

Moss, Julia

From: AM Cheng <1biznfun@gmail.com>
Sent: Tuesday, March 21, 2023 4:52 PM
To: Lynne Lampros
Cc: Moss, Julia; Froelich, Brian
Subject: [PDF] Re: 401 Capitola
Attachments: Bob Edgren supporting letter copy.pdf; Capitola Tap House customers petition sign-up.pdf; Kathleen Byrne supporting letter for city council.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Julia,

I collected two supporting letters and many customer's petition sign-up. Please add them to the agenda for City Council Meeting on March 23, 2023

Thank you,
Amy

On Tue, Mar 21, 2023 at 11:48 AM Lynne Lampros <lynnelampros@gmail.com> wrote:

Thank you, Julia.
Lynne

Sent from my iPhone

On Mar 21, 2023, at 11:41 AM, Moss, Julia <jmoss@ci.capitola.ca.us> wrote:

Hi Lynne,

This correspondence has been added to the agenda packet and provided to the City Council/members of the public. You can find it [here](#).

Julia Moss

City Clerk - City of Capitola

831.475.7300 x228

From: Lynne Lampros <lynnelampros@gmail.com>
Sent: Tuesday, March 21, 2023 3:34 AM
To: Froelich, Brian <bfroelich@ci.capitola.ca.us>; Moss, Julia <jmoss@ci.capitola.ca.us>
Cc: Amy Cheng <1biznfun@gmail.com>
Subject: 401 Capitola

Please submit this Response to Staff Report with the Agenda Packet for March 23, 2023 Item 8.
General Government/Public Hearings C. 401 Capitola Ave.

Thank you,

Lynne Lampros

on behalf of Amy Cheng

Dear City Council Members,

Having been or around Capitola since 1973, I have observed a number of developments and our city evolve. Now comes a new popular venue, that being craft beer. I am not sure when or how this popular trend started, but it has exploded nationwide. I remember when wine started appearing in cafes, and tasting rooms emerged, but never as fast as the craft brewing. So with this explosion connoisseurs of beer have grown exponentially. For visitors to a pub, they are often treated with five or so small samples. Much like wine tasting. The hundreds of craft brews has made it difficult for marketing and finding the perfect customers. The answer has come in a concept called tasting at tap room tasting. This is not a place to get inebriated, but a place to taste the many different brews. This is what Amy Cheng of her Capitola Tap house would like to bring to Capitola. This is not new to Santa Cruz County. There was a very popular Self-Pour Taproom in Santa Cruz with the same concept located downtown called the Pour Taproom. This was closed due to COVID issues according to their website.

For those who are not familiar with a Tap room tasting system you are encouraged to visit Amy's Tap room, although now, she only serves 32 flavors of Kombucha, an ancient Asian fermented tea drink. Although she has not been completely Licensed by the ABC to serve beer, she waits for the nod from the city, Community planning has put a block on her endeavor, most likely because it is such a new concept.

Capitola is a city with a long record of making exceptions, and variances. One stands out in my mind was Pizza My Heart. It took moving a mountain to allow that business to open, to have a partial open front and long hours. Just about everything against the current code at that time. I remember the Britannia Arms, securing part of the city park for their patio area, another gift from the Capitola God. I recall the small restaurant now Mijo's, that had a major battle at a city council meeting over allowing seating, which they finally got again against codes. Just recently the city voted to stretch the transient overlay to include another block up Capitola avenue and outside the village. This made dozens of property owners very happy, but reduced long term housing. Inconsistent decisions made by planning can make one dizzy, as rarely are any records kept.

The Capitola Tap House is some 50 feet away from the village zone. If it was located within the zone, approval for the idea and operation, probably would be easily approved. So who are the neighbors? The fire department to the right, the railroad trestle to the left and the museum across the street. Again, this is not a business where customers become inebriated. At the Tap house, drinking would be tightly controlled by purchased cards of two drinks that are inserted in the select brews. Those can be shut off any

time. Of course, food will be served as well. Amy envisions her locale a place where people can come, away from the active Esplanade, sit and enjoy time with friends. Probably a blend of Mr. Toots, Cork and Fork and Trestles. Who wouldn't want more of these type businesses in town?

