



STAFF REPORT

MEETING DATE: August 14, 2023

PRESENTER: Jesus R. Orozco, Community Development Director

SUBJECT: Public hearing regarding a modification to Conditional Use Permit 2017-07 to allow for a Type 41 (On-sale Beer & Wine) ABC license located at 651 S. Madera Ave., including adopting a finding of Categorical Exemption pursuant to section 15301 of CEQA Guidelines. (JRO)

RECOMMENDATION: Planning Commission conduct a public hearing, deliberate, and by motion adopt a resolution approving a modification to Conditional Use Permit 2017-07 to allow for a Type 41 (On-sale Beer & Wine) ABC license located at 651 S. Madera Ave., including adopting a finding of Categorical Exemption pursuant to section 15301 of CEQA Guidelines.

EXECUTIVE SUMMARY:

Conditional Use Permit (CUP) 2017-07 MOD was filed by Rigoberto Yanez (applicant) on behalf of Abdal Hussein (property owner) requesting approval of a modification to an existing conditional use permit to allow for the sale and on-site consumption of beer and wine (Type 41) ABC license for Kerman Country Cafe located at 651 S. Madera Ave., approximately 280 feet north from the northwest corner of S. Madera Ave. and W. E St., in Kerman, zoned CG (General Commercial) with a GC (General Commercial) General Plan land use designation (APN 023-148-02). A Categorical Exemption pursuant to section 15301 of CEQA Guidelines will be considered for the project.

APPLICABLE CODES AND PROCEDURES:

KMC 17.12 – Conditional Use Permits

KMC 17.24 – Revocation or Modification of Planning Permits

KMC 17.48 – General Commercial District

KMC 17.100 – Alcohol Beverage Sales

Public Resource Code – CEQA 15301 – Existing Facilities

The Kerman Municipal Code (KMC) allows the Commission to grant or deny approval of a conditional use permit provided that a public hearing is held on the proposed use to review and consider any public testimony. Prior to the public hearing, a staff report, environmental determination, and general plan finding for the use permit shall be made available to the Commission, interested agencies, and the public.

The use should be denied if the Commission cannot make the appropriate findings. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered, and site improvements may be required to make the project compatible with

nearby uses. In addition, the application may be subject to future review, modification, or revocation by the Commission, as deemed necessary.

The Kerman Municipal Code (KMC) also allows the Commission to modify or revoke any permit by upon a duly noticed public hearing. Modifications of a permit may include amending existing or adding new conditions of approval. The Commission must consider evidence and testimony presented at the public hearing before rendering a decision.

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The use should be denied if the Commission cannot make the appropriate findings. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered, and site improvements may be required to make the project compatible with nearby uses. In addition, the application may be subject to future review, modification, or revocation by the Commission, as deemed necessary.

The Kerman Municipal Code (KMC) also allows the Commission to modify or revoke any permit by upon a duly noticed public hearing. Modifications of a permit may include amending existing or adding new conditions of approval. The Commission must consider evidence and testimony presented at the public hearing before rendering a decision.

ANALYSIS:

Prior Action

The site has been developed with an approximate 2,392 sq. ft. building formerly operated by Lucero Carniceria and Taqueria Market and The Den Smokehouse and Brewery. The Commission approved CUP 2017-07 in favor of The Den Smokehouse and Brewery on December 11, 2017, allowing the manufacturing and sales of beer consistent with a Type 23 (Small Beer Manufacturer) ABC License. The Den Smokehouse and Brewery has ceased business operations sometime in January of 2023.

Project Proposal

The project proposal includes a modification to CUP 2017-07 to allow for on-site sale and consumption of beer and wine. Said type of alcohol sales requires a Type 41 (On-sale Beer & Wine) ABC license from the State Department of Alcohol Beverage Control. The applicant wishes to conduct alcohol sales between the hours of 8 AM and 11 PM, seven days a week.

Alcohol storage is being proposed in an area not accessible to customers. Alcohol sales would be an ancillary component of the existing restaurant (Kerman Country Cafe) which accommodates seating for approximately 52 persons. The restaurant employs approximately twelve (12) employees. The project does not include structural alterations to the building or expansion of business operations.

Site and Surrounding Land Uses and Setting

The project site has been developed with a 2,392 sq. ft. building and ten (10) parking stalls designated to serve the restaurant, with most of site's parking being serviced by street parking. The building consists of a single dining area with dining booths and tables, restroom facilities, and a kitchen.

