



CITY OF BLUE LAKE

Post Office Box 458,
Phone 707.668.5655

111 Greenwood Road,

Blue Lake, CA 95525
Fax 707.668.5916

STAFF REPORT

APPLICATION #: 025-201-013/2016

APPLICANT: Mad River Brewing Company

PROPERTY OWNER: Eric Almquist

PROJECT DESCRIPTION:

Site Plan Approval to allow a 700 s.f. addition to the patio at Mad River Brewery tasting room by moving the existing fence 20 feet to the east into the existing driveway area. The expanded patio area will be used for additional seating, games, and music performances (See attached Site Plans).

PROJECT LOCATION: 101 Taylor Way

ASSESSOR'S PARCEL #: 025-201-012, -013

ZONING: ML – Light Industry

GENERAL PLAN DESIGNATION: I – Industrial

ENVIRONMENTAL REVIEW:

Categorically exempt per CEQA Guidelines Section 15303 (Class 3) which allows the construction and location of limited numbers of new, small facilities or structures including one single-family residence, a duplex, a store, motel, office, restaurant or similar structure, utility extensions, and accessory (appurtenant) structures.

DATE: August 09, 2016

SITE CHARACTERISTICS:

The project site is located on a single property with two APN numbers (025-201-12, -13) in the Blue Lake Business Park on the corner of Hatchery Road and Taylor Way. The project site is generally flat and is developed with a building containing multiple units with several uses, including but not limited to, the Mad River Brewery tasting room, the Blue Lake Garbage office, and a

Dell'Arte rehearsal space. The northernmost boundary of the site is adjacent to a fire access lane/trail and Dave Powers Creek. The western boundary is adjacent to the eastern boundary of the Mad River Brewery production facility. South of the property is Taylor Way and to the east is Hatchery Road. Primary access for the site is off of Taylor Way and the site is served by all utilities.

BACKGROUND/HISTORY:

The Mad River Brewery tasting room originally received approval of a Conditional Use Permit (CUP) from the Blue Lake Planning Commission on May 21, 2007. A Use Permit Modification was approved on June 16, 2008 to allow expansion of the existing tasting room and retail shop (Phase 1 through 5) through the adoption of Resolution No. 4-2008. A Use Permit Modification – Minor Change was approved on August 19, 2013 to allow a kitchen at the tasting room through the adoption of Resolution No. 5-2013. This Site Plan Approval application proposes to add approximately 700 s.f. to the existing patio at the tasting room that would allow additional space for seating, games, and musical performances.

STAFF COMMENTS:

Referrals for this project were sent to the City Manager, Public Works Department, Building Inspector, City Engineer, Volunteer Fire District, and Sheriff's Office.

City Manager

The City Manager did not provide any comments on the proposed project.

Public Works Department

The Public Works Department comments concerned the condition of the sidewalk in front of the tasting room. The sidewalk in front of the patio along Taylor Way has been lifted by the trees in the landscaping area and there is a tripping hazard at that location. The City of Blue Lake Sidewalk Ordinance (Ord. No. 412) requires the property owner to maintain and repair the sidewalk in front of their property. As stated in Section 2 of Ord. No. 412, "*When any such portion of a sidewalk is out of repair or pending reconstruction or in a condition to endanger persons or property or in a condition to interfere with the public convenience in the use of such sidewalk, the owner or person in possession of the property fronting on that portion of such sidewalk so out of repair shall be responsible for inspecting and making repairs to such sidewalk and shall be directly liable to any pedestrian or other person injured by reason of such owner's whether or not the Street Superintendent has given the notice to repair or replace provided for in Streets and Highways Code Section 5611.*"

To address this issue a condition of approval has been included which states, "*The sidewalk in front of the tasting room patio along Taylor Way must be repaired by the property owner prior to the completion and use of the patio expansion area by the applicant.*"

Building Inspector

The Building Inspector initially stated that he has no comments on the proposed project at this time. However, he further explained the following:

- 1) that comments may arise at the time that application to the Building Department is received;
- 2) if additional canopy covers are proposed or expansion of the existing canopy is proposed, building permits will be required.

