City Council
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Planning Director
Kenyon Webster
Administrative Assistant
Rebecca Mansour

City of Sebastopol
Planning Commission Staff Report

Meeting Date:	August 23, 2016
Agenda Item:	7A
To:	Planning Commission
From:	Kenyon Webster, Planning Director
Subject:	Alcohol Use Permit: Type 41 ABC License: Beer and Wine Sales
Recommendation:	Approval with Conditions
Applicant/Owner:	William Abrams
File Number:	2016-52
Address:	7365 Healdsburg Avenue
CEQA Status:	Categorical Exemption: Section 15301: Class 1
General Plan:	General Commercial
Zoning:	CG: General Commercial

Introduction:

This is an Alcohol Use Permit application, requesting approval to sell beer and wine at Revibe Café and Scoop Bar, a restaurant currently under construction, at 7365 Healdsburg Avenue. An Alcohol Use Permit is required because it involves the sale of alcoholic beverages for an establishment with more than 50 seats as required in Chapter 17.120 of the Zoning Ordinance. The site is a mixed-use development in that it also contains an existing single-family residence. This application is subsequent to a Design Review application several years ago, which the Design Review Board approved, allowing the development of the restaurant.

Project Description:

The establishment will operate six days a week from Wednesday to Monday, 7:00 A.M. until 11:00 P.M., and will serve Caribbean and Jamaican cuisine, including breakfast, lunch, dinner, and dessert. The establishment will have over 100 seats with both indoor and outdoor dining areas and be permitted to serve beer and wine for onsite consumption under a Type 41 ABC license from the Department of Alcoholic Beverage Control (ABC). The applicant has prepared a written statement, which is attached to the staff report. The restaurant shares the site with a single family home.

Environmental Review:

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the following:

Section 15301: Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities,

mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The project is consistent with this categorical exemption in that it involves beer and wine sales at a restaurant with a Type 41 ABC license, which is the licensing of an existing private structure.

General Plan Consistency:

The General Plan Land Use designation for this site is General Commercial. The General Plan describes General Commercial as the following: "This designation provides areas for commercial uses with off-street parking and/or clusters of street-front stores. This designation permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels and business and personal services. This designation is typically assigned to parcels, located on a major arterial street that can provide sufficient land for commercial establishments that do not benefit from high-volume pedestrian concentrations found Downtown. The following types of retail uses are discouraged in this land use designation: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes..."

The project is consistent with this designation in that it involves beer and wine sales, incidental to the restaurant operation, which is a commercial use, located on a corridor, which contains a variety of commercial uses.

The project is subject to the following General Plan goal as contained in the Land Use Element:

Goal 5: Increase the city's retail sales tax base.

The project is consistent with this General Plan goal in that a Type 41 ABC license will allow the establishment to broaden its menu to include beer and wine, which may result in a sales tax increase.

Zoning Ordinance Consistency:

The site is located in the CG: General Commercial District. The Zoning Ordinance states the following: "The CG District provides areas for commercial uses with off-street parking and/or clusters of street-front stores. This zone permits primarily local-serving retail establishments, specialty shops, banks, professional offices, motels, and business and personal services that are typically appropriate along major thoroughfares. The following types of retail uses are discouraged: factory outlets; large regional-serving shopping centers; and other similar retail uses generating high traffic volumes."

The project is consistent with the CG District in that it involves beer and wine sales for an approved restaurant, which is classified as a 'Food Sales and Service' use and a permitted-use. The initial Design Review application determined that the project was consistent with the applicable development standards of the Zoning Ordinance.

Public Comment:

The Planning Department did the following to comply with Chapter 17.330 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 the staff report.