The site is surrounded by developed land. As described in **Table 1.**, the site is surrounded by an auto repair shop to the north, public street to the east, an in-line tenant suite to the south, and City public parking and park's facilities to the west. Uses in the surrounding vicinity will be negligibly affected by the allowance of alcohol beverage sales.

Table 1. Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties

Location	Existing Land Use	General Plan Designation	Zone District
North	Auto Repair Shop	General Commercial	CG – General Commercial
East	Public Street	-	-
South	Business/Admin. Services	General Commercial	CG – General Commercial
West	Park/Public Parking Facility	Open Space/General Commercial	O – Open Space / R2 – Multi-Fam

Zoning & General Plan

The site is zoned CG (General Commercial) with a GC (General Commercial) General Plan land use designation. The CG zone district is intended to allow for a wide range of commercial and office uses which are diverse, visually pleasing, convenient in terms of parking and access, attractive, and used by citizens of Kerman as well as visitors to the area. A restaurant is a use permitted by right however, alcohol sales are subject to conditional approval. Approval of the modification of an ABC license from a Type 23 (Small Beer Manufacturer) to a Type 41 (On-sale Beer & Wine) will be consistent with the zone district and the General Plan land use designation.

ABC Sales

Approval of CUP 2017-07 precedes the adoption of Ordinance No. 23-01 relating to Alcohol Beverage Sales. However, approval of the modification to CUP 2017-07 would cause the applicant to comply with current operational standards established under KMC 17.100 which have been included as conditions of approval.

The site is located in Census Tract 40.03 which allows for four (4) on-sale ABC licenses. Currently, there are two (2) on-sale ABC licenses registered to two different businesses. The

proposed Type 41 ABC license would be the third on-sale ABC license in Census Tract 40.03, after Reno's Place and Antojitos Guanacos Restaurant. Approval of the modification to CUP 2017-07 would allow the applicant to continue with the ABC license application process with the State Department of Alcohol Beverage Control.

Other Department Comments

The project proposal was reviewed by various other City Departments and affected outside agencies. The responses and recommendations have been incorporated into the recommended conditions of approval included in this report. Based on prior use and the conditions imposed, the Police Chief has determined that the proposed use: (i) would not be detrimental to the public health, safety, comfort, or welfare of persons located within five hundred (500') feet of the site; and (ii) would not significantly increase the severity of existing law enforcement or public nuisance problems in the area (e.g. increase in service calls related public intoxication nuisance, vagrancy, or loitering).

Conclusion

The modification in alcohol sales is a permitted use subject to a CUP. Alcohol sales on the site have not been known to be a cause of nuisance for surrounding land uses. No evidence suggests approval of the modification to the CUP would be detrimental to the public, health, safety, and welfare of those residing or working nearby. In order to ensure the continued compatibility of the site with surrounding uses, conditions of approval have been incorporated that address typical concerns associated with establishments that provide alcohol for on-site consumption.

APPLICABLE GENERAL PLAN POLICIES:

The 2040 General Plan includes policy recommendations related to the various physical development aspects of the community. The policies are supported by a set of goals and objectives. The Planning Commission shall refer to the General Plan's policies, goals, and objectives when making a decision regarding this particular request.

Through the project and development review process and in collaboration with other City departments and outside agencies, the project has been designed to comply in large with the City's General Plan goals, policies, and objectives. The proposed outdoor expansion of dining activities will directly or indirectly provide compliance with the General Plan. Below is an excerpt from the General Plan that is germane to this conditional use permit request:

ED-1.1 Increase Business: The City shall strive to increase the number of businesses operating in Kerman to satisfy the routine needs and dining, services, and retail desires of residents while also increasing sales, property, business, and potential transient-occupancy taxes.

ED-1.4 Downtown Shopping and Entertainment: The City shall work with Downtown businesses, property owners, and other agencies to improve circulation, parking, pedestrian facilities, and food service options to help promote increased shopping and entertainment opportunities.