The other big trend facing Californias cities is the limitation of cars. The bill signed by Newsom AB2097

New year, new laws... and beginning in 2023, housing developers and business owners in California will no longer be required to include parking spots for residents and patrons if the project is located at least a half-mile from transit.

This a clear statement, that housing is more important than autos, so the mandate is to allow businesses and housing be built WITHOUT parking spaces required. Who ever thought they would see the day? It will be interesting to see how that plays out, but essentially our parklet program was just that, taking away parking spaces and adding more seating for dining. Again, this was completely against any pre-existing code.

The Capitola Tap House will be an addition to our city that will be a new much needed concept. Something new, a new experience for locals and visitors. In the process of bending codes, one should ask is the project a plus, or a minus for Capitola. It is difficult to see any negatives in this business concept.

Thank you taking the time to consider my views and opinion.

Bob Edgren
agren7@yahoo.com

Capitola Tap House

Please sign if you support me in my "Application for a Restaurant with Food, Beer and Wine"

Name Jenna Keating City/State/or Country Opal Cliff/Santa Cruz

Comments: Amy is wonderful, friendly & inviting. Please embrace her business here in Capitola. We love diversity and new businesses.

Name Lisa Harvey-Duren City/State/or Country Capitola/Santa Cruz

Comments: I love this business and the owner Amy is so friendly and knowledgeable. This shop is a fantastic addition to Capitola Village!!!

Name CAITLIN DEUL City/State/or Country CAPITOLA, CA

Comments: Please allow for this business to survive by allowing them to serve food and beer.

Name Sharon Yorks City/State/or Country Campbell

Comments: Please help this business

Name Dominick King City/State/or Country Capitola, CA

Comments: Amy is a wonderful part of our community. Her business has become an integral part of the village community. The village would flourish with the addition of her food & Bev combo.

Capitola Tap House

Please sign if you support me in my "Application for a Restaurant with Food, Beer and Wine"

Name DARRYL THORNTON City/State/or Country SANTA CRUZ, CA ⁸³¹⁻²⁴⁷⁻²⁸⁶⁴ (thorn1025@gmail.com)

Comments: THANKS FOR BEING IN CAPITOLA! YOU WERE MISSED. 12/8/22

Name MARK PORTER City/State/or Country Capitola 709 BAY

Comments: Is it not TIME to GO bro. I ~~is~~
The fire dept needs this beer, wine, kombucha,

Name Reem Bazzar, City/State/or Country Capitola, CA 95010 ^{peace}

Comments: Thanks for being in Capitola, we need more places like this.

Name Tim Rice City/State/or Country Capitola, CA

Comments: Let's Get this done!

Name Kristen Ricie City/State/or Country Capitola, CA

Comments: This is a great business and all us locals love coming here!
P.S. We walk here! Please ~~help~~ help this business succeed!

Capitola Tap House

Please sign if you support me in my "Application for a Restaurant with Food, Beer and Wine"

Name Christy Hadland City/State/or Country Capitola

Comments: 1112 Sutherland #3, Capitola 95010
831. 246-3027 christyhadland@gmail.com

Name Chelsea Layton City/State/or Country _____

Comments: welcome capitola tap house to the area!

Name Peter Chapman City/State/or Country Soquel, CA

Comments: this is a great idea ~~is~~ and addition to the community
pchapman@egulptec.net

Name SARBA BUCKLEY City/State/or Country Santa Cruz CA

Comments: What a great idea! - It will be great once she is allowed to have beer & wine!
Will be a wonderful addition to the village!

Name Andrew Birnberg City/State/or Country Aptos, CA

Comments: Great addition to the area.

Capitola Tap House

Please sign if you support me in my "Application for a Restaurant with Food, Beer and Wine"

Name ERIC MONTOYA City/State/or Country 5075 EMERZALO ST. CAPITOLA

Comments: OPEN THE BAR!

Name Karen Brooks City/State/or Country Aptos, CA

Comments: I am so excited!

