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Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report

WA-19-02 (Vezer Offsite Parking)

Application No. WA-19-02 Project Planner: Michael Yankovich		Meeting of June 20, 2019 Agenda Item No. 2	
Applicant Mankas LLC 2526 Mankas Corner Road Fairfield, CA 94534		Property Owner Mankas LLC 2526 Mankas Corner Road Fairfield, CA 94534	
Action Requested Consider a waver application to utilize off-site parking for outdoor marketing event concerts for Vezer Family Vineyard located at 2522 Mankas Corner Road.			
Property Information			
Size:		Location: 2526 Mankas Corner Road	
APNs: 0026-220-070			
Zoning: Agriculture Tourist Center		Land Use: Wine Tasting Facility/Winery	
General Plan: Agriculture Tourist Center		Ag. Contract: NA	
Utilities: Suisun Solano Water Authority; Septic		Access: Mankas Corner Road	
Adjacent General Plan Designation, Zoning District, and Existing Land Use			
	General Plan	Zoning	Land Use
North	Agriculture	ASV-20	Vacant
South	Agriculture	ASV-20	Single Family Residence
East	A-TC	ATC	Mankas Steakhouse restaurant
West	Agriculture	ASV-20	Single Family Residence
Environmental Analysis This project is exempt from CEQA as a Class 1 categorical exemption, Existing Facilities.			
Motion to Approve Determine that off-site parking for six outdoor marketing event concerts can take place each calendar year subject to the recommended conditions of approval.			

SUMMARY:

Vezer Family Vineyard is requesting that the Zoning Administrator consider an application for off-site parking in conjunction with outdoor marketing event concerts for property located at 2522 Mankas Corner Road in an "ATC" Agriculture Tourist Center zoning district in accordance with the Solano County Code section 28.94(B)(1) Location of parking area. The proposed application is for off-site parking in conjunction with marketing event concerts that will take place on an annual basis.

FINANCIAL IMPACT:

The applicant submitted filing fees to process this request. The application has been conditioned to cover any added County costs to monitor future marketing event concert events.

DISCUSSION:

Environmental Setting and Background

The site is located at 2522 Mankas Corner Road in unincorporated Mankas Corner. The site is located in a traditional commercial area on a parcel approximately .85 acres in area. The parcel is developed with four buildings with the following uses: Restaurant (Mankas Steakhouse), Deli, patio, winery/wine tasting; cottage, and apartment. There are several mature trees on-site in addition to shrubs and plantings. There are approximately twenty-five parking spaces in front of the restaurant and the winery/wine tasting facility.

The applicant conducted several concerts at this site in late spring/early summer of this year as well as several last season. According to the Vezer Family Vineyard web page the remaining planned dates for the Concert Series include:

- July 20th
- August 3rd
- September 7th
- October 5th

Project Description

The applicant's project description proposes off-site parking for a marketing event concert series consisting of "tribute bands" playing music associated with the 60's, 70's, and 80's. The concert series commenced in Mid-May and is proposed to continue twice per month on Saturdays through Mid-October for a total of 6 concerts this year. The site is open to attendees beginning at 3:00 pm and ending at 9:00 pm. The concerts are planned to begin at 4:30 pm and end no later than 7:30 pm. The applicant estimates the average attendance will be between 200 and 220 at any one time. However, both the Suisun Fire Protection District and the Building Division have commented that the occupant load must be determined which in turn will determine the maximum attendance, should this application be approved by the Zoning Administrator. Fire calculations indicate an occupancy load of 212 for dining.

Access is from Mankas Corner Road with approximately 25 parking spaces provided in front of the facility. A recommendation by Public Works Engineering is not to allow parking along Mankas Corner Road. The applicant has submitted a parking plan (attached) which has recommendations to improve pedestrian safety and measures to reduce vehicle and pedestrian conflicts along Mankas Corner Road. Employees will assist in traffic control and parking. Public

Works Engineering has reviewed the submittal and has provided comments which have been incorporated as conditions of approval (COAs 13-19).

Food, water and wine will be served. Food and wine will be provided for sale while unlimited water will be provided for each guest. No outside beverages or food will be allowed on the premises. Existing ADA accessible sanitary facilities will be provided with additional services provided through a temporary restroom trailer.