ENVIRONMENTAL REVIEW:

Staff recommends the Commission make findings and determine that a Class 1 Categorical Exemption (Existing Facilities) set forth in CEQA Guidelines Section 15301 applies to this Project as it consists of the use of an existing private facility on an existing site, where food is prepared for consumption on the premises at a location previously permitted to offer food for on-site consumption which included on-sale alcoholic beverages. No expansion of the building is proposed, and any maintenance or minor alternations of the building would be negligible, and would not result in a significant, adverse impact on the environment. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this Project.

PLANNING COMMISSION FINDINGS:

Due to operational characteristics, conditional use permits are required for certain uses within each zone district in order to minimize impacts upon surrounding uses. In considering a conditional use permit, the Planning Commission must make certain findings pursuant to Section 17.12.040 (C) of the KMC.

- A. That the proposed establishment, maintenance, and operations of the use applied for will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the city.

Finding A (1). The project will not be detrimental to public health, safety, or welfare. It is located in a designated general commercial area with hours of operation and conditions of approval which will minimize any potential negative impacts on adjacent land uses. The conditions of approval (Exhibit 'A') limit types of uses that may be objectionable or detrimental to other permitted uses or adverse to the public interest health, safety, convenience, or welfare of the city. The Planning Commission adopts the Police Chief's determination that the proposed use: (i) would not be detrimental to the public health, safety, comfort, or welfare of persons located within five hundred (500') feet of the site; and (ii) would not significantly increase the severity of existing law enforcement or public nuisance problems in the area (e.g. increase in service calls related public intoxication nuisance, vagrancy, or loitering).

- B. That the proposed use is consistent with the Kerman General Plan.

Finding B (1). Alcoholic beverage sales for on-site consumption is a permitted use subject to a conditional use permit in the (CG General Commercial), which is a consistent zone with the General Plan GC (General Commercial) land use designation. The project is consistent with the General Plan, including General Plan objectives ED-1.1, and ED-1.4.

Finding B (2). The Project is located along a general commercial corridor suitable for many retail, business professional, service commercial, and other similar activities and uses.

Finding B (3). The conditions of approval preserve the integrity and character of the zone district and ensure compliance with the General Plan and Zoning Ordinance.

- C. That the environmental document is prepared as per the California Environmental Quality Act.

Finding C (1). As described in greater detail, above, a preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The project falls within a Categorical Exemption per CEQA Guidelines Section 15301 (Existing Facilities) as the project is characterized as a use occupying an existing structure within a developed site and meets the required conditions described in said section. There are no project-specific significant effects on the project or the site which would require additional environmental review.

- D. That the site for the proposed use is adequate in size, shape, and location to accommodate the use as it relates to the district for which the use is proposed.

Finding D (1). The location of the Project is within the CG - General Commercial zone district which is located along a commercial corridor suited for retail, office, commercial services, and other similar activities and uses along the Madera Avenue corridor in a developed parcel of land. The pre-existing alcohol sales has operated in harmony with and demonstrated negligible impact on the existing surrounding developments. Furthermore, no expansion of the existing building envelope of the site is required or proposed.

PLANNING COMMISSION ACTION:

The Commission will be acting on CUP 2017-07 MOD and determine to either:

Motion 1: Adopt a resolution approving CUP 2017-07 MOD, to allow for the expansion of outdoor dining activities and associated alcohol sales at 651 S. Madera Ave., including adopting a finding of a Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

Motion 2: Move to continue the public hearing on CUP 2017-07 MOD to a later meeting; or

Motion 3: Move to continue applications for CUP 2017-07 MOD to a later meeting, with direction to staff to return with an updated resolution with appropriate findings for the denial of the application(s).

Any action taken by the Commission approving or denying the application(s) is subject to appeal to the City Council no later than ten (10) working days after the day on which the decision was made.

ATTACHMENTS:

- A. Resolution w/ Exhibits
- B. Aerial Photo
- C. Floor Plan

Attachment 'A'
Resolution No. 2023-__

**A RESOLUTION OF THE CITY OF KERMAN PLANNING COMMISSION APPROVING A MODIFICATION TO
CONDITIONAL USE PERMIT 2017-07, TO ALLOW FOR A TYPE 41 ON-SALE BEER & WINE ABC LICENSE
FOR KERMAN COUNTRY CAFE LOCATED AT 651 S MADERA AVENUE IN KERMAN, CA (APN: 023-148-02)**

WHEREAS, the Planning Commission adopted Resolution 17-14, approving Conditional Use Permit 2017-07 allowing for a Type 23 (Small Beer Manufacturer) ABC license for the Den Smokehouse and Brewery; and