Upon further review of the project, the Building Inspector requested additional information from the applicant to assist in updating the maximum occupancy allowed for the tasting room with the additional 700 s.f. of patio area. Based on this request, the applicant provided a schematic of the patio expansion and the additional seating that could occur in the expanded area. Upon review of the schematic provided by the applicant, the Building Inspector determined that the maximum occupancy allowed for the tasting room is 175 persons. The indoor seating area allows 64 persons and the outdoor seating area allows 111 persons. A condition of approval has been included for the project requiring the applicant to post the revised maximum occupancy for the outdoor seating area which states, *“The applicant shall post the maximum occupancy for the outdoor seating area (111 persons) in a visible location to the satisfaction of the Building Department.”*

City Engineer

The City Engineer provided the following comments on the proposed project:

“...I have attached scans of the plans for phase 1 of the Blue Lake industrial park phase by OLA dated July 1984. I have the following comments;

- 1) Per the plan set, it looks like the proposed expansion of the MRBC patio toward the south would be in the City’s right of way. There is a water line located in our right of way, and it appears the existing fence line (north side of the existing planter) is most likely the property line.*
- 2) The existing DI located in the parking lot near the eastern entrance should be located outside of the proposed picnic area.*
- 3) Address section of damaged sidewalk that fronts the beer garden (western portion of sidewalk along planter area as it connects to western driveway entrance.”*
- 4) Applicant needs to address conflict with expanded fence area toward the east that will extend into half of the existing driveway apron.”*

The applicant addressed the City Engineer’s first comment by revising the proposal and Site Plan to remove expansion of the patio to the south and out of the public right-of-way. The applicant addressed the City Engineer’s second comment by revising the Site Plan received to show the drainage inlet (DI) in the parking lot occurring outside of the expanded patio area. The City Engineer’s third comment is being addressed by requiring the following condition of the project, *“The sidewalk in front of the tasting room patio along Taylor Way must be repaired by the property owner prior to the completion and use of the patio expansion area by the applicant.”* To address the City Engineer’s fourth comment, which was also received from the Fire Department, the applicant is proposing to place bollards on the southern and eastern edge of the expanded patio area to protect the patrons at the tasting room in the event that the fence is struck by a vehicle. To ensure that adequate protective structures are installed to protect public safety, the following condition has

been required of the project, *“Prior to the completion and use of the patio expansion, the applicant shall install protective structures (e.g. bollards) on the perimeter of the expanded patio area to protect public safety to the satisfaction of the City Engineer, Building Department, and Fire Department.”*

Fire Department

The Fire Chief responded to the referral with the following comments:

- 1) Maximum occupancy load needs to be checked for the patio expansion.
- 2) The expanded patio area will protrude into the existing travel lane. Solid barriers need to be installed to protect the customers using the expanded patio area.
- 3) Signs stating “No Parking” need to be installed to prevent parking along the expanded patio area.

The applicant addressed the Fire Chief’s first comment by providing additional information to the Building Inspector so he could update the maximum occupancy allowed for the tasting room with the expanded patio area. The Fire Chief’s second comment is being addressed by requiring the following condition of the project, *“Prior to the completion and use of the patio expansion, the applicant shall install protective structures (e.g. bollards) on the perimeter of the expanded patio area to protect public safety to the satisfaction of the City Engineer, Building Department, and Fire Department.”* A condition of approval has been included for the project to address the Fire Chief’s third comment which states, *“Prior to the completion and use of the patio expansion, the applicant shall install signs stating “No Parking” on the southern and eastern edges of the perimeter fence for the expanded patio area to the satisfaction of the Fire Department.”*

Sheriff’s Office

The Sheriff’s Office did not provide any comments on the proposed project.

GENERAL PLAN CONSISTENCY:

The goals of Industrial Development in the City of Blue Lake as stated in the Industrial Land Use Section of the General Plan are (1) To provide the community with suitable areas to attract a mixture of business/industrial activity that will provide the City with revenues, produce jobs, and stimulate economic activity; (2) To develop and maintain performance standards for the Business Park to protect Blue Lake’s environmental and social character; (3) To establish a safe, balanced and efficient circulation and pedestrian system serving all segments of the community, preserving the city’s character and quality of life, and planning for anticipated growth; and (4) To establish an inviting atmosphere as well as develop community pride in the Blue Lake Business Park.

