

# AGENDA NO. 40

City of Oceanside

## Office of the City Manager

### Memorandum

**DATE:** July 18, 2013  
**TO:** Downtown Advisory Committee  
**FROM:** John W. Helmer, Downtown Area Manager  
**SUBJECT:** Surfside Tap Room

The project is located in an existing building located at 505 and 507 North Coast Highway. A flower shop is the current tenant. This project proposes tenant improvements in order to accommodate the Surfside Tap Room with no change to the building footprint or square footage. Surfside Tap Room will operate as a retail store exclusively supporting Oceanside Ale Works (OAW) as its company store. The proposed business includes the retail sales of OAW merchandise including apparel and glassware as well as Oceanside tourist merchandise. The Surfside Tap Room will also include the sale of beer samples to support and promote keg sales, bottle sales and the filling of reusable jugs called growlers. No other brand of beer will be sold on the premises. There will be no food preparation or service or beer production at this site. The proposed hours of operation will be Sunday through Wednesday 11:00 a.m. to 9:00 p.m. and open till 10:00 p.m. on Thursday and till 11:00 p.m. on Friday and Saturday. This will be similar in operation to the Stone Company Store located on Cleveland Street.

Exterior tenant improvements will include replacing the current exterior, new fold up garage doors with new exterior glass. Interior tenant improvements include a small office, retail space, serving counters, seating area and two new restrooms. There will be twelve standard parking spaces and one accessible parking space which meets parking standards. See attached site plan and rendering.

This project is considered a "regulated use" pursuant to Article 36 of the zoning ordinance because it serves alcohol in an establishment that does not also serve food. This type of use requires a use permit in accord with zoning ordinance Article 41. The Community Development Commission has the final authority to approve or disapprove the use permit. The project is also subject to a Coastal Permit.

Staff believes that this project is an appropriate use and will help contribute to the economic development of the area. Staff believes that this project is consistent with all applicable zoning and Local Coastal Program provisions and that the DAC should recommend that the Community Development Commission (CDC) approve the project. Staff anticipates that this project would be considered by the CDC in September 2013.