



Agenda Submittal

Agenda #: 1 **Status:** PC-Regular
Type: PC-Document **Department:** Planning Commission
File #: PC 19-022 **Contact:** Michael Yankovich, 784.6765
Agenda date: 5/16/2019 **Final action:**
Title: PUBLIC HEARING to consider Amendment No. 1 to Use Permit No. U-10-11 to amend an existing use permit for the Green River Tap Room to recognize the on-going use of the Restaurant and Bar, and to add outdoor dining and beverage service with entertainment and events on a portion of the property. The property is located at 4513 Putah Creek Road, south of the City of Winters in the Commercial Service "C-S" Zoning District (APN: 0103-160-010). The project qualifies for an Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines. (Project Planner: Michael Yankovich) Staff Recommendation: Approval
Governing body: Planning Commission
District:
Attachments: 1. A - Conditions of Approval, 2. B - Site Plan, 3. C - Vicinity Map, 4. D - Aerial Map, 5. E - PC resolution

Date	Ver.	Action By	Action	Result
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RECOMMENDATION:

The Department of Resource Management recommends that the Planning Commission **ADOPT** the mandatory and suggested findings, and **APPROVE** Use Permit No. U-10-11-AM1, subject to the recommended conditions of approval in Attachment A.

EXECUTIVE SUMMARY:

The Green River Tap Room has filed an application to amend Use Permit 10-11 to add outdoor dining with entertainment on a portion of the property. The Zoning Administrator approved a minor revision to the use permit on February 17, 2011, to add food service to the existing bar business. The site is substantially developed but requires several improvements by the applicant to implement the project. The property is zoned Commercial Service (C-S). The proposed use is consistent with both the Solano County General Plan and County Zoning Regulations.

ENVIRONMENTAL ANALYSIS:

The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304(e), Minor Alterations to Land. The physical improvements for the bar and restaurant already exist. This permit allows patrons to utilize the developed lands below the restaurant as a dining and entertainment extension of the Taproom and Restaurant.

PROJECT DESCRIPTION:

Environmental Setting:

The site is comprised of one parcel (APN: 0103-160-010) which contains 17.3 acres. The site has frontage on both Putah Creek Road, southern boundary, and Putah Creek, northern boundary. The site drops sharply from the road to the lower portions of the site along the creek. The parcel is developed with buildings, structures

and driveways and parking areas. (See Attachment B: Site Plan)

Environmental Health Division records indicate that there was a café at the site in the mid-1980s. When the food operation ceased, the building was converted to a bar and has been operating as a bar since that time. In recent years, the bar was named Creekside Country Club, Dee Dee's Bar and Grill, and now Green River Taproom.

Green River Taproom and Restaurant

The Green River Tap Room occupies a portion of the building at 4513 Putah Creek Road that includes a full-service bar, restaurant, taproom and outdoor event center. The restaurant is preparing to conduct a remodel that includes the modernization of its kitchen facilities to support an expanded menu offering. At full capacity, the business employs approximately 40 persons. The Tap Room and Restaurant will have capacity of 89 patrons indoors. The restaurant/bar/ taproom contains both indoor seating as well as outdoor seating on the back patio. Events inside the facility include live music (a 2-piece band), DJ, trivia nights and Karaoke events, typically occurring 3-4 times per week.

The Park

The Green River Tap Room is adding outdoor dining and beverage service on the undeveloped portion of the property to the rear of the restaurant building. The outdoor area has frontage along Putah Creek and has access from a private driveway off of Putah Creek Road. Additional bar service and food service will be available in the outdoor areas which will include live entertainment for patrons. The restaurant, taproom and outdoor areas may also be rented out for private parties and events. The permittee may add structures to the outdoor area to facilitate the additional uses outdoors. All such structures shall conform to County building and environmental health regulations.

Events at the Park

The Park will accommodate a maximum of 200 patrons outdoors. The Park use is seasonal, opening in the month of March and closing in the Month of November. Outdoor events conducted by the Green River Tap Room include concerts, corporate rentals and other events designed to draw patrons to the venue.