City Departmental Comment:

The Planning Department circulated the application to the following City departments for review: Building and Safety, Engineering, Fire Services, and Police Services. The Planning Department has not received any City departmental comments on the application, as of writing the 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 project involves a request to sell beer and wine at Revibe Café and Scoop Bar, a restaurant, which is currently under construction on Healdsburg Avenue. The establishment will obtain a Type 41 ABC license, which authorizes restaurants to sell beer and wine. The request appears to be reasonable in that beer and wine sales would supplement the greater restaurant use. The Commission could find the proposed use to be suitable for the site and compatible with the surrounding uses for several reasons. The establishment is not in close proximity to schools, hospitals, public playgrounds, or other recreational facilities. The site is relatively close to the Sebastopol Methodist Church, located across the street and several blocks away. Restaurant uses have not been associated with substantial adverse impacts to such churches.

There are several establishments located along Healdsburg Avenue and throughout greater Sebastopol with a similar business model, which serve beer and wine for both onsite consumption, and have not created substantial law enforcement issues or had a detrimental impact on quality of life. Approval will not result in an undue concentration in the area of establishments that sell alcoholic beverages in that the establishment is located along a major commercial corridor in Sebastopol, and it is appropriate for commercial corridors to contain a variety of uses, including restaurants, convenience markets, and alcohol-dispensing retail outlets. The establishment will 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, and no aspects of the request have been identified that would create new detrimental impacts.

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: 2016-52
Onsite Beer and Wine Sales with a Type 41 ABC License
7365 Healdsburg Avenue

Findings for Approval:

1. That the proposed use is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, in that it involves beer and wine sales at a restaurant with a Type 41 ABC license, which is the licensing of an existing private structure.

2. That the proposed use is consistent with the General Plan in that it involves beer and wine sales, incidental to the restaurant operation, which is a commercial use, located on a corridor, which contains a variety of commercial uses. The project is also consistent with the Land Use Element in that that a Type 41 ABC license will allow the establishment to broaden its menu to include beer and wine, which may result in a sales tax increase.

3. That the proposed use is consistent with the Zoning Ordinance in that it involves beer and wine sales for an approved restaurant, which is classified as a 'Food Sales and Service' use and a permitted-use in the General Commercial District.

4. That the proposed use will not affect the health, safety, and welfare of area residents in that there are several establishments located along Healdsburg Avenue and throughout 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.

5. 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. Furthermore, no aspects of the request have been identified that would create new detrimental impacts.

6. 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 located along a major commercial corridor in Sebastopol, and it is appropriate for commercial corridors to contain a variety of uses, including restaurants, convenience markets, and alcohol-dispensing retail outlets.

7. That the establishment is not in close proximity to schools, hospitals, public playgrounds, or other recreational facilities. The site is relatively close to the Sebastopol Methodist Church,

located across the street and several blocks away. Restaurant uses have not been associated with substantial adverse impacts to such churches.

Recommended Conditions of Approval:

1. Approval is granted for the Alcohol Use Permit described in the application, 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 not permitted with this approval.

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, recorded background music and 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.

24. The establishment may need a CUPA Permit for compressed gas storage. Please contact the Building and Safety Department at (707) 823-8597 for information.

Attachments:

- Master Planning Application Form
- Location Map
- Written Statement
- Site Plan and Floor Plan

- 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:	FOR CITY USE ONLY	
ADDRESS: 7365 Healdsburg Ave Sebastopol, CA	PLANNING FILE #:	2016 / 52
	DATE FILED:	07/07/16
PARCEL #:	TOTAL FEES PAID:	$990 Deposit
	RECEIVED BY:	JA
PARCEL AREA:	DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: William Abrams
Email Address: willabrams@gmail.com
Mailing Address: 3545 Oak Haven Ct.
City/State/Zip: Santa Rosa, CA, 95404
Phone: 707-397-5727
Fax:
Business License #: 201305810437
Signature:
Date: 7/7/16

OWNER OF PROPERTY *IF OTHER THAN APPLICANT:*

Name:
Email Address:
Mailing Address:
City/State/Zip:
Phone:
Fax:
Business License #:
Signature:
I certify that this application is being made with my consent.
Date:

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:

RECEIVED
JUL 07 2016
JA

PROJECT DESCRIPTION:

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

The Restaurant Permits are Already in place. This is a supplemental request for the purposes of a beer and wine (Type 41) liquor license.

