

City Council

Mayor Sarah Glade Gurney

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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: 8C
To: Planning Commission
From: Kenyon Webster, Planning Director
Jonathan Atkinson, Assistant Planner
Subject: Alcohol Use Permit: Offsite Beer and Wine Sales
Recommendation: Approval with Conditions
Applicant/Owner: Adam Kliegman/Tombe Realty
File Number: 2015-125
Address: 130 South Main Street: Suite 103
CEQA Status: Categorical Exemption: Section 15301: Class 1
General Plan: Downtown Core
Zoning: CD: Downtown Core

Introduction:

This is an Alcohol Use Permit application, requesting approval to sell beer and wine for offsite consumption at West County Coffee and Wine, an establishment that serves coffee, beer, wine, and small meals, at 130 South Main Street, Suite 103. An Alcohol Use Permit is required because it involves the sale of alcoholic beverages for offsite consumption as required in Chapter 17.120 of the Zoning Ordinance.

This application is subsequent to an Administrative Permit Review approval on December 22, 2015, which permitted the establishment to only sell beer and wine for onsite consumption. The applicant subsequently informed staff that he also wishes to sell beer and wine for offsite consumption and filed a Use Permit application.

Project Description:

The establishment currently operates Monday to Friday from 7:00 A.M. until 5:00 P.M., Saturday from 8:00 A.M. until 5:00 P.M., and Sunday from 9:00 A.M. until 4:00 P.M. The establishment is currently permitted to sell beer and wine for onsite consumption under a Type 41 ABC License from the Department of Alcoholic Beverage Control and requests to sell beer and wine for offsite consumption. The establishment may modify its operating hours in the future on Monday to Wednesday from 7:00 A.M. until 5:00 P.M., Thursday to Saturday from 7:00 A.M. until 9:00 P.M., and Sunday from 9:00 A.M. until 4:00 P.M. The applicant has prepared a written statement, which is attached to this staff report.

Environmental Review:

The proposed use is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, which includes the 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 only involves the sale of beer and wine for offsite consumption at an existing establishment and will not require any physical modifications of the space.

General Plan Consistency:

The General Plan Land Use designation for this site is Downtown Core. The General Plan describes Downtown Core as the following: "This designation applies to Sebastopol's Downtown and permits office, commercial and retail uses, as well as mixed-use residential developments. Residential uses are permitted at a density of 15 to 44 units per acre if combined with commercial land uses, such as office and retail. Maximum FAR shall not exceed 2.0 (not including the residential use). This designation is intended to implement the Downtown Plan and enhance the vitality and character of Sebastopol's historic commercial area. Second story housing is encouraged."

The proposed use is consistent with this designation in that it is the offsite sale of beer and wine, incidental to a café, which is a commercial use, located in an area that contains an array of commercial uses.

Zoning Ordinance Consistency:

The site is located in the CD: Downtown Core District. The Zoning Ordinance states the following: "The CD District is intended to create, preserve, and enhance the downtown area as the historic retail core of Sebastopol."

The proposed use is consistent with the CD District in that it is the offsite sale of beer and wine for an existing establishment that is classified as a 'Food Sales and Service' use, which is a permitted.

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: Engineering and Police Services. The Planning Department has not received any City department comments on the application as of writing this staff report.

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 sell beer and wine for offsite consumption, which would supplement onsite beer and wine sales currently permitted under a Type 41 ABC License. This ABC license also permits the sale of beer and wine for offsite consumption with City approval. This request appears to be reasonable as long as offsite beer and wine sales are incidental to the fundamental café use and meals are provided at all times of operation so that the establishment does not effectively become a wine bar. The request also appears to be reasonable in that it would allow patrons, who purchase food to go may also purchase beer or wine for offsite consumption. 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 Downtown Core and greater Sebastopol with a similar business model, which serve beer and wine for both onsite and offsite consumption, and have not created substantial law enforcement issues or had a detrimental impact on quality of life. The establishment is also substantially similar to previous businesses at the site with the exception of offsite beer and wine sales, and does not constitute increase or undue concentration of establishments dispensing alcoholic beverages. Approval will not result in an undue concentration in the area of establishments that sell alcoholic beverages in that the establishment is already in operation under a Type 41 ABC License, the request only involves addition of offsite sales of beer and wine, and it is appropriate for areas such as the Downtown Core to contain a mix of uses, including restaurants, bars, tasting rooms, and alcohol-dispensing retail outlets.

