

RESOLUTION NO. 3-2016

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE APPROVING A SITE PLAN APPROVAL APPLICATION FOR MAD RIVER BREWING COMPANY TO ALLOW A 700 SQUARE FOOT ADDITION TO THE PATIO AT THE TASTING ROOM

WHEREAS, Mad River Brewing Company is the permittee under certain Use Permits allowing for the operation of a tasting room, commercial kitchen, and retail shop in the Blue Lake Business Park, at 101, 103, & 109 Taylor Way, on property commonly known as Assessor's Parcel No. 025-201-012, -013 in the City of Blue Lake; and,

WHEREAS, on May 21, 2007, following due notice and a public hearing the Blue Lake Planning Commission duly adopted its Resolution No. 2-2007, approving and granting the conditional use permit to allow operation of a tasting room and retail shop ancillary to the Mad River Brewery manufacturing business based upon said application; and,

WHEREAS, on June 16, 2008, following due notice and a public hearing the Blue Lake Planning Commission duly adopted its Resolution No. 4-2008, approving and granting the conditional use permit modification to allow expansion of the existing tasting room and retail shop (Phase 1 through Phase 5) based upon said application; and,

WHEREAS, on August 19, 2013, following due notice and a public hearing the Blue Lake Planning Commission duly adopted its Resolution No. 5-2013, approving and granting the conditional use permit modification – minor change to allow the development and operation of a commercial kitchen at the existing Mad River Brewery tasting room based upon said application; and,

WHEREAS, Mad River Brewery has filed an application dated June 8, 2016 for Site Plan Approval to allow a 700 square foot addition to the patio at the tasting room. The application includes a Site Plan (received 06/10/16) and Parking Plan (received 07/13/16); and,

WHEREAS, after posting of the meeting agenda, the matter came on regularly for hearing before the Blue Lake Planning Commission on August 15, 2016;

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds that the project is categorically exempt pursuant to Section 15303 (Class 3) of the City's duly adopted CEQA guidelines 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. This finding is based on the Site Plan (received 06/10/16) and Parking Plan (received 07/13/16) submitted by the applicant.

RESOLUTION NO. 3-2016

2. The Planning Commission makes the following findings of fact concerning the provision of off-street parking for the Mad River Brewing Company tasting room as proposed in this application:

(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, -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.

3. The waiver of four (4) off-street parking spaces by the City Planner for the Mad River Brewing Company tasting room, pursuant to Section 610(B)(4) of the Blue Lake Zoning Ordinance, is based on the following:

(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 (6) on-street parking spaces exist along the Taylor Way frontage of parcels 025-201-010, -011, -012, and -013.

4. The Planning Commission further finds as follows:

(a) The project is consistent with the City of Blue Lake General Plan and Zoning Ordinance.

(b) The expansion of the patio at the tasting room is consistent with the existing use permit.

(c) The approval is for a 700 square foot addition to the existing patio and not any other improvements proposed as part of previous applications submittals.

RESOLUTION NO. 3-2016

5. The Planning Commission hereby grants and approves the Site Plan Approval application for Mad River Brewing Company allowing a 700 square foot addition to the patio at the tasting room, subject to the terms and conditions contained in Exhibit "A", attached hereto and made a part hereof.

INTRODUCED, PASSED, AND ADOPTED this 15th day of August 2016, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Chairman, Planning Commission,
City of Blue Lake

ATTEST:

Secretary, Planning Commission

EXHIBIT "A"
To Resolution 3-2016

Conditions of Site Plan Approval

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 are no longer available for the tasting room use (See Parking Plan) at any point in the future, 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

EXHIBIT "A"
To Resolution 3-2016

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.