The expansion of the patio at the existing Mad River Brewery tasting room is consistent with some of the goals and policies of the Industrial Land Use Section of the General Plan listed above. The Mad River Brewery tasting room helps to enhance the character and quality of life in the City and ultimately contributes to an inviting atmosphere and sense of community pride in the Blue Lake Business Park. The project is consistent with the following Industrial land use policies:

- Businesses shall be designed in a manner that maximizes the use of the available land.
- The City shall encourage retail outlets of local products produced in the Business Park.
- Site development shall be designed for the pedestrian scale, incorporate amenities, and encourage alternative modes of transportation.

As part of the 2008 approval to allow expansion of the Mad River Brewery retail shop and tasting room, the findings were made by the Planning Commission that this type of use at this location is consistent with the City's General Plan. This project is consistent with that previous determination as it only proposes a 700 s.f. expansion of the existing patio at the tasting room. As proposed and conditioned, the expansion of the patio at the Mad River Brewery tasting room is found to be consistent with the City's General Plan.

ZONING COMPLIANCE:

Zoning Ordinance Section 407.1 describes the requirements for the Light Industry (ML) zone. This zone is intended to *“provide an environment where manufacturing businesses of a light industrial or commercial character; which may be incompatible with other uses, can operate and cooperate with each other with minimum restrictions while having minimum adverse affects on adjacent land uses. This zone encourages craft-type manufacturing businesses to include a retail component of goods produced onsite, enhancing a community ‘Made in Blue Lake’ sense of pride.”*

As described in the Background/History section of this report, the Mad River Brewery tasting room originally received approval of a Conditional Use Permit (CUP) from the Blue Lake Planning Commission on May 21, 2007 through the adoption of Resolution No. 2-2007. This Site Plan Approval application proposes to add approximately 700 s.f. to the existing patio at the tasting room that would allow additional space for seating, games, and musical performances.

Site Plan Approval

In the ML zone, Site Plan Approval is required per Section 625 of the Zoning Ordinance for principally and conditionally permitted uses which propose to locate new equipment or structures on a property. Section 625(E) lists the ‘principals to be followed’ for Site Plan Approval. Section 625 states, *“Areas of aesthetic and site plan consideration shall include, but are not necessarily limited to the following:*

- 1. Review of buildings or structures for scale, mass, proportion, use of materials, relationship to adjacent elements and relationship to the community as a whole.*
- 2. Review of proposed exterior color and material application with relationship to adjacent architectural or natural elements.*
- 3. Review of proposed location, height, and materials of walls, fences, hedges and screen plantings to insure harmony with adjacent development or to conceal storage area, utility installations or other unsightly development. The planting of ground cover or other surfacing to prevent dust and erosion. The unnecessary destruction of existing healthy trees and woody vegetation.*

4. *Review of location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures, in relation to traffic hazards and the appearance and harmony with the environment.*

5. *Review of location, height and material of walls, fences, hedges and screen plantings.*

6. *Review of site layout considering the orientation and location of buildings and open spaces in relation to the physical characteristics of the site, the character of the neighborhood, the appearance and harmony of the buildings with adjacent development and the surrounding landscape.*

7. *Review of the effect of the site development plan on traffic conditions on abutting streets. The layout of vehicular and pedestrian entrances, exits, drives, and walkways. The adequacy of off-street parking facilities to prevent traffic congestion. The location, arrangement, and dimensions of truck loading and unloading facilities. The circulation patterns within the boundaries of the development. The surfacing and lighting of off-street parking facilities.*

8. *Review of the effect of the site development plan on the adequacy of storm and surface water drainage.*

9. *Review of the location, height, size, wattage, and shielding of outdoor lighting.*

10. *Nothing contained herein shall be construed as restricting or curtailing any of the powers of the Planning Commission of the City of Blue Lake.”*

Ground Coverage

Maximum ground coverage requirements in the ML Zone require that, “*Building coverage shall not exceed 70% of lot area.*” The proposed project does not add to the existing ground coverage on the site since it proposes the relocation of wood fencing and installation of bollards which are not considered structures that are counted towards the ground coverage requirement. As such, the patio expansion is determined to be compliant with the ground coverage requirements of the ML Zone.