Large Concerts

One large concert is planned each month the Park is open with a maximum attendance of 200 persons.

Small Concerts

Plans include 3-4 small concerts per month with a maximum attendance of 75 persons.

Additional Uses of the Property

Special Events

Special events at the Park (weddings, corporate park rental and private parties) will occur 3 times per month. The attendance for these events will range from 25 to 200 persons. The Taproom and Restaurant will also host a variety of community fund raising events averaging two per month in either the bar or Park.

Event Food Facilities

Food for all special events will be prepared both in the kitchen of the taproom and utilization of an outdoor BBQ. A new kitchen (remodel of existing kitchen) will be constructed to facilitate a broader menu offering.

Restrooms

There are 2 existing ADA restrooms in the bar that are tied to the current septic system. In addition, there is one portable ADA restroom located in the park which is serviced regularly by Frank's Septic.

Warehouse

The warehouse will contain dry food storage and other supplies/equipment utilized by the business.

Infrastructure

Water

The current water source is an onsite water well. The well and water system are maintained under permit #4810023, a CA State Division of Drinking Water issued permit.

Storm water

The project has existed in the present physical condition for several decades. No changes in impervious surface area are proposed and no additional storm drainage improvements are included within the project.

Traffic and Circulation

The project has driveway access from two connections to Putah Creek Road, a paved two-lane county road. No changes are proposed to the project access and circulation configuration.

Parking

The facility has 23 spaces at street level, 20 spaces in the lower south parking lot and 100 spaces in the north dirt lot.

Wastewater

Sewer service is provided by an onsite septic system, which was originally permitted by this Department in 1977 for a two-bedroom residential structure. The system was expanded under permit R-99-05 - at the time of repair in 1999 there were two existing systems on site, one for the bar and one for the manager's office. The septic system was repaired in 2017 under permit S2017-0038.

ANALYSIS:

General Plan Consistency

The 2008 General Plan designates this property as Service Commercial, which is defined as:

Provides service activities requiring large land areas and easy access to major transportation facilities. Commercial service uses include indoor and outdoor retail and service activities.

The proposed use of the property by the Green River Tap Room as restaurant and bar with indoor and outdoor dining and beverage service, along with entertainment and events, is consistent with the vision and policies contained within the 2008 General Plan.

Zoning Consistency:

The parcels are zoned Commercial Service (C- S) District, which contain the following Zoning District Standards

Section 28.41 of the Solano County Code establishes permissible land uses for the Commercial Service District (C-S) which include neighborhood commercial uses. A use permit is required when the neighborhood commercial use exceeds 1,500 square feet to assure that the uses are appropriate for the specific parcel and would not result in nuisances to surrounding properties and facilities.

Agency Review

The project has been reviewed by the County Development Review Committee. The conditions of approval reflect the requirements of the Committee (See Attachment A).

PROPOSED FINDINGS:

- 1. That the establishment, maintenance or operation of the use or building is in conformity to the General Plan for the County with regard to traffic circulation, population densities and distribution, and other aspects of the General Plan considered by the Zoning Administrator to be pertinent.**

The addition of outdoor dining and beverage service with entertainment and events is consistent with the goals and policies of the Solano County General Plan. The business, as proposed, along with the conditions of approval, will be consistent with the General Plan.

- 2. Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.**

The site contains existing domestic water and septic system on site. These facilities will be improved pursuant to the conditions of approval and will be adequate to properly serve the proposed uses.

- 3. The subject use will not, under the circumstances of this particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.**

As conditioned, the proposed Restaurant and bar with outdoor service will not constitute a nuisance to surrounding properties, nor will it be detrimental to the health, safety, or welfare of County residents.

ADDITIONAL FINDINGS

- 4. The project qualifies for a Class I Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304, Minor Alterations to Land.**

CONDITIONS OF APPROVAL

See Attachment A for conditions of approval.

ATTACHMENTS

- A: Conditions of Approval
- B: Site Plan
- C: Vicinity Map
- D: Aerial Map
- E: Resolution