
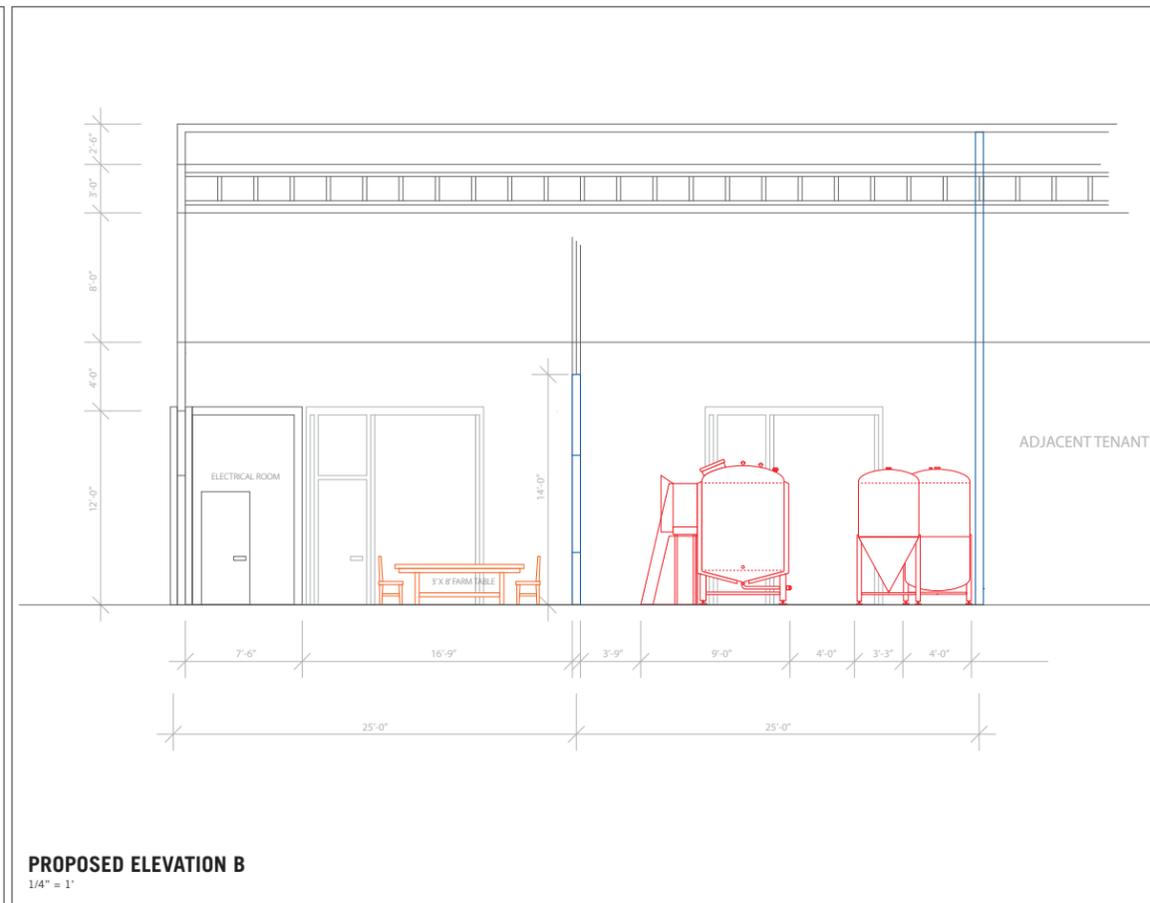
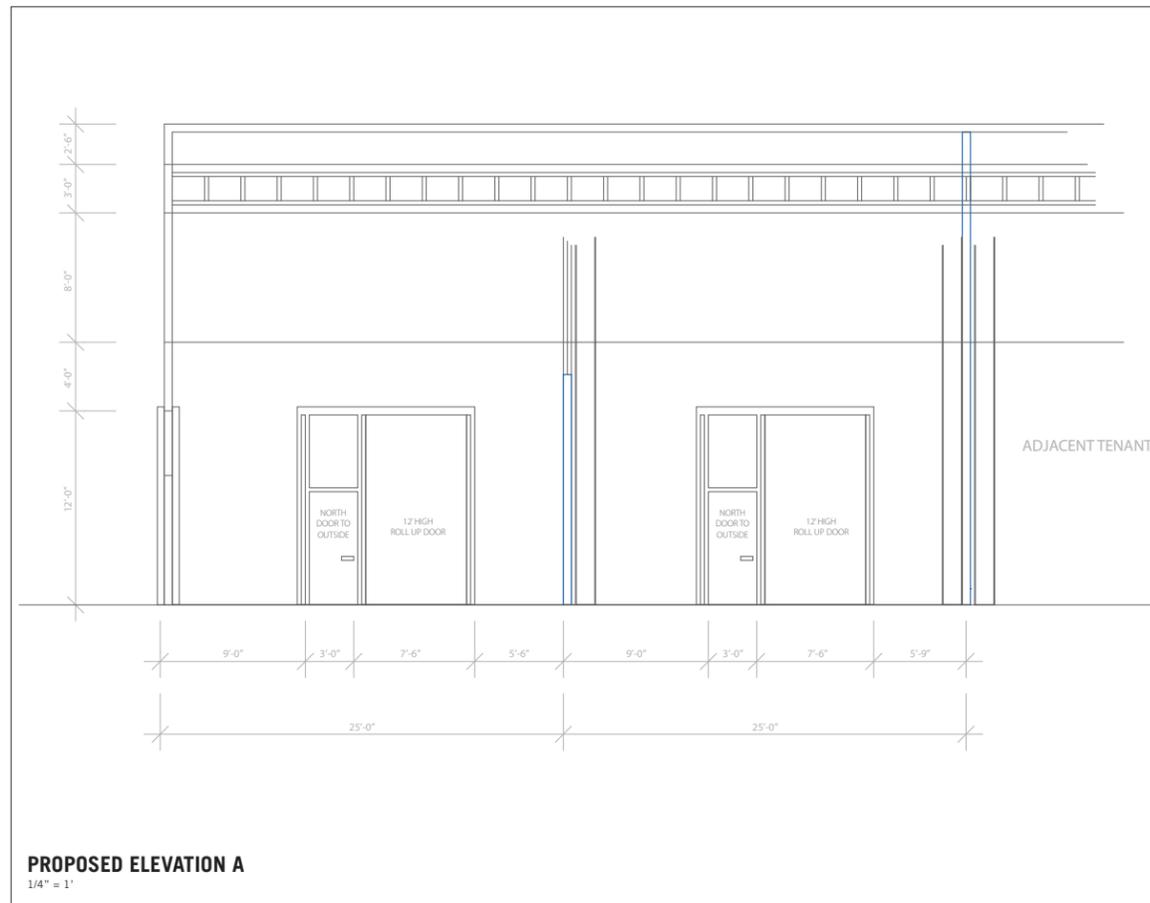
SYMBOL LEGEND
 ——— EXISTING WALL
 ——— NEW WALL
 ——— NEW EQUIPMENT
 ——— NEW CONSTRUCTION