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.):

Alcohol Use Permit

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

Revibe Cafe and Soap Bar w/ Commercial Zoning and Mixed use.

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		☒ N / A
SQUARE FEET BUILDING DEMOLISHED:		☒ N / A
SQUARE FEET BUILDING NEW:		☒ N / A
NET CHANGE IN BUILDING SQUARE FEET:		☒ N / A
NUMBER OF DWELLING UNITS EXISTING:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☒ N / A
NUMBER OF DWELLING UNITS PROPOSED:	☐ 0 Bedrooms ☐ 2 Bedrooms ☐ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☒ N / A
NET CHANGE IN DWELLING UNITS:		☒ N / A
SETBACKS:	**Existing:** ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☐ N / A	**Proposed:** ☐ Front Yard _____ ☐ Side Yard _____ ☐ Rear Yard _____ ☒ N / A

EXISTING LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____		☑ N / A
PROPOSED LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____		☑ N / A
EXISTING LOT AREA:	_____ Square Feet		☑ N / A
PROPOSED LOT AREA:	_____ Square Feet		☑ N / A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	☑ N / A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	☑ N / A
PARKING SPACE (S):	Existing: _____	Proposed: _____	☑ N / A
ZONING	Existing: _____	Proposed: _____	☑ N / A

Will the project involve a new curb cut or driveway? N/A ☐ Yes ☐ No

Are there existing easements on the property? N/A ☐ Yes ☐ No

Will Trees be removed? N/A ☐ Yes ☐ No

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

Will Existing Landscaping be revised? N/A ☐ Yes ☐ No

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

Will Signs be Changed or Added? N/A ☐ Yes ☐ No

Business: Hours of Operation? Open: _____ Close: _____

Is alcohol service proposed? ☒ Yes ☐ No

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

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: 113

Is any live entertainment proposed? ☒ Yes ☐ No

If yes, please describe: Music over speakers & Acoustic sets

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	Date Signed	Planning File Number
	7/7/16	2016 - 52

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	Printed Name
	William Abrams

NOTE: It is the responsibility of the applicant and their representative to be aware of an 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:

Per State Requirements, I went door to door in neighborhood to inform.

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

Exemption Questionnaire

Storm Water Low Impact Development

Purpose: This questionnaire will determine *whether* or *not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

Project Address:

Type of Application

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- ☐ Administrative Review (Interior Improvements or Use)
- ☐ Sign Review
- ☐ Temporary Use Permit
- ☐ Time Extension Request
- ☐ Tree Removal Permit
- ☐ Zoning Determination or Interpretation

The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:

Applicant Signature	Printed Name	Date

Google Maps

JUL 07 2016

City of Sebastopol
Alcohol Use Permit Written Statement
Revibe Café and Scoop Bar

Revibe Café and Scoop Bar will provide Caribbean/Jamaican food in a casual dining atmosphere. Ice Cream will also be made and provided onsite. This request is for a Type 41 Beer and Wine License to support our Restaurant Services and dining experience. The expectation is that the restaurant will be open from 7am until 11pm 6-days/week and closed on Tuesdays. We will be serving Breakfast, Lunch, Dinner and Dessert through these time periods.

All staff will receive training around the use of alcohol for patrons to ensure safety and responsibility. This training will also be reflected and prominently displayed in the Revibe Café and Scoop Bar Training Manual. General safety procedures and specific restaurant safety procedures will be provided to new staff and every 6 months to staff or more often as needed. Onsite cameras will be in-place and periodically reviewed to additional ensure security measures are in-place. Entertainment will be provided to enhance the dining experience of patrons including small live acoustic bands and through speakers on-premises. These will be provided with respect and consideration of neighbors and community members.

