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Agenda
Director Hearing

Published by the
Community Development Department
(916) 264-5011

Thursday February 01, 2024
1:00 p.m.

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1. T Street Tentative Map (Z23-018) (Noticed 1/19/2024)

Location: 1009 T St, APN: 009-0074-018-0000 (District 4 Represented by Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15303-New Construction or Conversion of Small Structures, 15315-Minor Land Divisions ; 15332-Infill Development); **Item B.** Tentative Subdivision Map to subdivide a 0.15-acre property into 2 lots within the Single-Unit or Duplex Dwelling (R-1B-SPD) Zone and South Side Historic District; and **Item C.** Site Plan and Design Review of the Tentative Subdivision Map and requested deviations.

Contact: Sierra Peterson, Associate Planner, 916-808-7181,
SPeterson@cityofsacramento.org

Item withdrawn.

2. Sac Brew Bike Modification (Z23-088) (Noticed 1/19/2024)

Location: 1519 19th Street, APN: 007-0244-020-0000 (District 4 Represented by Councilmember Valenzuela)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Request of a major modification of a previously approved project (P15-006) for Sac Brew Bike to allow alcohol purchases for off premise consumption from the existing bar within the General Commercial (C-2-SPD) Zone and the Central City Special Planning District (SPD).

Contact: Sierra Peterson, Associate Planner, 916-808-7181,
SPeterson@cityofsacramento.org

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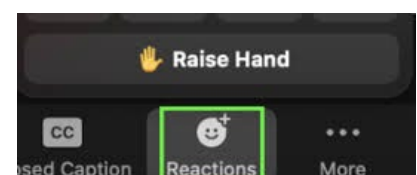
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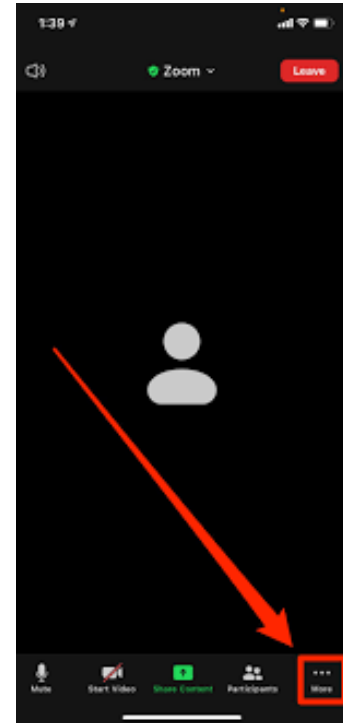


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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit for the project known as **Sac Brew Bike Modification (Z23-088)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Major Modification of a Conditional Use Permit** to allow customers with reservations to purchase alcohol for off-premises consumption from an existing tasting room within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD).

PROJECT INFORMATION

Location: 1519 19th Street
Parcel Number: 007-0244-020-0000
Council District: 4 – Represented by Councilmember Valenzuela
Applicant: Matthew See, Sac Brew Bike
1519 19th Street
Sacramento, CA 95811
Property Owner: Steve Vivaldi, Agent for the Rex Moore 1976 Revocable Family Trust
IPM Property Management
P.O. Box 999
Fair Oaks, CA 95628
Project Planner: Sierra Peterson, Associate Planner
Hearing Date: February 1, 2024

Land Use Information

General Plan: Urban Corridor Low (UCORLOW)
Community Plan Area: Central City
Specific Plan: Central City
Zoning: General Commercial (C-2-SPD)
Special Planning District: Central City
Planned Unit Development: n/a
Design Review Area: Central City
Parking District: Urban
Open Space District: Urban

Historic Landmark: n/a
 Historic District: n/a

Surrounding Land Use and Zoning

North:	C-2-SPD	Residential / Commercial
South:	C-2-SPD	Residential / Commercial
East:	C-2-SPD	Residential / Commercial
West:	C-2-SPD	Residential / Commercial

Site Characteristics

Existing Property Area:	3,200 square feet / 0.07 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Mixed Use Building

Other Information

Concurrent Files:	None
Previous Files:	P15-006

ATTACHMENTS

Attachment 1: Project Plans

PROPOSED PROJECT AND ANALYSIS

Background

The 0.07-acre project site is located on the southeast corner of 19th Street and Opera Alley within the General Commercial (C-2-SPD) zone and the Central City Special Planning District (SPD). Surrounding land uses include a mixed-use building to the north; multi-unit residential and a theater to the south; single-unit and multi-unit dwellings to the east; and a gallery, vacant lot, and residences to the west. The site is developed with a two-story, 4,000 square foot, mixed-use building consisting of the existing 3,200 square of commercial floor area and one 800 square foot second-floor residential unit. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections in 19th Street and Opera Alley.