The establishment is in close proximity to Ives Park, Sebastopol Charter School, the Veterans Memorial Building, and the Joe Rodota Trail but these amenities have existed in and around the Downtown Core for several years without identified issues related alcohol outlets or the number of alcohol outlets, and no aspects of the request have been identified that would create new detrimental impacts. The establishment would also be 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.

Recommendation:

Staff recommends that the Planning 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: 2015-125
Offsite Beer and Wine Sales with a Type 41 ABC License
130 South Main Street: Suite 103**

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 offsite beer and wine sales supplement the café use of the establishment, and it is located in the Downtown Core, which contains an array of 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 Downtown Core and greater Sebastopol with a similar business model, which serve beer and wine for both onsite and offsite consumption, and have not created substantial law enforcement issues or had a detrimental impact on quality of life.
4. 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.
5. That the proposed use will not result in an undue concentration in the area of establishments that sell alcoholic beverages in that the establishment is already in operation under a Type 41 ABC License, the request only involves addition of indicated offsite sales of beer and wine, and it is appropriate for areas such as the Downtown Core to contain a mix of uses, including restaurants, bars, tasting rooms, and alcohol-dispensing retail outlets.
6. That the establishment is substantially similar to previous businesses at the site with the exception of offsite beer and wine sales, and does not constitute increase or undue concentration of establishments dispensing alcoholic beverages.
7. That the establishment is in close proximity to Ives Park, Sebastopol Charter School, the Veterans Memorial Building, and the Joe Rodota Trail but these amenities have existed in and around the Downtown Core for several years without identified issues related alcohol outlets or the number of alcohol outlets, and no aspects of the request have been identified that would create new detrimental impacts.

Recommended Conditions of Approval:

1. Approval is granted for the Alcohol Use Permit described in the application date-stamped December 29, 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.
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. Off-sale of beer and wine is approved as an incidental use to the primary café use. Any retail display of beer and wine shall not exceed 25 square feet of floor area. 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 any member of the general public may readily view it.

Attachments:

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



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:

Table with 2 columns: Label (ADDRESS, PARCEL #, PARCEL AREA) and Value (130 S Main St # 103, Sebastopol)

FOR CITY USE ONLY
PLANNING FILE #: 2015 / 125
DATE FILED: 12/29/15
TOTAL FEES PAID: \$ 990 Deposit
RECEIVED BY: JA
DATE APPLICATION DEEMED COMPLETE: 12/29/15

APPLICANT OR AGENT:

Name: Adam Klegman
Email Address: adam.klegman@gmail.com
Mailing Address: 321 S. MAIN ST # 510
City/State/Zip: Sebastopol CA 95472
Phone: 516-404-6914
Fax:
Business License #:
Signature:
Date: 12/29/15

OWNER OF PROPERTY

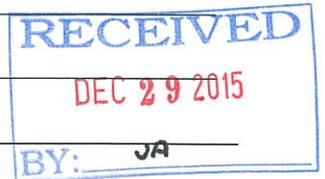
IF OTHER THAN APPLICANT:

Name: Chris Pellasciar, Tombe Realty
Email Address: tombe@gk.net
Mailing Address: 127 N Main St
City/State/Zip: Sebastopol CA 95472
Phone: 707-823-6475
Fax:
Business License #:
Signature: Richard Pellasciar
I certify that this application is being made with my consent.
Date: 12/29/2015

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

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

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):

See written statement

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, Type 41

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

Commercial

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 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

EXISTING LOT DIMENSIONS:	Front: _____	Rear: _____	<input checked="" type="checkbox"/> N/A
	Left: _____	Right: _____	
PROPOSED LOT DIMENSIONS:	Front: _____	Rear: _____	<input checked="" type="checkbox"/> N/A
	Left: _____	Right: _____	
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: 7a Close: 5p

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? Type 41

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: 25

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.