WHEREAS, the Planning Commission considered a request for a modification to Conditional Use Permit 2017-07 filed by Rigoberto Yanez (applicant) on behalf of Abdal Hussein (property owner) to allow for a Type 41 (On-sale Beer & Wine) ABC license for Kerman Country Cafe located at 651 S. Madera Ave., in Kerman, CA (APN: 023-148-02); and

WHEREAS, a public notice was circulated to adjacent properties within a 300-foot radius of the project site and published in the local newspaper at least 10 days prior to the meeting as required by law; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of a modification to Conditional Use Permit 2017-07 and was made available for public review at least 72 hours prior to the public hearing; and

WHEREAS, the project was assessed under the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission, after hearing public testimony and deliberating, now desires to approve a modification Conditional Use Permit 2017-07 subject to findings and conditions of approval, and adopt a finding of a Class 1 Categorical Exemption (Existing Facilities) pursuant to CEQA Guidelines Section 15301.

NOW, THEREFORE, BE IT RESOLVED by the City of Kerman Planning Commission as follows:

- 1) Recitals: The above recitals are true and correct and are incorporated herein:
- 2) CEQA: The Planning Commission finds and determines that a Class 1 Categorical Exemption (Existing Facilities) set forth in CEQA Guidelines Section 15301 applies to this Project as it consists of the use of an existing private facility on an existing site, where food is prepared for consumption on the premises at a location previously permitted to offer food for on-site consumption which included on-sale alcoholic beverages. No expansion of the building is proposed, and any maintenance or minor alternations of the building would be negligible, and would not result in a significant, adverse impact on the environment. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this Project.
- 3) Conditional Use Permit: The Planning Commission has determined to approve a modification to Conditional Use Permit 2017-07 as permissible under Kerman Municipal Code Section 17.24.020 and determined that all findings required for approval of Conditional Use Permit 2017-07 with modifications can be made, including those required by the City of Kerman Municipal Code Section 17.12.040 (C) as follows:

- E. That the proposed establishment, maintenance, and operations of the use applied for will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the city.

Finding A (1). The project will not be detrimental to public health, safety, or welfare. It is located in a designated general commercial area with hours of operation and conditions of approval which will minimize any potential negative impacts on adjacent land uses. The conditions of approval (Exhibit 'A') limit types of uses that may be objectionable or detrimental to other permitted uses or adverse to the public interest health, safety, convenience, or welfare of the city. The Planning Commission adopts the Police Chief's determination that the proposed use: (i) would not be detrimental to the public health, safety, comfort, or welfare of persons located within five hundred (500') feet of the site; and (ii) would not significantly increase the severity of existing law enforcement or public nuisance problems in the area (e.g. increase in service calls related public intoxication nuisance, vagrancy, or loitering).

- F. That the proposed use is consistent with the Kerman General Plan.

Finding B (1). Alcoholic beverage sales for on-site consumption is a permitted use subject to a conditional use permit in the (CG General Commercial), which is a consistent zone with the General Plan GC (General Commercial) land use designation. The project is consistent with the General Plan, including General Plan objectives ED-1.1, and ED-1.4.

Finding B (2). The Project is located along a general commercial corridor suitable for many retail, business professional, service commercial, and other similar activities and uses.

Finding B (3). The conditions of approval preserve the integrity and character of the zone district and ensure compliance with the General Plan and Zoning Ordinance.

- G. That the environmental document is prepared as per the California Environmental Quality Act.

Finding C (1). As described in greater detail, above, a preliminary environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA). The project falls within a Categorical Exemption per CEQA Guidelines Section 15301 (Existing Facilities) as the project is characterized as a use occupying an existing structure within a developed site and meets the required conditions described in said section. There are no project-specific significant effects on the project or the site which would require additional environmental review.

- H. That the site for the proposed use is adequate in size, shape, and location to accommodate the use as it relates to the district for which the use is proposed.

Finding D (1). The location of the Project is within the CG - General Commercial zone district which is located along a commercial corridor suited for retail, office, commercial services, and other similar activities and uses along the Madera Avenue corridor in a developed parcel of land. The pre-existing alcohol sales has operated in harmony with and demonstrated negligible impact on

the existing surrounding developments. Furthermore, no expansion of the existing building envelope of the site is required or proposed.