Sac Brew Bike offers bike tours of local breweries, bars, and eating establishments that serve locally brewed beer. The bar component of the business is also open to the general public. Sac Brew Bike has been in operation since May of 2014 and has been located at the 19th Street site since October 2014. The applicant established a bar in 2015 to provide the tour participants with a place to gather before and after the tour and to sample local beer and wine (pursuant to a conditional use permit (CUP) granted under Record No. P15-006). The CUP authorized Sac Brew Bike to sell and serve alcohol for on-premise consumption; however, the sale of alcohol for off-premise consumption and more specifically for consumption on the brew bikes.

Project Details

The applicant is operating the current bar business consistent with the CUP (granted under Record No. P15-006). The applicant would like to expand the current business operations by allowing patrons the option to purchase alcohol at the existing bar for consumption on the brew bikes. Patrons are currently allowed to bring alcohol purchased elsewhere onto the brew bikes pursuant to SCC section 5.94.240. As such, the applicant is requesting to remove Condition of Approval No. 25 of the CUP, which states:

“The sale of alcoholic beverages for consumption off the premises is strictly prohibited.”

The above-noted condition of approval was imposed by the Police Department. The Police Department does not oppose the removal of the condition of approval. This request only affects the above-noted condition of approval; all other conditions of approval are still applicable to the business.

The applicant is also working with Alcohol Beverage Control (ABC) to convert their existing Type-42 (on-sale beer and wine – public premises – bar/tavern) into a license type that would allow for the sale of alcohol for on- and off-premise consumption. An application for a new license type will be filed by the applicant should this CUP modification request be granted. ABC will not issue a license to the applicant until approval of this modification has been granted.

In addition to the required findings for CUPs, SCC section 17.228.108.A.2 establishes considerations for alcoholic beverage sale uses. These are listed below:

1. *The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;*
2. *The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;*
3. *The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and*
4. *The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.*

The findings contained in the staff report dated May 28, 2015, for P15-006 are still valid and applicable to the existing bar use. The addition of alcohol sales for off-premise consumption would not be significantly detrimentally to nearby residentially zoned areas, or churches, schools, hospitals, public parks and playgrounds, childcare centers, social services and other similar uses because the existing bar business provides alcohol for consumption on-site and the addition of off-sale alcohol would primarily be uses on the existing brew bikes. The existing business allows patrons to purchase alcohol elsewhere and bring it on site.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

All property owners, residents, and neighborhood associations within 500 feet of the subject site were mailed a public hearing notice on January 19, 2024, and a notice was posted at the project site. At the time of writing this staff report, no letters or comments in support or opposition have been received.

ENVIRONMENTAL CONSIDERATIONS

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1). The project is consistent with the UCORLOW General Plan designation, the purpose and intent of the C-2-SPD zone and Central City SPD and use regulations. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the UCORLOW General Plan designation, the purpose and intent of the C-2-SPD zone and Central City SPD. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

CONDITIONS OF APPROVAL

1. With the exception of Condition of Approval No. 25 of Record No. P15-006, all conditions of approval established in the record of decision of Record No. P15-006 are valid and applicable to the business for which the Conditional Use Permit is granted.
2. Condition of Approval No. 25 of Record No. P15-006 is hereby struck from the record and is no longer valid or applicable to the business for which the Conditional Use Permit is granted. The Conditional No.25 as follow is struck from the conditions of approval as follows:

~~The sale of alcoholic beverages for consumption off the premises is strictly prohibited.~~

FINDINGS OF FACT

Environmental

1. Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1). The project is consistent with the UCORLOW General Plan designation, the purpose and intent of the C-2-SPD zone and Central City SPD and use regulations. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the UCORLOW General Plan designation, the purpose and intent of the C-2-SPD zone and Central City SPD. The site is adequately served with all urban services and utilities and will have adequate access

including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

Conditional Use Permit

2. The proposed use and its operating characteristics are consistent with the UCORLOW General Plan designation. The proposed use and its operating characteristics is also supported by Central City Specific Plan Goal LU.1 which seeks a broad mix of uses that contribute to a vibrant and urban Central City by providing an entertainment service and bar establishment along a commercial corridor in Central City; and
3. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the C-2-SPD zone, and of all other provisions of the code, specifically the purpose and intent of the C-2-SPD zone and Central City SPD, and nonconforming use regulations; and
4. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and
5. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

Respectfully Submitted: _____

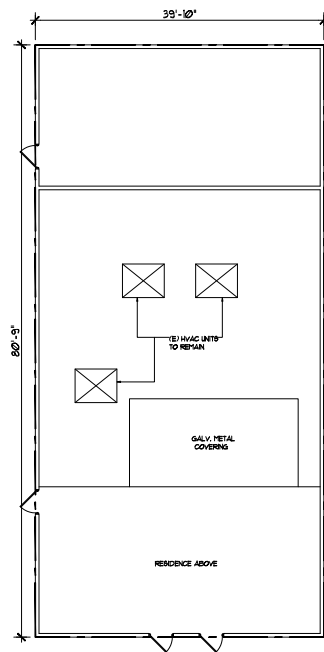
Sierra Peterson
Associate Planner



Recommendation Approved: _____

Karlo Felix
Senior Planner

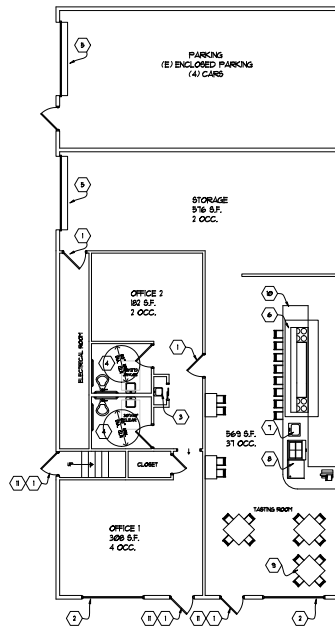
The decision of the Zoning Administrator may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.