As part of the application the applicant has submitted a report by RGD Acoustics that provides an assessment of the sound for a concert held on May 27, 2017. The sound consultant states that there are four main areas that can be addressed to reduce the transfer of amplified sound from an outdoor concert to neighbors. Several of them have been implemented which include orientation of stage and noise barriers, and sound system design. An additional sound system design is recommended that deals with loudspeaker orientation and a measure regarding control of maximum sound level is stated.

General Plan & Zoning Consistency

General Plan

The proposed concert series would occur on land designated Neighborhood Agricultural/Tourist Center. Per the Solano County General Plan, the designation of Neighborhood Agricultural/Tourist Center recognizes the current commercial community where previous development has occurred that is specific to certain areas of the unincorporated county such as the Mankas Corner area.

Zoning

The site is zoned Agriculture Tourist Center which is consistent with the General Plan.

Project Review

As part of the Department of Resource Management project review process, the application has been reviewed by various County Departments, as well as the Suisun Fire Protection District. Their comments are as follows.

Solano County Building Division

The Building Division reviewed the application and commented that the applicant must submit a floor plan with measurements showing the seating, standing and seating with tables to determine occupant load and required number of exit ways and paths. In addition, compliance with the Americans with Disabilities Act is required and must be reflected on the site plan. Measurements by the Building Official and Fire District indicate a maximum capacity of 212 people.

Solano County Public Works Engineering Division

Mankas Corner Road is a County of Solano maintained road. The applicant has submitted a parking plan that includes recommendations to improve pedestrian and vehicle traffic. The Engineering Division has reviewed the parking plan and is recommending that no parking be allowed on both sides of Mankas Corner Road. The Plan must specify signs according to the Municipal Unified Traffic Control Devices sign designation system. An encroachment permit will be required for signage and other traffic and circulation improvements in the road right-of-way.

Solano County Environmental Health Division

A food permit may be required dependent upon where the food is prepared. The applicant must contact Environmental Health prior to commencement of events.

Sheriff Department

The Sheriff Department reviewed the application and concluded that it had no comments.

California Highway Patrol

No comments were received from the CHP.

Suisun Fire Protection District

The project was reviewed by the Fire District which provides fire protection services to the property. The Fire District expressed concerns about using Mankas Corner Road shoulders for parking and the possible conflict with emergency vehicles using the road to stage and, as a result, blocking access to other responding units. As previously mentioned parking along Mankas Corner Road will not be allowed and should address the District's concerns. The District also is requiring the applicant to submit a floor plan with measurements showing the seating, standing and seating with tables along with the required number of exit ways and paths.

Based on the nature of the above comments, recommended conditions, and the applicant's project description, the conduct of the outdoor concerts will not constitute a nuisance or be detrimental to the health, safety, or general welfare of persons residing or working in or passing through the neighborhood. Vezer employees will participate in traffic control and parking as well as overseeing the consumption of wine by the patrons. Staff has provided conditions of approval (attached) for the Zoning Administrator's consideration. Condition #8 requires strict monitoring at the gate to ensure attendance does not exceed acceptable limits.

Environmental Analysis

Approval of the parking waiver comes within the Class 1 categorical exemption, Existing Facilities, because the applicant will use only existing facilities for the concert parking area and there will be no new construction.

Conditions of Approval

1. Vezer Family Vineyard is granted approval to use off-site parking for a concert series for the 2019 through 2021 seasons in accord with the application materials submitted for a waiver and as approved by the Zoning Administrator.
2. The licensee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to motorists, persons or property in the surrounding areas. Implement the following measures consistent with the acoustical analysis prepared by RGD Acoustics that includes: Install a noise monitoring system that provides sound level information in real time to help the sound mixer or performers adjust their equipment to an appropriate level and orient main loudspeakers between 5 and 15 degrees below horizontal.
3. No additional uses or new or expanded buildings shall be established or constructed.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
5. Failure to comply with any of the conditions or limitations set forth in the subject conditions of approval shall be cause for the revocation of this permit.
6. This waiver is approved through November 2021 and may be revoked. The permittee shall submit a schedule of the concert dates to the Department of Resource Management prior to commencement of the first scheduled concert. Any revisions to the schedule shall be

provided to the Department at least three weeks in advance.

7. The licensee shall post a performance and/or indemnity bond in favor of the County in connection with the use of off-site parking for operation of a public outdoor concert series. Such bond or bonds shall be prepared by a corporate bonding company authorized to do business in the state by the Department of Insurance in the amount of _____. Such bond or bonds shall indemnify the County, its agents, officers, employees, and the Board of Supervisors against any and all loss, injury and damage of any nature whatsoever arising out of or in any way connected with such outdoor concert series, and shall indemnify against loss, injury and damage to both person and property.