INDEX:
 CG-1 EXISTING FLOOR PLAN &
 EXISTING ELEVATIONS
 CG-2 PROPOSED FLOOR PLAN &
 PROPOSED EQUIPMENT PLAN
 CG-3 PROPOSED ELEVATIONS
 (FROM EAST TO WEST)
 CG-4 PROPOSED ELEVATIONS
 (FROM NORTH TO SOUTH)
 CG-5 CUTSHEETS



DRAWN BY
 A. COOK
 DATE
 10 02 15
 SCALE
 1/4" = 1'
 SHEET

CG-4



COMMON ABC LICENSE TYPES AND THEIR BASIC PRIVILEGES

LICENSE TYPE	DESCRIPTION
01	BEER MANUFACTURER - (Large Brewery) Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premises.
02	WINEGROWER - (Winery) Authorizes the sale of wine and brandy to any person holding a license authorizing the sale of wine and brandy, and to consumers for consumption off the premises where sold. Authorizes the sale of all wines and brandies, regardless of source, to consumers for consumption on the premises in a bona fide eating place that is located on the licensed premises or on premises owned by the licensee that are contiguous to the licensed premises and operated by and for the licensee. May possess wine and brandy for use in the preparation of food and beverage to be consumed at the bona fide eating place. May conduct winetastings under prescribed conditions (Section 23356.1; Rule 53). Minors are allowed on the premises.
20	OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
21	OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
23	SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery) Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.
40	ON SALE BEER - (Bar, Tavern) Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises.
41	ON SALE BEER & WINE – EATING PLACE - (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
42	ON SALE BEER & WINE – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
47	ON SALE GENERAL – EATING PLACE - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
48	ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
49	ON SALE GENERAL – SEASONAL - Authorizes the same privileges and restrictions as provided for a Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the license certificate.