Setbacks

The setback requirements in the ML Zone are not in reference to the property lines as is normally required, but are instead in reference to any adjacent public right-of-way such as Taylor Way and the centerline of Dave’s Creek. The setback requirements state:

“No building front (front) shall be constructed within 25 feet horizontal of any public right-of-way. No building (side) shall be within 15 feet horizontal of any public right-of-way.”

“No building or parking or storage area shall be constructed within 50 feet horizontal of the centerline of the main branch of Dave’s Creek. The zone thus created, 50 feet horizontal from the centerline of Dave’s Creek, shall be preserved as an area of riparian vegetation. Trails and habitat enhancement projects are allowable within this zone.”

The existing building front and sides of the tasting room are compliant with the setback requirements of the ML Zone. The proposed patio expansion will not be located any closer to the

public right-of-way than the existing fence on the southern boundary of the patio. As such, the patio expansion is determined to be compliant with the setback requirements of the ML Zone.

Off-Street Parking

Off-street parking requirements of the Zoning Ordinance are contained in Section 610 (Off-Street Parking Facilities). As part of the June 2008 approval of the Conditional Use Permit for the tasting room, a condition of approval was included in Exhibit "A" to Resolution No. 4-2008 which stated:

"2. The applicant shall provide the City with a parking plan for the expanded project which specifies the number of spaces needed for existing uses in the building, the amount of seating planned for the Brewery, and the number of new spaces that must be created to ensure that sufficient parking is available for all tenants of the building as well as Brewery patrons. The number of parking spaces required for the tasting room shall be one per every three seats. The amended use shall not commence prior to approval of the parking plan by the City."

The parking plan was received by the City of Blue Lake on August 27, 2008 showing 24 off-street parking spaces for the tasting room use which allows a maximum occupancy of 72 persons at 1 parking space per 3 patrons. The parking plan was approved by the City Planner with the condition that the *"gate along the western side of the building is to remain open during business hours to allow usage of the parking spaces in the rear of the lot."* This has been included as a condition of approval for this project to ensure adequate access exists for the parking spaces on the side and rear of the lot. The site plan that was submitted for the Use Permit Modification – Minor Change in 2013 for the kitchen addition showed 39 parking spaces for the tasting room (101 Taylor Way).

The proposed project will add 700 s.f. to the patio at the tasting room which will expand the area for seating. Due to the expansion, the Building Inspector must update the maximum occupancy for the tasting room which will increase the amount of off-street parking required for the use. Based on review of the proposed expansion, the Building Inspector determined that the additional seating area will increase the maximum occupancy to 175 persons at the tasting room. Based on the off-street parking requirement of 1 space per 3 patrons, fifty-eight (58) parking spaces are required for the tasting room. As noted above, there are thirty-nine (39) parking spaces existing on the site (APNs 025-201-012, -013). As such, nineteen (19) additional parking spaces are required for the tasting room. As shown on the attached Parking Plan, the applicant is proposing to provide fifteen (15) of these spaces on the adjacent property to the west (APNs 025-201-010, -011) which currently only contains the Mad River Brewery production facility. Off-street parking is normally required to be provided on the property in which the use occurs. However, in order to allow this request it is recommended that the Planning Commission adopt the following findings for the project:

- A) The Mad River Brewery facilities (production facility, tasting room, kitchen, storage, etc.) are the main use on parcels 025-201-010, -011, -012, and -013 and the company functionally manages these parcels as one property.
- B) The Mad River Brewery tasting room (APNs 025-201-012, -013) is directly adjacent to parcel 025-201-010, -011 and there is vehicular and pedestrian access that exists between parcels 025-201-010, -011, -012, and -013.

- C) There is no significant overlapping between the hours of operation for the Mad River Brewery production facility and the Mad River Brewery tasting room. The production facility hours are from 8 a.m. - 5 p.m. Monday – Friday. The tasting room opens at 11:30 a.m. Monday – Sunday but does not experience peak patronage until after 5 p.m. on weekdays.
- D) Parcels 025-201-010, -011, -012, and -013 are owned by the same property owner who has consented to the use of parcels 025-201-010, -011 to provide the required off-street parking for the Mad River Brewery tasting room.