Name CRISTY NORIAN City/State/or Country SANTA CROZ

Comments: FINGERS CROSSED! (PH) CRISTYNORIAN@GMAIL.COM

Name John Grandy City/State/or Country Larkspur CA

Comments: Please support and lets get this going

Name Janet Romanowski City/State/or Country Santa Cruz

Comments: Please support

Kathleen Byrne
407 Capitola Avenue
Capitola, CA 95010
March 21, 2023

Members of the Capitola City Council
City of Capitola
Capitola CA 95010

I am writing this letter in support of Amy Cheng's permit application for a "Restaurant that serves Beer and Wine." I am a teacher, author and designer. I have always been innovative in my teaching career, and felt that positivity and praise is extremely important with my students. This approach has carried over to the rest of my life, and that is one of the reasons I would like to welcome and support Amy Cheng to the Capitola Community, and compliment her for her dedication and perseverance in attaining the permit for her restaurant.

Amy has applied for permit to establish a "Restaurant that serves Beer and Wine" The Capitola Municipal Code states that "Restaurants and Cafes" means a business establishment serving food and beverages to customers where the food and beverages may be consumed on the premises or carried out and where more than 160 sq. ft. of public area is open to customers. Amy has well over the 160 sq. ft. required, as she has 470 sq. ft. of public area open to customers, she has a great menu that can be served at the restaurant or carried out, and she has installed a beautiful tap system to dispense kombucha, iced tea, nitro coffee, and hopefully beer and wine if her permit is approved through the City Counsel. Amy cannot attain the ABC license, unless the City of Capitola permit is approved first, so it is very important her permit application for a "Restaurant that serves Beer and Wine" is approved. She has also applied through the Alcohol Beverage Control for the License "On-Sale Beer/Wine Eating Place."

The self-serve alcohol and beverage dispense technology is currently legal in 45 states including California. I have personally spoken with an ABC representative in Salinas, and was told self-pour taps are legal in California, and in individuals cities which do not restrict their use for the particular, which is in this case is "Restaurant that serves Beer and Wine. Fortunately, there are no restrictions in the Capitola Code that would disallow the self-pour technology taps for the business for which Amy has applied.

What is so impressive to me is the convenience of the self-pour taps, and the responsible proactive approach the monitored system provides to keep patrons safe, if they choose to have beer or wine. Patrons over 21 are limited to two drinks per person monitored by issuing a card, and this limitation of alcoholic drinks, promotes drinking in moderation, thus not encouraging a long stay at the restaurant. With this limitation, this system is different from a restaurant or bar, in which patrons can easily order alcoholic drinks without the monitoring of the number of drinks consumed. Since the self-pour technology allows the patron to dispense the drink, and it keeps track of the number of drinks, it saves the server time, so more time can be spend for food prep, serving and clean up. The "self-pour" is an interactive hands-on approach which people enjoy, as they can sample several different kinds of drinks before they decide which one they would like.

I have frequented Amy's business often. Many people are visitors to Capitola on their way to the Village or neighbors walking by. The people that drop by are mature and of mixed ages, and in no way a rowdy type. So many of the people comment on how beautiful the outside and inside of the building are. Many say they will check back in to see if the permit has been approved. As a resident of the Neighborhood Mixed Use Zone, and

as a close neighbor, I welcome Amy's business, as the self-pour taps are innovative, the proposed menu is unique, and her restaurant would be a great addition to our neighborhood.

Since the seating would be under the front porch area or possibly inside, there are no neighbors that would be disturbed. Capitola Avenue is in front of the building with a hill with trees on the other side of the Capitola Avenue, the railroad trestle is on the left side with an adjacent parking lot, and a parking area for the fire station is on the right side. Since there is no seating on the side next to the trestle, the vacation rental to the rear of the building would not be disturbed. The street traffic on Capitola Avenue exceeds and drowns out any noise that patrons could possibly make with their conversation.

Amy is very dedicated to her goal of providing a safe family oriented restaurant. She welcomes neighborhood friends, out of town guests and children. I have witnessed her outgoing personality, and her huge welcome to all that enter her establishment. She takes pride in her business and the City of Capitola. With all the positives of her new business, I look forward to Amy's permit being approved, as her restaurant will provide a safe, unique and friendly environment to tourists, our Mixed Use Neighborhood residents, and all of Capitola and Santa Cruz County.

Respectfully,

Kathleen Byrne