

**PLANNING COMMISSION MEETING
THURSDAY, JULY 26, 2018**

PRESENTATIONS

STAFF PRESENTATION

**ITEM #1 PUBLIC HEARING
Ph#18-066**

990 B STREET



Conditional Use Permit Application for 990 Bar and Lounge

City of Hayward
Planning Commission Public Hearing
July 26, 2018



SUMMARY

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Project Location

- Zoning District
- General Plan Land Use Designation

2

Business Plan

- Business Logistics and Security Plan
- Interior and Exterior Tenant Improvements

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Staff Analysis and Recommendation

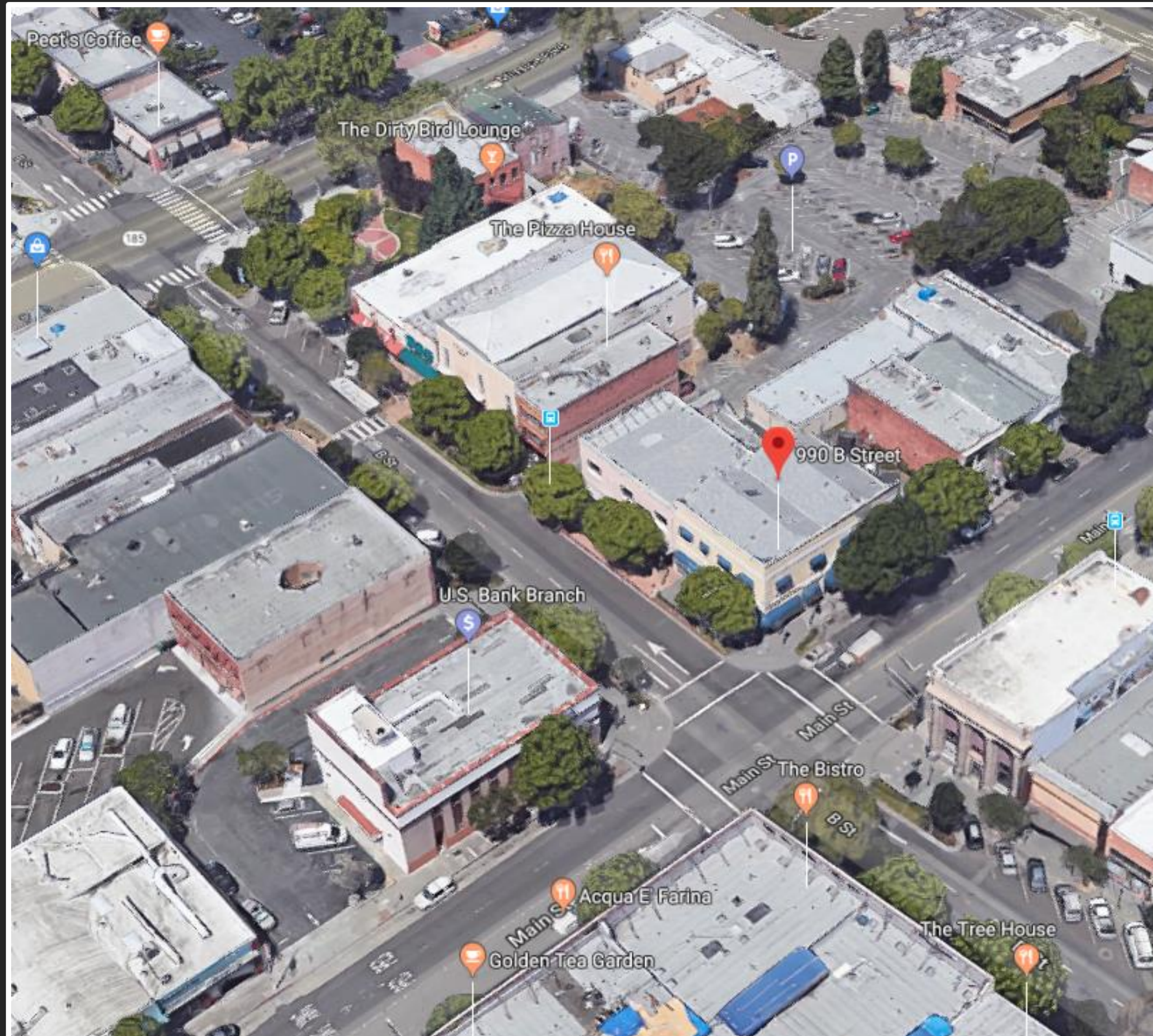
- Compliance with City Ordinances
- Consistency with Hayward 2040 General Plan

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Questions

- Applicant

PROJECT LOCATION



Project Location:

- ✓ 990 “B” Street
- Corner of B and Main Street

Zoning District:

- ✓ Central-City Commercial (CC-C)
- ✓ Central-City Plaza (CC-P)

General Plan Land Use Designation:

- ✓ Central-City Retail and Office Commercial (CC-ROC)

BUSINESS LOGISTICS

Operations

Business:

- Full-Service Cocktail Bar and Lounge
- Cabaret Entertainment including:
 - DJ and Live Music
 - Dancing

Licenses Required:

- Conditional Use Permit
- Type 48 ABC License
- Cabaret License

Tenant Space

Size:

Approximately 2,350 Square-Feet

Seating:

50-75 Seats

Maximum Occupancy:

89 Persons

Hours of Operation

Hours:

- Seven Days a Week
- 12 p.m. to 1:30 a.m.

Cabaret Entertainment:

- Limited to Friday, Saturday and Sunday
- 9 p.m. to 1:30 a.m.

SECURITY PLAN

Security Staff

Applicant will be required to retain licensed security staff to:

- Verify age of patrons – shall be 21 and over;
- Maintain an increased presence during cabaret hours
- Patrol building perimeter and parking lot area.

Infrastructure

Includes Installation:

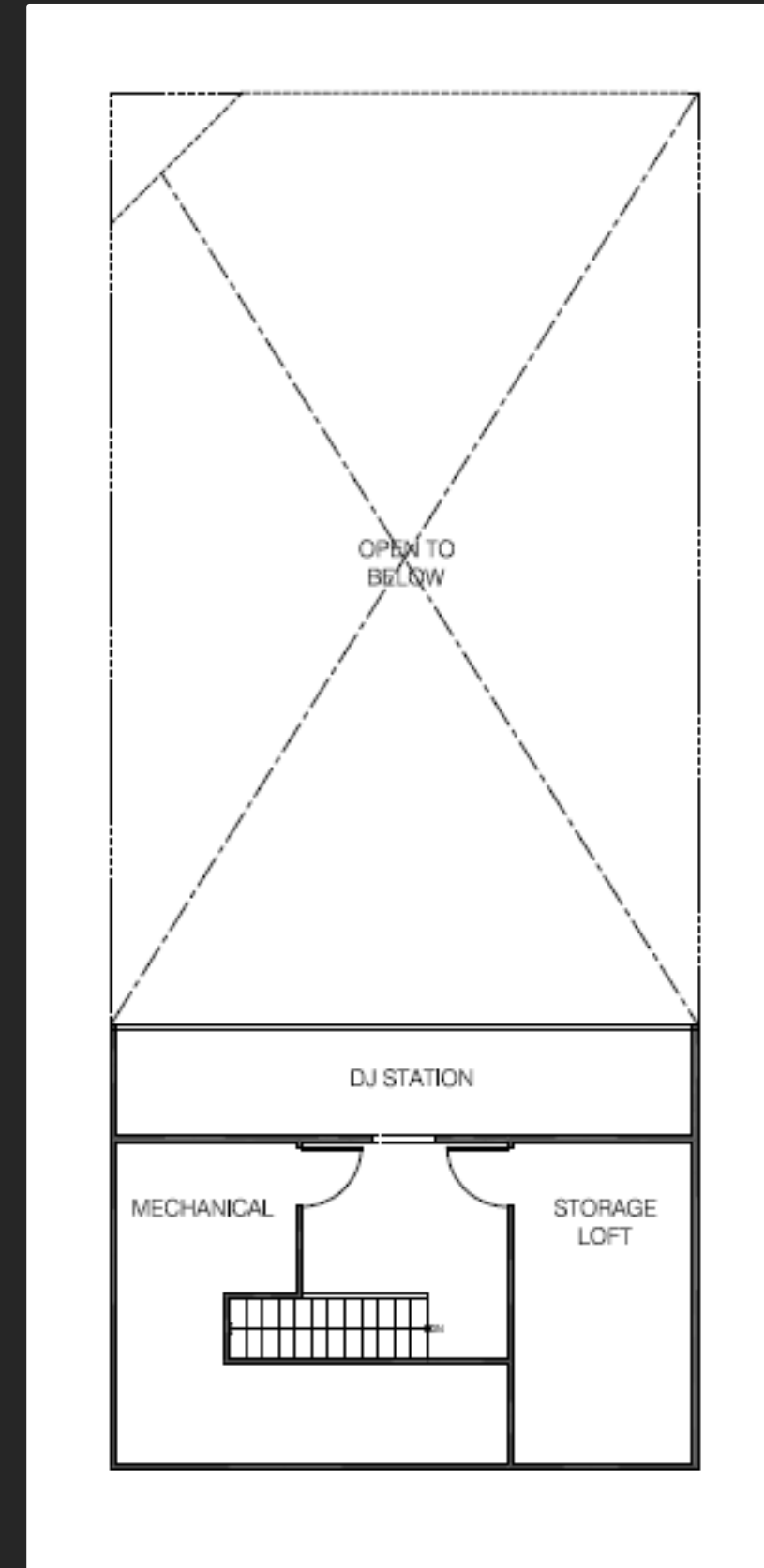
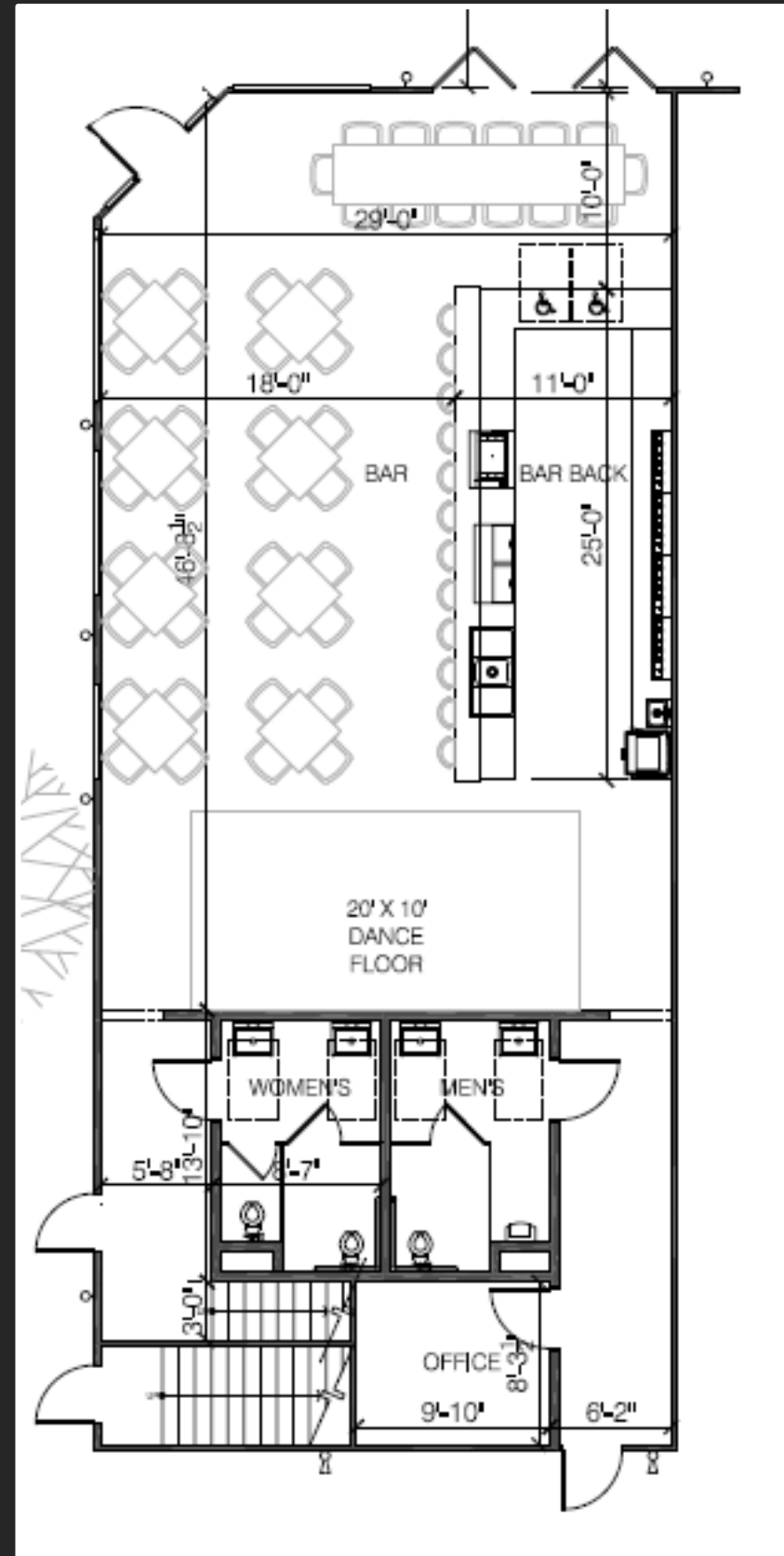
- Video surveillance;
- Motion sensors;
- Window and door monitoring devices; and
- Exterior lighting along the perimeter of the building.