In February 2016, Ordinance 514 became effective which contained revisions to Section 610 (Off-Street Parking Facilities) of the Zoning Ordinance. The amendments to Section 610 contained a new section (610(B)(4)) that allows the City Planner to waive off-street parking requirements for several reasons which states, “*City Planner may waive off-street parking spaces otherwise required based on the historical nature of the property, the architectural or landscaping amenities that would be displaced by parking, the availability of space on a parcel with existing improvements, the proximity to a bus stop or other alternative transportation facilities, the provision of bicycle parking spaces, or the provision of pervious parking spaces.*” For this project, Planning Staff is proposing to waive four (4) off-street parking spaces per Section 610(B)(4) for the following reasons: A) convenient pedestrian access (e.g. sidewalks and Business Park trail) to the tasting room is available; B) bicycle parking spaces are provided at the tasting room; C) six on-street parking spaces exist along the Taylor Way frontage of parcels 025-201-010, -011, -012, and -013.

With the provision of off-street parking spaces on parcels 025-201-010, -011, -012, and -013 and the waiver allowed by Section 610(B)(4), the proposed project is determined to be consistent with the off-street parking requirements in Section 610 of the Zoning Ordinance.

STAFF RECOMMENDATIONS:

The project, as proposed and conditioned, is in substantial compliance with the Blue Lake Zoning Ordinance & General Plan. There seem to be no other issues involved in this project and therefore staff recommends approval of the project conditioned upon those items specified below.

1. Applicant shall reimburse the City for all fees involved in processing this application including any costs incurred ensuring compliance with the conditions of approval.
2. Approval is for the project as illustrated on the Site Plan (received 06/10/16) and Parking Plan (received 07/13/16) provided by the applicant. Any changes or modifications may require a modification to this Site Plan Approval.
3. The sidewalk in front of the tasting room patio along Taylor Way must be repaired by the property owner prior to the completion and use of the patio expansion area by the applicant.
4. The applicant must obtain all required permits from the Building Department for the proposed patio expansion.

5. The applicant shall post the maximum occupancy for the outdoor seating area (111 persons) in a visible location to the satisfaction of the Building Department.
6. Prior to the completion and use of the patio expansion, the applicant shall install protective structures (e.g. bollards) on the perimeter of the expanded patio area to protect public safety to the satisfaction of the City Engineer, Building Department, and Fire Department.
7. Prior to the completion and use of the patio expansion, the applicant shall install signs stating “No Parking” on the southern and eastern edges of the perimeter fence for the expanded patio area to the satisfaction of the Fire Department.
8. The applicant shall ensure that the gate along the western side of the building is open during business hours to allow use of the parking spaces along the side and rear of the property.

Advisory:

9. The maximum occupancy of 175 persons at the Mad River Brewery tasting room is dependent on the availability of off-street parking at a standard of 1 parking space per 3 patrons. If the off-street parking spaces proposed in this application become no longer available for the tasting room use (See Parking Plan), the maximum occupancy at the tasting room shall be reduced accordingly.
10. By choosing to operate this type of use in the Business Park, the applicant and property owner acknowledge that the business may be subject to noise, odor, lighting, dust, traffic, and other potential irritants associated with nearby uses permitted under the Industrial (M) and Light Industrial (ML) zoning regulations. The effects of such uses shall not constitute a nuisance unless they are out of compliance with City ordinances for the Business Park.

RECEIVED

JUN 10 2016

COVERED PORCH



MAD RIVER BREWING CO
BEER GARDEN EXPANSION
JUNE 2016

195 TAYLOR WAY

PL

(E) TAP ROOM

(E) COVERED PORCH

(E) BEER GARDEN

(E) 3' FENCE

(E) LANDSCAPING

(E) SIDEWALK

(E) D.I.

(E) ENTRANCE (TO REMAIN)

REMOVE 30' +/- OF
(E) FENCE

EXPANSION AREA

(N) 3' H WOOD FENCE
MATCH (E)

(E) LANDSCAPING

(E) SIDEWALK

(N) 4" Ø x 4' H BOLLARD, 5

TOP OF 2

← TAYLOR WAY →

25'

20'

35'

25' CLR

45'-10"

Mad River Brewery – Patio Expansion Project
Photos of Taproom Patio at 101 Taylor Way/025-201-013

View of Driveway Area to the East of the Patio



View of Landscaping Area to the South of the Patio

