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Planning Services Division

Use Permit Extension - Staff Report

Application: U-82-50-MR2-EX4 (Judy's Wild Wrangler Saloon)
Project Planner: Nedzlene Ferrario

Meeting of April 6, 2017
Agenda Item No. 4

Location: 4823 Midway Road
Assessor Parcel Number: 0106-210-340
General Plan: Highway Commercial
Zoning: Neighborhood Commercial 'CN'

Discussion

The permittee is requesting approval of a five year time extension to a previously approved land use permit. Use permit U-82-50 was initially approved October 21, 1982 by the Planning Commission and the most recent revision to the permit approved October 2, 1986. All in all, permitting has established a 4,350 square foot general store and an attached 3,680 square foot saloon. Along with the two primary uses, also on the property are: a gas pumping island, two temporary storage containers, and a parking lot. Two holding tanks are utilized for sewage disposal purposes. Access to the site is via private driveways off of Midway, Locke, and Hartley Roads.

Review and Recommendation

On February 22, 2017, the Development Review Committee reviewed Use Permit U-82-50-MR2 along with applicable development plans and conditions of approval, and determined that the land use is being operated in compliance with said permit. In addition, there are no active Code Enforcement cases involving the site.

As such, staff recommends that the permit be renewed for an additional five year period with the provision that an extension may be granted if said request is received prior to the expiration date of October 2, 2021, depending upon the circumstances at the time.

Use Permit Renewal Mandatory Findings

- 1) The permittee has requested renewal.
- 2) The permittee has paid the applicable renewal fee.
- 3) The use is being conducted in compliance with all conditions of the use permit.

Attached

A- U-82-50-MR2 Resolution No. 3758 with permit Conditions of Approval

SOLANO COUNTY PLANNING COMMISSION
RESOLUTION NO. 3758

WHEREAS: The Solano County Planning Commission has considered, in public hearing, a Minor Revision to Use Permit Application No. U-82-50 of RICHARD W. OATES to EXPAND AN EXISTING BAR, located to the northeast of the intersection of Midway and Locke Roads in a "C-N" Neighborhood commercial District, and

WHEREAS: Said Commission has reviewed the report of the Department of Environmental Management, and

WHEREAS: Said Commission heard testimony relative to the subject application, and

WHEREAS: After due consideration, the said Planning Commission has made the following findings in regard to said proposal:

1. The proposed use is a reasonable expansion of an established use and will not create significant impacts beyond those already associated with the existing use of the property.
2. The applicant has complied with the conditions of approval for the existing Use Permit.
3. The project has been reviewed pursuant to CEQA and it has been determined that the Negative Declaration of Environmental Impact adopted for Use Permit Application U-82-50 is applicable to, and adequate for purposes of this proposed Minor Revision.

Be it, therefore,

RESOLVED: That the Planning Commission does hereby ADOPT the said Negative Declaration of environmental impact previously prepared and adopted in regard to the project and does hereby APPROVE the Minor Revision to Use Permit Application No. U-82-50 of Richard W. Oates subject to the permit conditions being amended to read as follows:

1. The use shall be established in accord with the plans submitted with the Use Permit Application No. U-82-50 as amended and approved by the Solano County Planning Commission.
2. That all requirements of the Fire Warden be met prior to the issuance of any building permits.

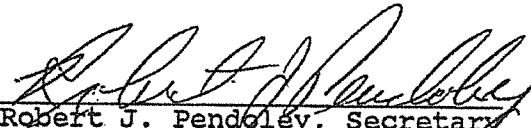
3. That all requirements of the Environmental Health Services Division be met including the following:
 - a. The sewage holding tanks shall be maintained in satisfactory condition so as not to create a public nuisance.
 - b. Within the sewage holding tanks, a sewage reserve capacity of seven (7) days (6,000 gallons) shall be maintained at all times. A mechanical float device, which visibly indicates reserve capacity, shall be installed on the sewage holding tanks.
 - c. Applicant shall submit to this Division every six (6) months a compilation of pumping records indicating pumping dates, gallonages, and destination of disposal.
 - d. Applicant shall continue to use low volume fixtures to reduce the sewage flow.
4. The following Public Works requirements shall be met prior to the issuance of any building permits.
 - a. Compliance with the requirements of the grading and erosion control ordinance.
 - b. Conformance to a drainage plan submitted by the applicant and approved by the Public Works Director.
 - c. Driveway location and design shall meet the requirements of the Public Works Director.
5. A final parking plan, including screening of the parking and driveway areas that affect the residence to the north, shall be submitted to and approved by the Zoning Administrator prior to issuance of any building permits.
6. All business be conducted entirely within the proposed building.
7. Management of the operation, noise, exterior lighting and lights from the parking area shall be controlled in such a manner that will not create a nuisance or be offensive to neighboring properties.
8. The permit shall be in effect for a five (5) year period with the provision that an extension may be granted if said request is received prior to the expiration date of October 2, 1991, depending upon the circumstances at the time.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Planning Commission on October 2, 1986 by the following vote:

AYES: Commissioners Lanza, Cassil, Woodson, Fulton,
Hawkes, Campbell and Johnson

NOES: Commissioners None

ABSENT: Commissioners Anderson and Kay


Robert J. Pendoley, Secretary

RJP/TLC/jf