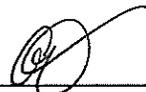
 Applicant's Signature	12/29/15 Date Signed	2015 - 125 Planning File Number
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NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing 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

Adam K. Egan
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:

WEBSITE REQUIRED FOR MAJOR PROJECTS

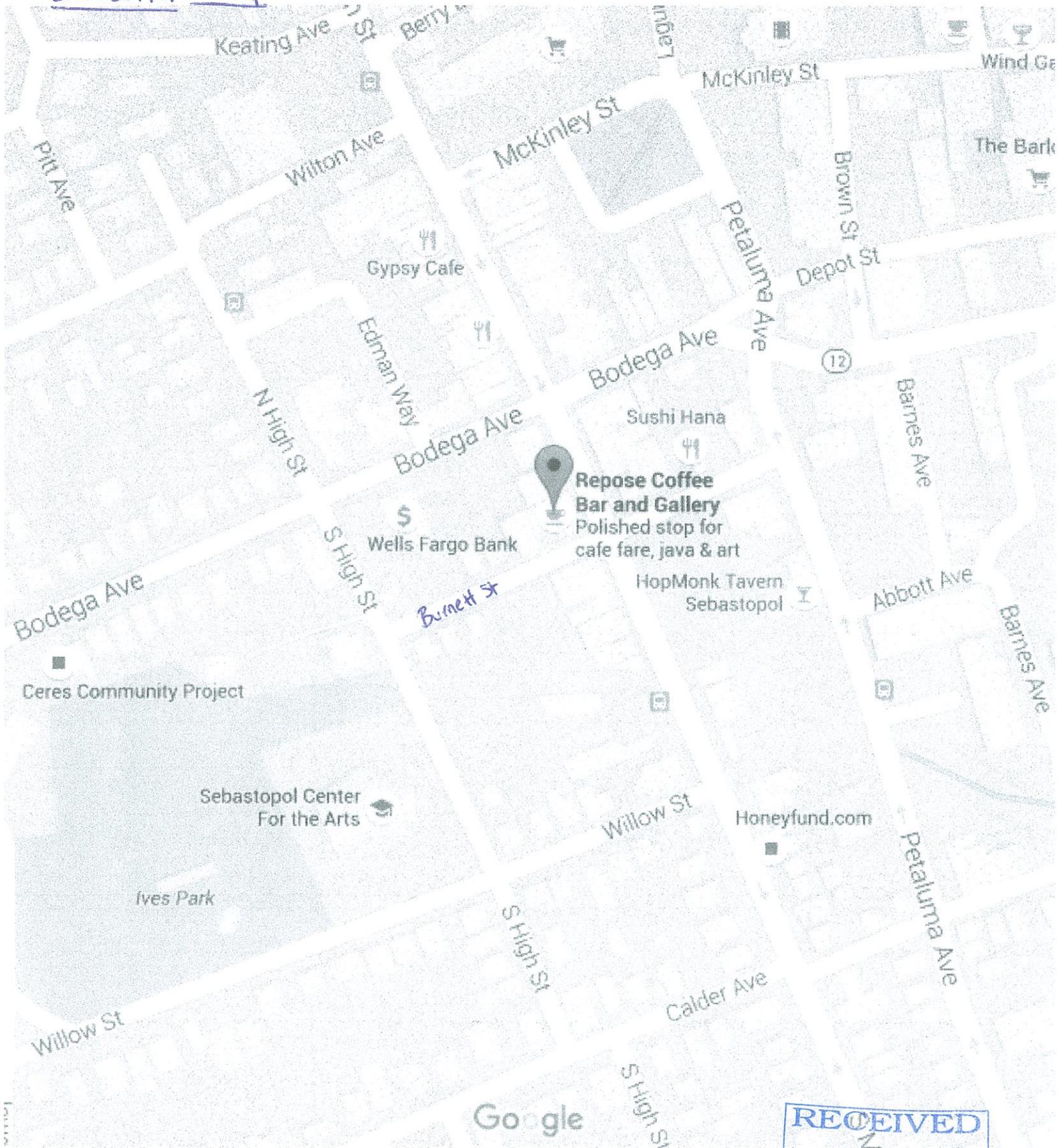
Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to 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:

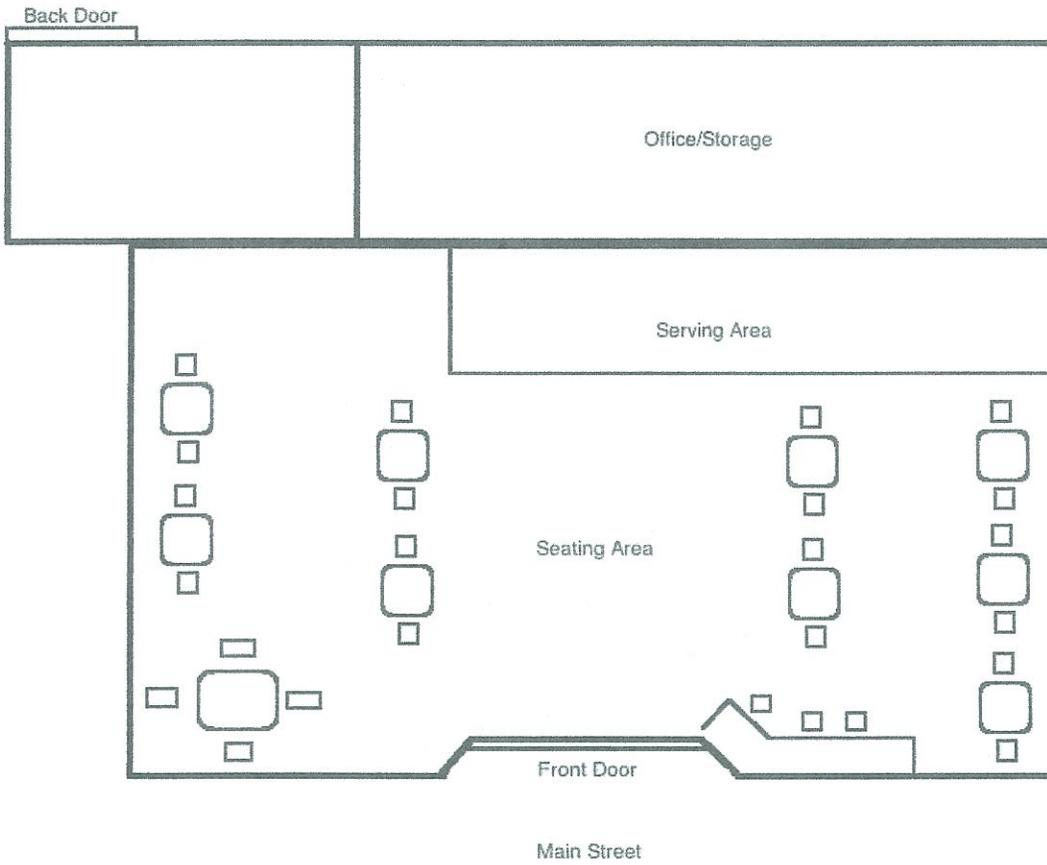
- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

Location Map



RECEIVED
DEC 29 2015
BY: JA

Floor Plan



RECEIVED
DEC 29 2015
BY: JA

Alcohol Use Permit Application Supplement

Written Statement

Description of Business: West County Coffee and Wine is a coffee shop and casual evening gathering place to have a glass of wine with friends.

The intention of WCCW is to focus on organic coffees, teas and wine and to curate and provide quality selections for our guests. We hope that when our guests are exposed to these options, they may choose and be able to take them home, whether its coffee beans, special teas, or a bottle of wine.

Food Service:

Morning/Afternoon: coffee, breakfast burritos, fresh pastries, baked goods, salads, Panini.

Afternoon/Evening: Wine, beer, small plates, dessert.