To be installed to the satisfaction of the Police Department.

TENANT IMPROVEMENT AND REMODEL

Interior

- Upgrade for Americans with Disabilities Act (ADA) standards;
- New restrooms;
- Non-fixed seating;
- Bar area;
- Dance floor area; and
- DJ mezzanine area



Exterior

- Exterior lighting improvements
- Art installation on building
- Major façade improvement

Materials will include:

- New paint;
- Metal awnings;
- Wood siding with anti-graffiti coat; and
- Stone wainscoting



From "B" Street



From Main Street

EXISTING CONDITIONS



P R O P O S E D E L E V A T I O N S

COMPLIANCE WITH CITY ORDINANCES

The proposed establishment would be subject to all City regulations, including but not limited to:

- ✓ Alcoholic Beverage Ordinance
- ✓ Cabaret and Dances Ordinance
 - Separate License Required
- ✓ Noise Ordinance
- ✓ Department of Alcoholic Beverage Control (ABC) Standards
- ✓ Conditions of Approval

CONSISTENCY WITH GENERAL PLAN

The application is consistent with the goals and policies of the Hayward 2040 General Plan:

- ✓ Land Use Policy LU-2.1 – Downtown Arts and Entertainment.
- ✓ Land Use Policy LU-2.2 – Downtown Activities and Functions.
- ✓ Land Use Policy LU-2.4 – Downtown Retail Frontages.
- ✓ Land Use Policy LU-2.16 – Uses to Attract the Creative Class.
- ✓ Land Use Policy LU-5.1 – Mix of Uses and Activities.
- ✓ Economic Development Policy ED-1.14 – Hospitality and Entertainment Business Clusters.
- ✓ Community Safety CS-1.12 – On-Site Security.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Approve the Conditional Use Permit for Cocktail Bar and Lounge based on the required Findings and Subject to the Conditions of Approval



QUESTIONS?

REFERENCE SLIDES



990 LOUNGE

COCKTAILS

HAYWARD MULE

HANGAR 1 VODKA, GINGER BEER,
FRESH LIME JUICE

OLD FASHION

WHISKEY, BITTERS, ORANGE

SAZERAC

BRANDY, FRESH LEMON JUICE

GIMLET

GIN, FRESH LIME JUICE

THE LAST WORD

GIN, FRESH LIME JUICE, MARASCHINO LIQUEUR
AND GREEN CHARTREUSE

NEGRONI

GIN, CAMPARI, VERMOUTH

PEAR MOJITO

RUM, FRESH LIME JUICE, PEAR PUREE,
MINT LEAVES, CLUB SODA

THE SIDECAR

HENNESSY, COINTREAU, FRESH LIME JUICE

MARGARITA

TEQUILA, COINTREAU, FRESH LIME JUICE

THE LOVE POTION

PROSECO, FRESH BERRIES

BEERS ON TAP

21ST AMENDMENT HELL OR HIGH WATERMELON

ALAMEDA'S IPA

LAUGHING MONK 3RD ST. PALE ALE

GREAT WHITE ALE

ASSORTED CRAFT BOTTLED BEERS

KOMBUCHA BEER

HOUSE MADE SANGRIA'S

BLOODY MARY BAR

MIMOSA'S

FOUNTAIN DRINKS

COKE

COKE ZERO

SPRITE

SNACKS

POPCRON

BAR MIX

KALE CHIPS

EDAMAME

Menu



990 LOUNGE

COCKTAILS

HAYWARD MULE - HANGAR 1 VODKA, GINGER BEER, FRESH LIME JUICE

OLD FASHION - WHISKEY, BITTERS, ORANGE

SAZERAC - BRANDY, FRESH LEMON JUICE

THE LAST WORD - GIN, FRESH LIME JUICE, MARASCHINO LIQUEUR AND GREEN CHARTREUSE

NEGRONI - GIN, CAMPARI, VERMOUTH

PEAR MOJITO - RUM, FRESH LIME JUICE, PEAR PUREE, MINT LEAVES, CLUB SODA

THE SIDECAR - HENNESSY, COINTREAU, FRESH LIME JUICE

MARGARITA - TEQUILA, COINTREAU, FRESH LIME JUICE

THE LOVE POTION - PROSECO, FRESH BERRIES

GIMLET - GIN, FRESH LIME JUICE

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HOUSE MADE SANGRIA'S

BLOODY MARY BAR

MIMOSA'S

FOUNTAIN DRINKS

COKE, COKE ZERO, SPRITE

BAR SNACKS

POPCRON, BAR MIX, KALE CHIPS, AND EDAMAME

Table tent



556 Bar and Lounge