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BY JA

Revibe Café and Scoop Bar Training Manual Excerpt:

Alcohol Serving Policy

As a Restaurant that sells alcoholic beverages, we are committed to sensible, socially responsible consumption of alcohol. We help to ensure our customers' and other members of the community's safety by educating our employees on responsible service and management of alcohol. We want our customers to enjoy alcoholic beverages in moderation, but if a customer shows signs of drinking too much, a manager should become informed immediately.

Employees who serve customers, must abide by the Restaurant's policies on alcoholic beverage service:

1. We will not serve alcoholic beverages to an intoxicated person.
2. We will not knowingly serve a person alcoholic beverages to a person under the legal drinking age. It is our policy to card anyone who appears to be under 40 years old.
3. We will offer nonalcoholic alternatives such as soft drinks, coffee, juice, etc.
4. Revibe Café and Scoop Bar will arrange taxi service for any intoxicated customers.

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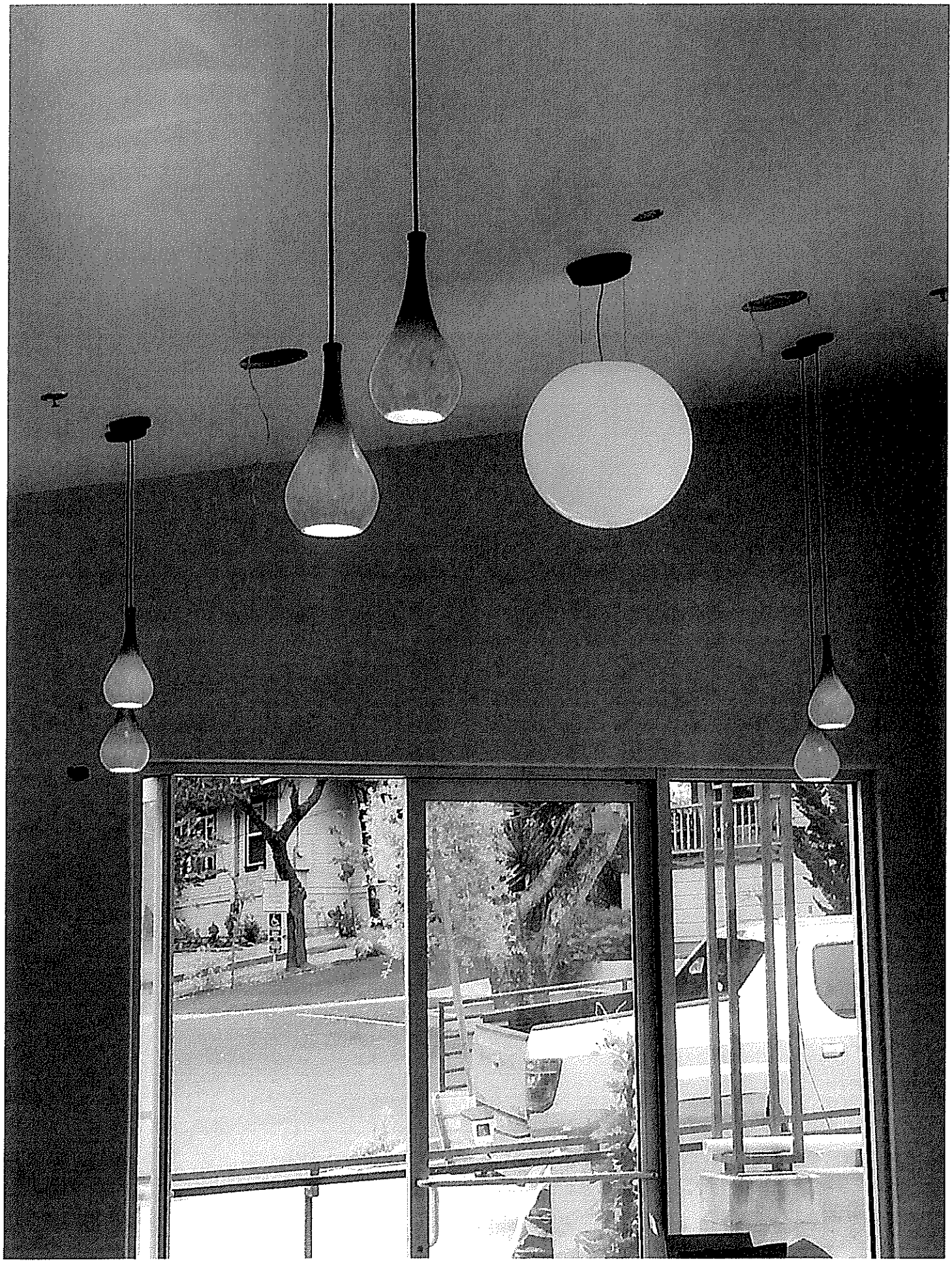
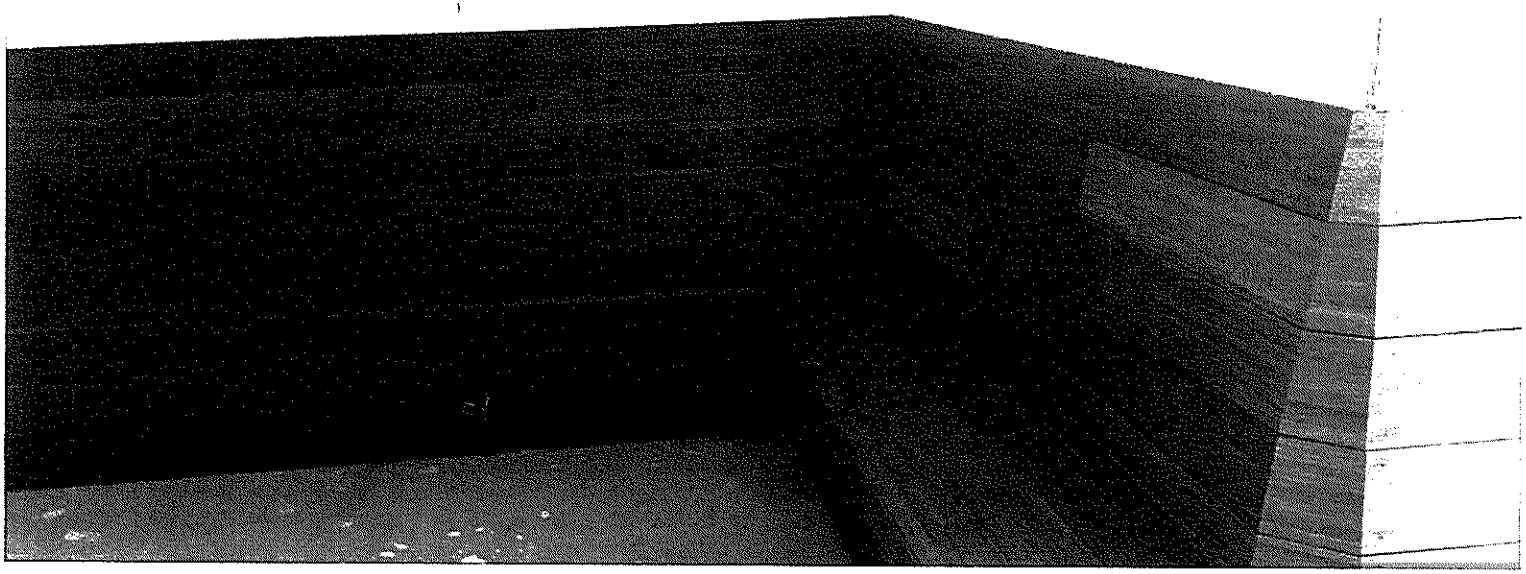
BY JA





evibe

17
Benjamin Moore

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.

