

# Conditional Use Permit (CUP) Outline for Deer Ridge Project

Sean McCauley Investments Inc.

## I Introduction:

### **A. Project Overview**

1. The Ridge Grill and Bar
2. Restaurant Bar with clubhouse atmosphere
3. 801 Foothill Dr. Brentwood Ca

## II. Project Scope:

### **A. Building Specifications**

1. *Size: 8,012 Square Feet.*

Currently the top floor of this building is a combination of a Clubhouse, restaurant/bar with an ABC 47 license serving alcoholic beverages. The commercial kitchen was oversized (approximately 1700 sf) to service the event center portion of this property. Bathrooms are approximately 680 sf with 3 stalls each. The seating and dining areas are approximately 1650 sf.

2. *Features: Dining Room Full-Service Bar-* In the downstairs portion of this building remains a full bathroom and dry storage utilities closet complete with grease trap and water systems, this is in the far south portion of the downstairs area, and currently takes up approximately 640 SF, In the remaining area we would propose an expansion of the dining room to include a larger bar and seating area for patrons to enjoy outdoor summer activities and gatherings. This would be approximately 2500 sf. of expanded dining room.

3. *Theme: Clubhouse, fast casual/casual dining-* keeping the continuity of the Golf club/outdoor nature of this project, casual to fast casual dining would be the intent, keeping it “classy but casual”. This facility will serve high-end drinks as well as local beer and wine.

### **B. Operational Details**

1. *Menu: Full Range - Brunch, Lunch, Dinner-* The menu includes items such as signature artisan flat bread wood fire pizza, grass fed house ground California burgers, also items like, three cheese tortellini, locally sourced artisan salads, and herbed wine broth mussels. This type of menu Elevates a traditional dish while having more complex options for finer dining experiences.

2. *Dining Experience: Emphasizing Open Outdoor Feel, with private areas for intimate dining-* The operator Michael Karp is a seasoned 30-year food and beverage veteran, he has notable awards for projects in the food and beverage industry. Focusing on the overall dining experience for his patrons has been a draw for him to open in far East County and specifically Brentwood, as he feels the community is underserved.

3. *Outdoor dining and viewing Spaces Highlighted-* In keeping with the large outdoor concept of the original clubhouse restaurant and bar, many of the outdoor viewing, sitting and activity areas have been preserved for aesthetics and functionality.

### **III. Justification for Conditional Use:**

#### **A. Community Enhancement**

1. *Contribution to Local Dining Options-* Re-opening the restaurant and Bar at Deer Ridge will contribute to dining options to the West Brentwood residents as the West side is considerably underserved with dining options.

2. *Revitalization of a blighted property for over 6 years-* This property has been blighted and a nuisance since the demise of the golfing industry. City staff have received numerous letters, emails and phone calls overwhelmingly in favor of the rehabilitation of this property. Community poles have shown a 98% positive response to the project. This poll was taken specifically for the Deer Ridge residents.

3. *Local Community enhancement/amenity-* The local community purchased their homes with the intention of having a local restaurant, clubhouse, and event area. This revitalization of that intent will further bring back the possibility of a future golf course operator to re-open the course.

#### **B. Preservation of Original Features**

1. *Retaining Outdoor Dining and Viewing Areas while adding value to neighboring homes*

2. *Enhancing City Aesthetics-* the owner/Landlord has put forth the efforts to immediately enhance the blighted parking lot and landscaping for the local residents to enjoy while the rehabilitation of the building is completed. These aesthetics include, new trees and shrubs, outdoor patio, expansive lawn areas reinstalled, Dry rot repair and paint, window replacement, graffiti removal, Pavement resurfacing.

### **IV. Compliance with Zoning Regulations:**

#### **A. Zoning District**

1. APN 007-100-131 is zoned SPF or Semi-Public Facility.

#### **B. Parking and Traffic Considerations**

1. Parking Spaces Allocated to this parcel and current CUP is 232

## **VI. Community Engagement and Support:**

### **A. Public Outreach**

1. Conducted Community Meetings over the past 8 months.
2. Gathered Feedback and Addressed Concerns

### **B. Letters of Support**

1. Collected Letters from Supporting Community Members
2. We have Demonstrated an overwhelming amount of Positive Community Impact

## **VII. Mitigation Measures:**

### **A. Noise Control**

1. *Implementation of Noise Reduction Measures*- pursuant to the letter dated August 23, 2023, SMI is open to discussions on the hours of events being held.

2. *Hours of Operation Considerations*- pursuant to a letter dated August 23, 2023, SMI is open to restrictions placed on the current CUP with the expansion of the restaurant/facility.

### **B. Outdoor Lighting**

1. *Compliance with Lighting Standards*- New energy saving LED lighting will be installed for safety and an enhanced customer experience

2. *Minimizing Light Pollution*- SMI will mitigate light pollution for evening activities by contracting a lighting consultant during the planning process.

## **IX. Conclusion:**

This outline provides a comprehensive structure for the current Conditional Use Permit for the Deer Ridge Project in the City of Brentwood. It covers key aspects, from project scope to community engagement and mitigation measures, ensuring a clear and thorough presentation to the Planning Department.