Building & Safety Division

8. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Solano County Building Official has issued a certificate of occupancy. The licensee shall provide monitoring at the entrance gate to the concert to ensure that the occupancy load of 212 (or as otherwise established by the Building and Safety Division) is not exceeded.
9. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale and designed by a licensed architect reflecting all site accessibility.
10. All accessible paths of travel and parking areas shall be a hardscaped surface and shall meet all of the worst-case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.
11. The Fire District will reassess the site for fire, life and safety requirements.

Environmental Health Division

12. Environmental Health may require a food permit depending upon where food preparation takes place. Contact Environmental Health prior to commencement of events.

Public Works Engineering

13. Solano County Public Works Engineering reserves the right to modify or revoke the Waiver Permit when, in the opinion of the Director of Resource Management, the Off-Site Parking Plan is not functioning as intended and/or adversely affects other publicly or privately-owned roads or properties within the area.
14. The Applicant shall apply for, obtain and comply with the conditions of an encroachment permit from Solano County Public Works for implementation of the parking plan to include, but not be limited to, placement of "No Parking" signs and way-finding signs within the County rights-of-way.
15. Approval for implementation of the proposed parking plan shall be subject to approval of a Fairfield-Suisun Unified School District facility use agreement to use the Suisun Valley Elementary School parking lot for off-site parking.

16. Electronic message boards shall be placed on Mankas Corner Road and immediately east of Suisun Valley Road and south of Clayton Road facing drivers approaching Vezer Family Vineyards. Message(s) displayed on the electronic message boards shall be approved by the Solano County Department of Resource Management and shall be included on the approved Off-Site Parking Plan.
17. Way-finding signs with arrows directing vehicles to the off-site parking area at Suisun Valley Elementary School shall be placed by the applicant along the route between the electronic message boards and off-site parking area. Sign locations shall be included on the approved Off-Site Parking Plan.
18. Traffic signage restricting parking ("No Parking" signs) shall be placed by the applicant within the road right-of-way on both sides of Mankas Corner Road during events. Signs shall be placed a minimum of one hour prior to and removed a maximum of 2 hours after each event. Signs shall be permanently affixed to Type III barricades. Signs and barricades shall be manufactured in accordance with the California Manual for Uniform Traffic Control Devices and California Department of Transportation (Caltrans) standards. Signs shall be spaced at two-hundred and fifty foot (250') intervals or as otherwise specified on the approved Off-Site Parking Plan.
19. Motor vehicles and drivers shuttling patrons between the off-site parking area at Suisun Valley Elementary School and 2522 Mankas Corner Road shall be appropriately licensed and registered to operate within the public roadway.

Suisun Fire Protection District

20. For the purpose of life safety requirements, the open area between the buildings will be classified as "Occupiable Space" as defined in the California Building Code.

Occupant Load requirements are as follows:

Main floor area in front of band: Dining 129, Seating 200 (with 36-inch side isles, 36-inch middle isle and 48-inch isle leading to rear exit)

Area under patio balcony: Dining 20, Seating 40

Outdoor Deck: Dining 13, Seating 24

Garden Area and Sidewalk area: 50

Maximum for Dining 212

Maximum Seating: 314

All other areas considered to be accessory areas used by the occupants.

21. Second exit must be provided from the main floor area at the northeast corner that leads to the bathrooms. This path must be maintained as a code approved exit way. This will mean keeping it clear of restaurant supplies, storage, dumpsters, potted plants, tree limbs and other combustibles. Other areas that lead off in other directions will need to be blocked off. Emergency lighting for exiting must be provided, as well as code approved exit signs.
22. Emergency lighting for exiting must be provided for the area.

23. Minimum of two (2A 10BC) fire extinguishers must be provided
24. Floor surface of “fake grass” area does not have a smooth surface. Some areas have soft spots that sink down when stepped on. This point should be checked out with the Building Department for Compliance.
25. If any use of pyrotechnic special-effect material is used in the performances a special permit must first be obtained from the Suisun Fire Protection District.
26. Fire Lane must be established leading into courtyard of business
27. Any tent structures will require a special use permit.
28. A permit for public assembly will be required from the Suisun Fire Protection District.