19TH STREET

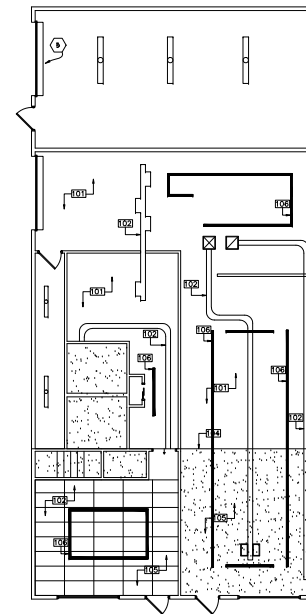
SITE PLAN/ROOF PLAN

- | | | |
|-------------------------------------|------------------------------|----------------------------------|
| 1 (E) DOOR 30'10" 4 FRAME TO REMAIN | 6 UNDER COUNTER REFRIGERATOR | 11 ADA ACCESSIBLE DOOR THRESHOLD |
| 2 (E) DOOR 30'10" 4 FRAME TO REMAIN | 1 HANDSINK | |
| 3 (E) MOP SINK TO REMAIN | 8 COUNTER DISPLAY | |
| 4 (E) ADA RESTROOM TO REMAIN | 9 SEATING AREA | |
| 5 (E) ROLL UP DOOR TO REMAIN | 10 BAR AREA | |



FLOOR PLAN

- | | |
|---|---|
| 101 (E) CEILING WITH SHEET COVERED INSULATION TO REMAIN | 104 LINE OF (E) FLOOR ABOVE |
| 102 (E) EXPOSED DUCTWORK TO REMAIN | 105 (E) CEILING UNDER RESIDENCE ABOVE IS COVERED W/ 5'10" TYP X |
| 103 (E) 2x4 SUSPENDED CEILING TO REMAIN | 106 (E) LIGHTING TO REMAIN |



REFLECTED CEILING PLAN

REVISIONS:

- | | |
|---|--|
| 1 | |
| 2 | |
| 3 | |

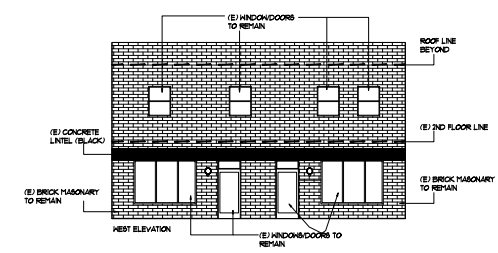
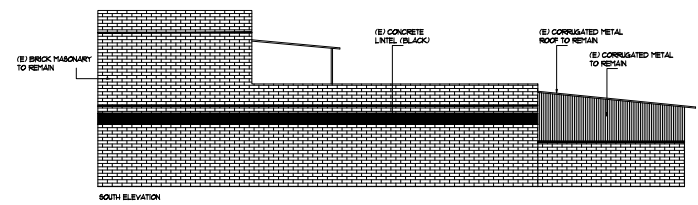
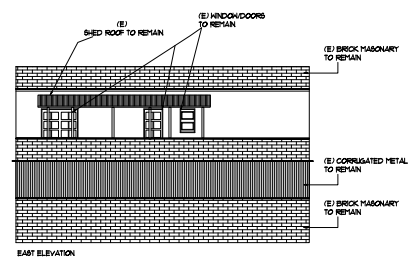
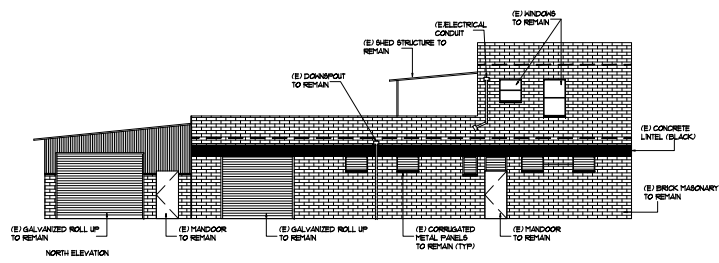
EBB Design

and Drafting

San Francisco, CA 94103-1000 email:ebbdrafting@yahoo.com

TASTING ROOM
1519 19TH ST
SACRAMENTO, CA

DATE: 2/6/15
DRAWN: E.B.
SCALE: 1/8"=1'-0"
SHEET: A1



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