

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.

CHRIS FERREN
PHONE: (916) 952-7973

DESIGN:
EBB DESIGN/DRAFTING
(916) 743-4056

TENANT IMPROVEMENT FOR SAC BREW TASTING ROOM". NO CHANGES TO BE MADE TO THE EXTERIOR OF BUILDING. REMODEL SPACE INTO A 'TASTING ROOM'.

CONSTRUCTION TYPE: TYPE V-B
OCCUPANCY: B OCCUPANT LOAD 43 1 EXIT REQUIRED
2 EXITS PROVIDED

TO COMPLY WITH:

2013 CALIFORNIA CODE OF REGULATIONS TITLE 24
CBC, CEC, CMC, CPC, CFC, CALIFORNIA ENERGY CODE, &
CALIFORNIA GREEN CODE

1	Age	128	San Mateo	131	Goodman home	1322	Don	1323	Don W. Carr
2	Age	129	San Mateo	132	Goodman home	1324	Don	1325	Don W. Carr
3	Age	130	San Mateo	133	Goodman home	1326	Don	1327	Don W. Carr
4	Age	131	San Mateo	134	Goodman home	1328	Don	1329	Don W. Carr
5	Age	132	San Mateo	135	Goodman home	1330	Don	1331	Don W. Carr
6	Age	133	San Mateo	136	Goodman home	1332	Don	1333	Don W. Carr
7	Age	134	San Mateo	137	Goodman home	1334	Don	1335	Don W. Carr
8	Age	135	San Mateo	138	Goodman home	1336	Don	1337	Don W. Carr
9	Age	136	San Mateo	139	Goodman home	1338	Don	1339	Don W. Carr
10	Age	137	San Mateo	140	Goodman home	1340	Don	1341	Don W. Carr
11	Age	138	San Mateo	141	Goodman home	1342	Don	1343	Don W. Carr
12	Age	139	San Mateo	142	Goodman home	1344	Don	1345	Don W. Carr
13	Age	140	San Mateo	143	Goodman home	1346	Don	1347	Don W. Carr
14	Age	141	San Mateo	144	Goodman home	1348	Don	1349	Don W. Carr
15	Age	142	San Mateo	145	Goodman home	1350	Don	1351	Don W. Carr
16	Age	143	San Mateo	146	Goodman home	1352	Don	1353	Don W. Carr
17	Age	144	San Mateo	147	Goodman home	1354	Don	1355	Don W. Carr
18	Age	145	San Mateo	148	Goodman home	1356	Don	1357	Don W. Carr
19	Age	146	San Mateo	149	Goodman home	1358	Don	1359	Don W. Carr
20	Age	147	San Mateo	150	Goodman home	1360	Don	1361	Don W. Carr
21	Age	148	San Mateo	151	Goodman home	1362	Don	1363	Don W. Carr
22	Age	149	San Mateo	152	Goodman home	1364	Don	1365	Don W. Carr
23	Age	150	San Mateo	153	Goodman home	1366	Don	1367	Don W. Carr
24	Age	151	San Mateo	154	Goodman home	1368	Don	1369	Don W. Carr
25	Age	152	San Mateo	155	Goodman home	1370	Don	1371	Don W. Carr
26	Age	153	San Mateo	156	Goodman home	1372	Don	1373	Don W. Carr
27	Age	154	San Mateo	157	Goodman home	1374	Don	1375	Don W. Carr
28	Age	155	San Mateo	158	Goodman home	1376	Don	1377	Don W. Carr
29	Age	156	San Mateo	159	Goodman home	1378	Don	1379	Don W. Carr
30	Age	157	San Mateo	160	Goodman home	1380	Don	1381	Don W. Carr
31	Age	158	San Mateo	161	Goodman home	1382	Don	1383	Don W. Carr
32	Age	159	San Mateo	162	Goodman home	1384	Don	1385	Don W. Carr
33	Age	160	San Mateo	163	Goodman home	1386	Don	1387	Don W. Carr
34	Age	161	San Mateo	164	Goodman home	1388	Don	1389	Don W. Carr
35	Age	162	San Mateo	165	Goodman home	1390	Don	1391	Don W. Carr
36	Age	163	San Mateo	166	Goodman home	1392	Don	1393	Don W. Carr
37	Age	164	San Mateo	167	Goodman home	1394	Don	1395	Don W. Carr
38	Age	165	San Mateo	168	Goodman home	1396	Don	1397	Don W. Carr
39	Age	166	San Mateo	169	Goodman home	1398	Don	1399	Don W. Carr
40	Age	167	San Mateo	170	Goodman home	1400	Don	1401	Don W. Carr
41	Age	168	San Mateo	171	Goodman home	1402	Don	1403	Don W. Carr
42	Age	169	San Mateo	172	Goodman home	1404	Don	1405	Don W. Carr
43	Age	170	San Mateo	173	Goodman home	1406	Don	1407	Don W. Carr
44	Age	171	San Mateo	174	Goodman home	1408	Don	1409	Don W. Carr
45	Age	172	San Mateo	175	Goodman home	1410	Don	1411	Don W. Carr
46	Age	173	San Mateo	176	Goodman home	1412	Don	1413	Don W. Carr
47	Age	174	San Mateo	177	Goodman home	1414	Don	1415	Don W. Carr
48	Age	175	San Mateo	178	Goodman home	1416	Don	1417	Don W. Carr
49	Age	176	San Mateo	179	Goodman home	1418	Don	14	

WINDOW TYPE (Symbol: Circle with '1' and '4' inside)

DOOR TYPE (Symbol: Square with '1' and '4' inside)

ROOM NUMBER (Symbol: Square with '1' and '4' inside)

COLOR (Symbol: Circle with '4' inside)