LICENSEE EDUCATION ON ALCOHOL AND DRUGS
LEAD

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.

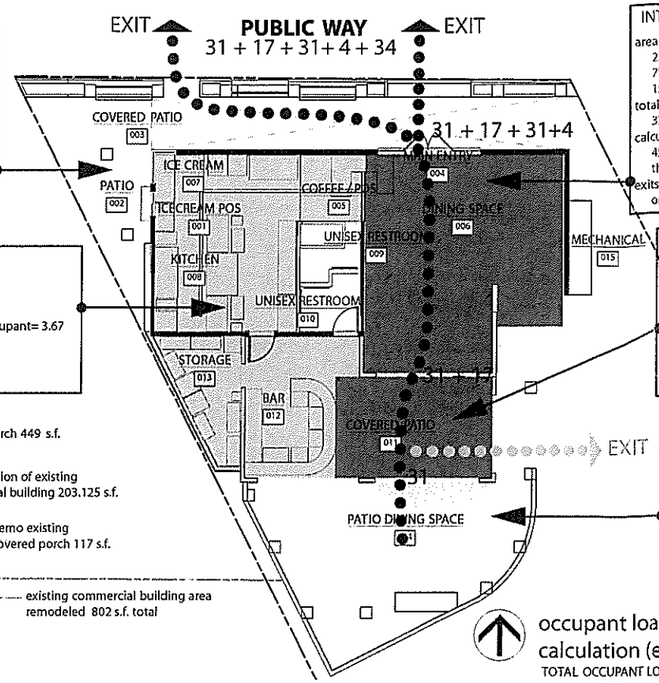
3. In certain situations, ABC may place reasonable conditions upon a license, such as restrictions as to hours of sale, employment of designated persons, display of signs, restrictions on entertainment or dancing, etc. If a license has been conditioned, it will be endorsed as such on the face of the 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).

FRONT PATIO
area :
49'-2" x 6'-1" = 299 = 300 sq.ft.
200 sq.ft.
total :
300 + 200 = 500 sq.ft.
calculation :
500 net sq.ft. / 15 sq.ft. per occupant= 33.33
therefore 34 total occupants
exits required:
one

KITCHEN + BAR
area :
734 sq.ft. gross
calculation:
734 net sq.ft. / 200 sq.ft. per occupant= 3.67
therefore 4 total occupants
exits required:
one



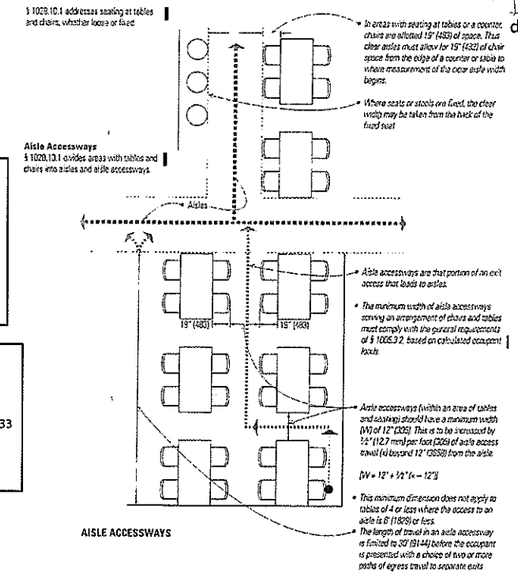
INTERIOR DINING SPACE
area :
23'-2" x 16'-0" = 370.667 = 371 sq.ft.
7'-8" x 4'-0" = 30.667 = 31 sq.ft.
15'-0" x 9'-6" = 142.5 = 143 sq.ft.
total :
371 + 31 + 143 = 454 sq.ft.
calculation :
454 net sq.ft. / 15 sq.ft. per occupant= 30.266
therefore 31 total occupants
exits required:
one