LICENSE TYPE	DESCRIPTION
51	CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises.
52	VETERAN'S CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guest only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
57	SPECIAL ON SALE GENERAL - Generally issued to certain organizations who cannot qualify for club licenses. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guests only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
59	ON SALE BEER AND WINE – SEASONAL - Authorizes the same privileges as a Type 41. Issued for a specific season. Inclusive dates of operation are listed on the license certificate.
60	ON SALE BEER – SEASONAL - Authorizes the sale of beer only for consumption on or off the premises where sold. Issued for a specific season. Inclusive dates of operation are listed on the license certificate. Wine or distilled spirits may not be on the premises. Minors are allowed on the premises.
61	ON SALE BEER – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer only for consumption on or off the licensed premises. Wine or distilled spirits may not be on the premises. Minors are not allowed to enter and remain (warning signs required). Food service is not required.
67	BED AND BREAKFAST INN - Authorizes the sale of wine purchased from a licensed winegrower or wine wholesaler only to registered guests of the establishment for consumption on the premises. No beer or distilled spirits may be on the premises. Wine shall not be given away to guests, but the price of the wine shall be included in the price of the overnight transient occupancy accommodation. Removal of wine from the grounds is not permitted. Minors are allowed on the premises.
70	ON SALE GENERAL – RESTRICTIVE SERVICE - Authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.
75	ON SALE GENERAL – BREWPUB - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on a bona fide eating place plus a limited amount of brewing of beer. This license does not authorize the sale of alcoholic beverages for consumption off the premises where sold. Minors are allowed on the premises.
80	BED AND BREAKFAST INN – GENERAL - Authorizes the sale of beer, wine and distilled spirits purchased from a licensed wholesaler or winegrower only to registered guests of the establishment for consumption on the premises. Alcoholic beverages shall not be given away to guests, but the price of the alcoholic beverage shall be included in the price of the overnight transient occupancy accommodation. Removal of alcoholic beverages from the grounds is not permitted. Minors are allowed on the premises.
86	INSTRUCTIONAL TASTING LICENSE —Issued to the holder of and premises of a Type 20 or Type 21 licensee, authorizes the tasting of alcoholic beverages as authorized to be sold from the off-sale premises, on a limited basis. Requires physical separation from the off-sale premises while tasting is taking place and generally requires the participation of a specifically-authorized manufacturer or wholesaler licensee.



SPECIAL EVENTS

The Department also issues licenses and authorizations for the retail sale of beer, wine and distilled spirits on a temporary basis for special events. The most common are listed below. Other less common ones are found in Business and Professions Code Section 24045.2, et seq.

SPECIAL DAILY BEER AND/OR WINE LICENSE - (Form ABC-221) Authorizes the sale of beer and/or wine for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to non-profit organizations. (Rule 59, California Code of Regulations)

DAILY ON SALE GENERAL LICENSE - (Form ABC-221) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to political parties or affiliates supporting a candidate for public office or a ballot measure or charitable, civic, fraternal or religious organizations. (Section 24045.1 and Rule 59.5 California Code of Regulations)

CATERING AUTHORIZATION - (Form ABC-218) Authorizes Type 47, 48, 51, 52, 57, 75 and 78 licensees (and catering businesses that qualify under Section 24045.12) to sell beer, wine and distilled spirits for consumption at conventions, sporting events, trade exhibits, picnics, social gatherings, or similar events. Type 47, 48 and 57 licensees may cater alcoholic beverages at any ABC-approved location in the State. Type 51 and 52 licensees may only cater alcoholic beverages at their licensed premises. All licensees wishing to cater alcoholic beverages must obtain prior written authorization from the Department for each event. At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises and violation of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399 and Rule 60.5 California Code of Regulations)

EVENT AUTHORIZATION - (Form ABC-218) Authorizes Type 41, 42, 47, 48, 49, 57, 75 and 78 licensees to sell beer, wine and distilled spirits for consumption on property adjacent to the licensed premises and owned or under the control of the licensee. This property shall be secured and controlled by the licensee and not visible to the general public. *The licensee shall obtain prior approval of the local law enforcement agency.* At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises (including any license conditions) and violations of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399)

WINE SALES EVENT PERMIT - (Form ABC-239) Authorizes Type 02 licensees to sell bottled wine produced by the winegrower for consumption off the premises where sold and only at fairs, festivals or cultural events sponsored by designated tax exempt organizations. The licensee must notify the city and/or county where the event is being held and obtain approval from ABC for each event (Form ABC-222). The licensee must also comply with all restrictions listed in Business and Professions Code Section 23399.6.

Note:

1. "Minor" means any person under 21 years of age.
2. Consult Section 25663(b) regarding age of employees in off-sale premises; consult Sections 25663(a) and 25663.5 regarding age of employees in on-sale premises.
3. In certain situations, ABC may place reasonable conditions upon a license, such as restrictions as to hours of sale, employment of designated persons, display of signs, restrictions on entertainment or dancing, etc. If a license has been conditioned, it will be endorsed as such on the face of the license. (Conditional licenses, Sections 23800-23805.)

4. Licensees whose license allows minors on the premises may have a “house policy” restricting minors from entering certain areas of the premises or prohibiting minors in the premises during certain hours.
5. This handout contains only abbreviated information. Contact your local ABC office for full information before doing anything which may jeopardize your license. Also available from the ABC: Quick Summary of Selected ABC Laws (form ABC-608); Alcoholic Beverage Control Act (complete laws); Rules & Regulations; and P-90 (describes privileges of non-retail licenses).