



August 31, 2022

Brian Froelich  
Capitola Planning Department  
420 Capitola Ave.  
Capitola, CA 95010

*Re: Use Permit Modification, 101-105 Kennedy Dr.*

Mr. Froelich:

The purpose of this letter is to request a new use permit or use permit modification that will allow my brewery business, Sante Adairius Rustic Ales (“Sante Adairius”), to maintain an existing outdoor seating area located at 101-105 Kennedy Drive (the “Premises”) within the City of Capitola (the “City”).

In the summer of 2021, Sante Adairius applied for and received outdoor dining permits from the City and California Alcohol Beverage Control (“ABC”), and proceeded to erect an outdoor area completely within the confines of the Premises’ privately-owned parking area. Sante Adairius spent more than \$15,000 to construct the outdoor dining area, and contracts with a landscaper \$1,000 per month to maintain it. This outdoor space has been instrumental to the brewery’s continued survival and success throughout the pandemic, and it seeks to continue to utilize it permanently. While the Master Use Permit for the Premises (which includes 100 Kennedy Dr.) currently permits at least two tasting room on the Premises (and thus the use is permitted), a modification or new use permit is necessary to serve people outdoors.

As currently constructed, Sante Adairius’ outdoor service area is approximately 21ft wide by 59ft long. It consists of eight picnic-style tables, two of which are specifically designed for access by persons in wheelchairs. The area is “enclosed” by planter boxes full of live plants that are professionally maintained, and there is an access ramp for persons in wheelchairs. Please see the enclosed photos for reference. While the outdoor service area utilizes seven of the property’s parking spaces, there is still adequate parking for staff and customers, both onsite and adjacent to


the property along Kennedy Drive. Sante Adairius constructed additional parking for its staff and customers along Kennedy Dr. at the City's request in 2016.

Sante Adairius operates seven days per week (making and packaging beer, marketing and selling beer to wholesale accounts, etc.), but is currently open to the public from 2pm-8pm Tuesday-Thursday, and 12pm-8pm Friday-Sunday. There are eight full-time, benefitted employees who work at the Premises, and at least seven part-time employees. The part-time employees also work at the brewery's Santa Cruz taproom, the Sante Adairius Santa Cruz Portal, located at 1315 Water Street.

The outdoor seating area is of great benefit to Sante Adairius, but it also provides the community with additional outdoor space to enjoy beverages on a nice afternoon. And given the early closing hours of the business, continuing the use of Sante Adairius' outdoor seating area would not be detrimental to public health or safety. Please contact me with any questions or concerns.

Thank you very much.

Best,

A handwritten signature in black ink, appearing to read 'S. Adair Paterno'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Adair Paterno  
Co-Owner, Sante Adairius Rustic Ales  
101-105 Kennedy Dr.  
Capitola, CA 95010

Santa Cruz Portal  
1315 Water St.  
Santa Cruz, CA 96062

Oakland Arbor  
460 8<sup>th</sup> St.  
Oakland, CA 94607