OUTDOOR DINING SPACE (COVERED)
area :
18'-4" x 11'-10" = 252.444 = 252 sq.ft.
total :
217 sq.ft.
calculation:
217 net sq.ft. / 15 sq.ft. per occupant= 14.5
therefore 15 total occupants
exits required:
one

OUTDOOR DINING SPACE
area :
455 sq.ft.
calculation:
455 net sq.ft. / 15 sq.ft. per occupant= 30.333
therefore 31 total occupants
exits required:
one

occupant load
calculation (exiting)
TOTAL OCCUPANT LOAD:
patrons 113

licensed architect
doron j. dreksler
ren. 1/31/14
C-32514
state of california



aisle accessway requirements

BIKE PARKING:
15% of 9 = 1.35 spaces
1 space required (30" x 72")
2 locations provided

new covered front porch 449 s.f.

demo portion of existing commercial building 203.125 s.f.

demo existing covered porch 117 s.f.

HEALDSBURG AVE.

existing commercial building area remodeled 802 s.f. total

new addition 545.18 s.f.

new mechanical closet 21 s.f.

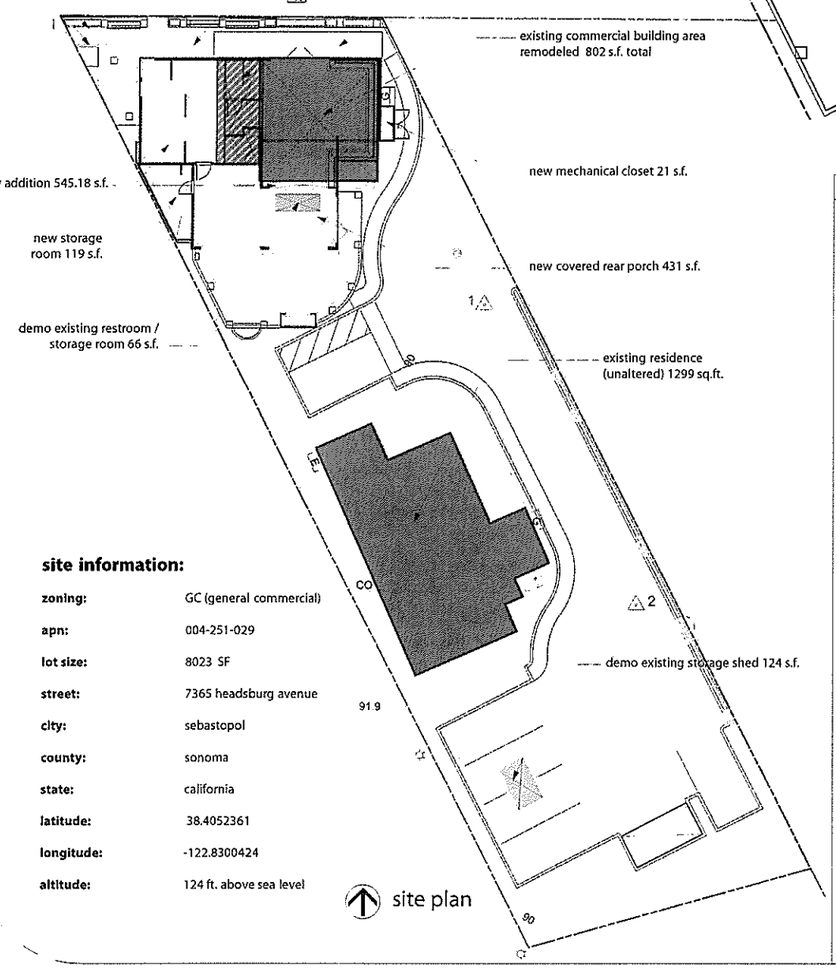
new storage room 119 s.f.

new covered rear porch 431 s.f.

demo existing restroom / storage room 66 s.f.

existing residence (unaltered) 1299 sq.ft.