INTERIOR ELEVATION (Symbol: Diamond with '1' and '4' inside)

REVISION #/CLOUD (Symbol: Cloud shape with '1' and '4' inside)

STOREFRONT TYPE (Symbol: Diamond with '1' and '4' inside)

REFERENCE SECTION (Symbol: Arrow pointing right with '1' and '4' inside)

DETAIL REFERENCE (Symbol: Arrow pointing right with '1' and '4' inside)

STRUCTURAL GRID OR BAY (Symbol: Circle with '1' and '4' inside)

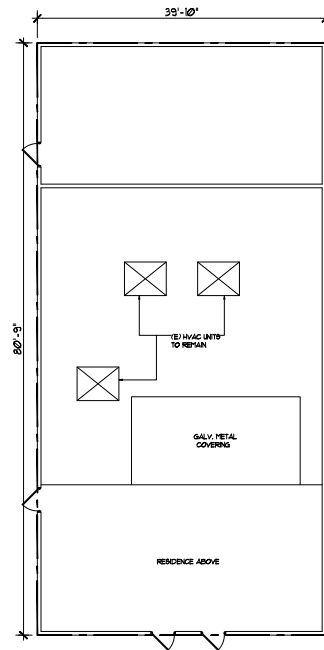
REVISIONS:

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EBB Design
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email: ebbsdesign@yahoo.com

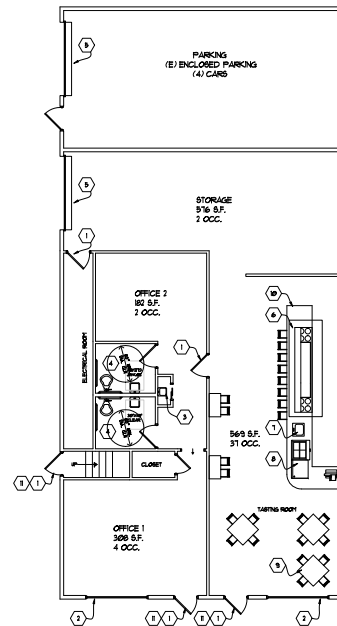
TASTING ROOM
1519 19TH ST
SACRAMENTO, CA

DATE: 2/6/15
DRAWN: E.B.
SCALE: N.T.S.
SHEET: 20



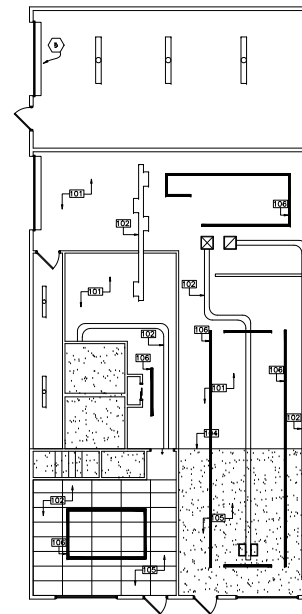
SITE PLAN/ROOF PLAN

- | | | |
|-------------------------------------|------------------------------|----------------------------------|
| 1 (E) DOOR 30'10" & FRAME TO REMAIN | 6 UNDER COUNTER REFRIGERATOR | 11 ADA ACCESSIBLE DOOR THRESHOLD |
| 2 (E) DOOR 30'10" & 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

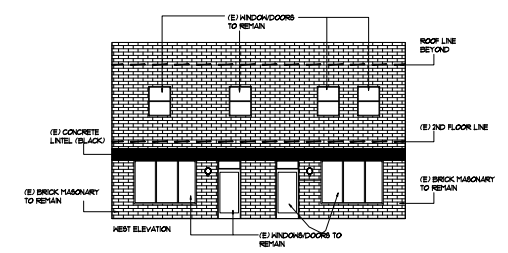
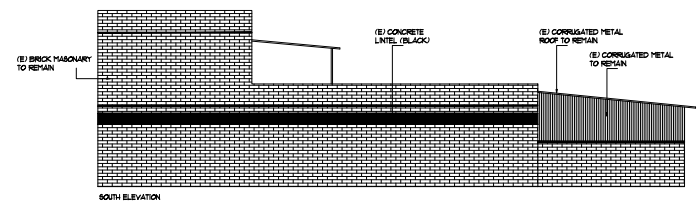
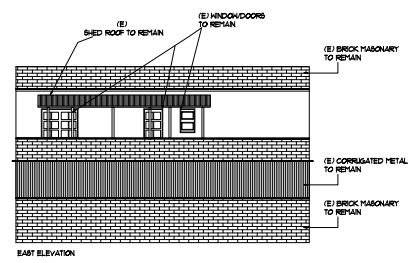
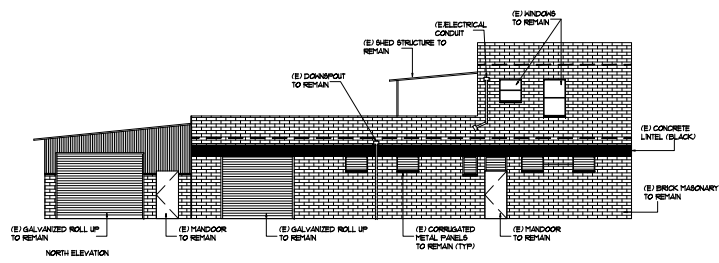
REVISIONS:

1
2
3

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TASTING ROOM
 1519 19TH ST
 SACRAMENTO, CA

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



EBB Design and Drafting Sacramento, CA PHONE 916-222-4000 email@ebbd.com	
TASTING ROOM 1519 19TH ST SACRAMENTO, CA	
REVISIONS: 1. 2. 3.	DATE: 2/6/15 DRAWN: E.B. SCALE: 1/8" = 1'-0" SHEET: A1