



Staff Report

TO: Board of Harbor Commissioners
FROM: James B. Pruet, General Manager
DATE: March 16, 2022
SUBJECT: Consideration of a Commercial Activity Permit for SeaCider, LLC

Requested Action/Issue:

Consideration of Commercial Activity Permit for SeaCider to operate on the District owned property located at the corner of Ave Portola and Obispo Rd, El Granada, Ca.

Recommendation/Motion:

Motion: Approve a Commercial Activity Permit for SeaCider to operate on the District owned property located at the corner of Ave Portola and Obispo Rd, El Granada, Ca., until December 31, 2022 and authorize the General Manager to execute the Commercial Activity Permit once all conditions have been met.

Background/Discussion:

By application dated October 5, 2021, Meredith Kasyan applied for a Commercial Activity Permit to host a new business, SeaCider, on District owned property located at the corner of Ave Portola , El Granada, Ca. Also see SeaCider Letter dated October 5, 2021, attached.

SeaCider is a hard cider bar beverage business which will operate out of a trailer with an outside seating area. The bar trailer will have a variety of hard ciders on tap and options for off-sale purchases.

Equipment on site will include:

1. The Bar Trailer,
2. Propane Fire Pit
3. ADA Restroom Trailer,
4. Small Storage Shed,
5. Tent Covering w/seating,
6. Adirondack Chairs,
7. Graywater tank,
8. Occasional live music.

See attached layout diagram.

Applicant is required to comply with all Federal, State, Local and District laws and ordinances, and has reviewed the SMCHD Ordinance Code of the San Mateo County Harbor District and is fully familiar with the restrictions and laws stated therein.

Applicant has submitted for and is in the process of getting all required permits and licenses from San Mateo County. As a condition of the Commercial Activity Permit, Applicant must provide a copy of each required license and permit prior to operating under the SMCHD Permit. The SMCHD has confirmed with the County of San Mateo that the proposed SeaCider business will require a Coastal Development Permit and possibly an Off-street Parking Exception.

Prior to commencing any activities under the SMCHD Permit, Applicant shall furnish to District satisfactory evidence of insurance written upon a form and by a company acceptable to the District, insuring District, its directors, officers, agents and employees against any losses or liabilities which may arise out of applicant's use of the facilities, including all costs of defending any action.

The applicant is aware the lot is unimproved/undeveloped. Applicant is responsible for any site improvements. Prior to any improvements, plans must be submitted to the Harbor District for approval.

The Commercial Activity Permit will be the standard Commercial Activity already approved by the Board subject to the following terms:

1. Full permit fees per the SMCHD Rates and Fees Table
2. Two and a half percent of gross sales, payable quarterly.
3. Ten cents (\$0.10) per square foot (approx. 3000 sq ft x \$0.10= \$300.00) per month.
4. Any site improvements must be approved by the SMCHD and are the responsibility of the applicant.
5. All utilities and support for the business are the responsibility of the Applicant.

The CAP fees may be renegotiated for the 2023 Commercial Activity Permit.

Recommended Motion:

Motion: Approve a Commercial Activity Permit for SeaCider to operate on the District owned property located at the corner of Ave Portola and Obispo Rd, El Granada, Ca., until December 31, 2022 and authorize the General Manager to execute the Commercial Activity Permit once all conditions have been met.

Attachments:

- 1) [SeaCider Letter Dated October 5, 2021](#)
- 2) [Site Layout Plan](#)