demo existing storage shed 124 s.f.



site plan

site information:

zoning:	GC (general commercial)
apn:	004-251-029
lot size:	8023 SF
street:	7365 headsburg avenue
city:	sebastopol
county:	sonoma
state:	california
latitude:	38.4052361
longitude:	-122.8300424
altitude:	124 ft. above sea level

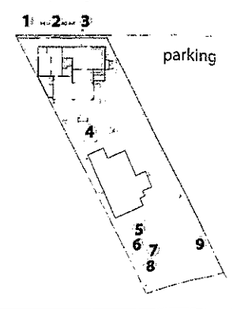
parking requirements:

restaurant parking requirements:
gross restraunt size = 1175 s.f.
therefore 1175s.f. x 15% = 176.25 reduction
1175 - 176.25 = 998.75 = 999 s.f net
999 / 125 = 7.992 = 8 required parking spaces
compact space allowed:
8 x 40% = 3 compact spaces allowed (8.5 x 18 minimum)
ADA parking spot:
1 space required

existing residence parking requirements:
2 spaces required (8.5 x 18 minimum)

project parking requirements:
total parking required:
5 standard spaces for restaurant (9.5 x 19 minimum)
3 compact spaces for restaurant (8.5 x 18 minimum)
1 ADA space for restaurant
2 residential parking spaces (8.5 x 18 minimum)

total parking provided: (9 total)
rear parking lot:
3 compact commercial stalls (8.5 x 18 minimum)
2 residential stalls (8.5 x 18 minimum)
between house and cafe:
1 ADA commercial stall
street adjascent to building:
3 street parking locations



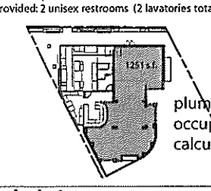
fixture count:

building occupant load:
restaurant area (A-2) : *per CBC table A29a*
1251 sq.ft (inside + back patio) / 30 = 41.7 (42 occupant load)

minimum plumbing facilities: (per table 4-1 of the 2010 CPC)
restaurant requires 1 water closets for men and 1 water closets for women up to 50 occupants
provided: 2 unisex restrooms (2 water closets total)

restaurant requires 1 urinals for men
provided: 2 unisex restrooms (no urinal provided)

restaurant requires 1 lavatories for men and 1 lavatories for women up to 50 occupants
provided: 2 unisex restrooms (2 lavatories total)



plumbing fixture occupant load calculation

code analysis:

codes used:
2010 california building code (CBC)
2010 residential code (CRC)
2010 california mechanical code (CMC)
2010 california plumbing code (CPC)
2010 california electric code (CEC)
2010 california fire code
2010 california energy code (T-24)
2010 california existing building code
2010 california historical building code
2010 california building standards code
2010 california green building standards code
2010 california administrative code
prevailing county ordinances + state laws

occupancy: A-2 restaurant

occupancy separation: none

construction: type V, non-rated , sprinkled

construction date: unknown

area calculations: *all areas measured from outside of wall.*

demo areas:

demo portion of existing building	203.125 s.f.
demo commercial building restroom	66 s.f.
demo storage building	124 s.f.
demo existing covered front porch	117 s.f.

existing building calculation:

existing commercial building unaltered	802 s.f.
demo portion of existing building	203.125 s.f.
existing building remaining (802 - 203.125)	598.875 s.f.

new building calculation:

existing building remaining (802 - 203.125)	598.875 s.f.
new addition area (373 + 203.125)	545.181 s.f.
new storage room	118.944 s.f.
total new building (conditioned)	1263 s.f.
mechanical closet (unconditioned)	21 s.f.
new front covered porch	449 s.f.
new rear covered porch/ bar area	431 s.f.

unaltered single family residential 1299 s.f. (unchanged)

RECEIVED
AUG 11 2016
BY JA

Revibe CAFE & SCOOP BAR

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apn: **004-251-029**

code analysis

3 october 2013

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