Type of ABC License: Type 41

Current Hours: Monday – Friday 7a-5p
Saturday 8a-5p
Sunday 9a-4p

Potential Future Hours: Monday – Wed 7a-5p
Thursday – Saturday 7a-9p
Sunday 9a-4p

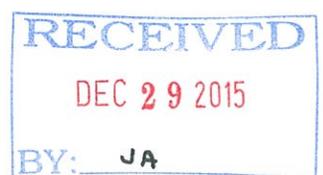
Employee Training for Alcoholic Beverage Service: The TIPS On-Premise training course is an online program designed to teach participants to prevent intoxication, drunk driving and underage drinking among the people to whom they sell or serve alcohol.

This 2 to 3 hour online course addresses concerns specific to restaurants, hotels, bars, nightclubs, Banquets, Private Parties and other on-premise liquor license holders where alcohol is served by the drink. eTIPS certification is valid for 3 years.

<http://www.tipsalcohol.com/california-alcohol-laws.html>

Operational Security Measures: Already installed: 6-camera security system with video recording.

Entertainment Features: None as listed.



West County Coffee & Wine

Company Overview
Sebastopol, CA

Requesting Approval for Use Permit

WHO WE ARE

COMMUNITY FOCUSED
COMFORTABLE ATMOSPHERE
CURATED EXPERIENCES
QUALITY PRODUCTS

WHO WE ARE: OUR MISSION

West County Coffee & Wine offers an entirely new approach to how wine and coffee are presented and sold in Sebastopol.

Cohesively weaving a wine shop and coffee house together under one roof provides a social, community-minded feeling, creating a place where our guests come for multiple reasons; morning coffee, afternoon bite to eat, glass of wine and also to take wine and coffee to go.

All products we sell will be hand selected based on quality, integrity and our eagerness to share them with our guests. Ingredients for the food prepared in the café will come from local farmers and global artisans.

Our wine emphasis will be on agriculture and terroir, or “sense of place.” The wines sold will be from growers that practice natural winemaking techniques.

The hybrid nature of WCCW will allow for a lively, social and inclusive atmosphere as both wine and coffee encourage conversation and community.

WEST COUNTY COFFEE & WINE: EXTERIOR SIGNAGE



WEST COUNTY COFFEE & WINE: INTERIOR



HOW WE OPERATE: ESTABLISH A STRONG STRATEGIC FOUNDATION



**CLEAR,
DEFINING
BRAND PURPOSE**

Design and participate in creating a space that is conducive to building a connected community through shared sensory experiences.

HOW WE OPERATE: CURATE & PROCURE QUALITY PRODUCTS



CLEAR, DEFINING BRAND PURPOSE

Design and participate in creating a space that is conducive to building a connected community through shared sensory experiences.

QUALITY PRODUCTS

Locally Roasted Coffee

Organic & Fair Trade Tea

Locally baked goods and pastries

Wines from the region's finest vintners

Artisanal goods from local producers

HOW WE OPERATE: EXPAND OUR REACH THROUGH PARTNERSHIPS



CLEAR, DEFINING BRAND PURPOSE

Design and participate in creating a space that is conducive to building a connected community through shared sensory experiences.

QUALITY PRODUCTS

Locally Roasted Coffee
Organic & Fair Trade Tea
Locally baked goods and pastries
Local & International Wines
Artisanal goods from local producers

STRONG PARTNERSHIPS

Flying Goat Coffee
Rishi Tea Company
Village Bakery
Costeaux French Bakery
Local Winemakers

OUR TEAM IS COMPOSED OF DIVERSE BACKGROUNDS

STRATEGY & OPERATIONS

RETAIL MANAGEMENT

MARKETING & BRANDING

WINERY OPERATIONS

EVENT PRODUCTION

BUSINESS CONSULTING

MEDIA DESIGN

WINE PRODUCTION

**THANK YOU FOR YOUR CONSIDERATION
TO APPROVE OUR REQUEST FOR A USE PERMIT FOR
WEST COUNTY COFFEE & WINE**



RECEIVED
DEC 29 2015
BY: JA





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).