4. Conditions of Approval: Given the foregoing, the Planning Commission approves a modification to Conditional Use Permit 2017-07, subject to the conditions of approval attached herein as **Exhibit "A"**.
5. Effective Date: This Resolution shall take into effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 14th day of August 2023, and was fully adopted at the said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Scott Bishop
Chairperson

ATTEST:

Jesus R. Orozco
Planning Commission Secretary

Exhibit 'A'
Conditions of Approval
Kerman Country Cafe – CUP 2017-07 MOD
August 14, 2023

Notice To Applicant

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this project or any proceedings undertaken regarding the City's actions taken or determinations made regarding the project, including but not limited to the validity of conditions of approval must occur within ninety (90) calendar days after the date of this decision. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

Important: Please Read Carefully

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through conditional use permit review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would, on the whole, enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for CUP 2017-07 MOD will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) working days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval for this entitlement, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed (including its identification number) and specific reasons why you believe the decision or action appealed should not be upheld, and the identity of the appellant.

Approval of this conditional use permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this conditional use permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this use permit, the zoning ordinance, and all City standards and specifications. This use permit and site plan review is granted, and the conditions imposed, are based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require an operation inconsistent with the application, a new or revised use permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the use permit, or any other enforcement remedy available under the law. The City shall

not assume responsibility for any deletions or omissions resulting from the use permit review process, or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the use permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this use permit, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this use permit.

General Conditions

1. All conditions of approval herein shall supersede all conditions of approval within Planning Commission Resolution 17-14.
2. Project approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the receipt in the Planning Division of the applicant’s signature upon an Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.
3. Any intensification or expansion of the use beyond its approval shall be cause for review and modification of the use permit to be approved by the Commission.
4. Any proposed future modifications to the site not specifically contemplated by CUP 2017-07 MOD, including but not limited to, the building exterior, parking/loading areas, fences/walls, new buildings, or landscaping shall require an amendment to CUP 2017-07 MOD.
5. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statute.
6. It shall be the responsibility of the property owner and/or applicant to ensure that any required permits, inspections, and approval from any regulatory agency are obtained from the concerned agency prior to issuance of a business license or final occupancy issuance.
7. Failure to comply with the conditions of approval contained herein shall be cause for review and possibly modification or revocation to CUP 2017-07 MOD.
8. Approval of CUP 2017-07 MOD is for the benefit of the applicant. The submittal of application(s) by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and hold harmless the City of Kerman and its agents, officers, consultants, independent contractors, and employees (“City”) from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorney’s fees, and damages arising therefrom (collectively “claim”). The City shall promptly notify the applicant of any claim.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City’s attorneys’ fees, expenses of litigation, and costs for

that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

Building Division

9. A building permit shall be required for all proposed or future tenant and site improvements as required by the California Building Code, California Fire Code, and Americans with Disability Act (ADA) prior to occupancy.
10. The developer and/or property owner shall submit plans consistent with California Building Standards Code, to include site development and ADA accessibility based upon the codes in effect at the time of plan check submittal.

North Central Fire Protection District

11. The applicant shall be responsible for contacting NCFPD by email at Fire.Prevention@NorthCentralFire.org or by phone at (559) 878-4560 to schedule an over-the-counter meeting to receive your specific requirements for your project. Failure to schedule an appointment with the NCFPD will affect the applicant's ability to obtain final approval for the project.

Planning Division

General

12. On-site litter and graffiti shall be corrected per the KMC, Section 17.100.050 (B) – Litter and Graffiti.
13. The business and/or property owner shall keep the property clear of all trash, rubbish, and debris at all times. Dumping of refuse shall be restricted to the refuse containers scheduled to service the site.
14. The business and/or property owner shall comply with all applicable federal, state, or local laws, rules, and regulations. Material violations of said laws, rules, and regulations may be cause for review and possible revocation of the use permit.
15. Business owner(s) shall be responsible for securing a business license from the Finance Department before the commencement of any commercial activity.

Conditional Use Permit 2017-07 MOD

16. Conditional Use Permit 2017-07 MOD shall allow for the on-site sale and consumption of alcoholic beverages at 651 S. Madera Ave. Alcohol sales shall be consistent with ABC license Type 41 (On-Sale Beer & Wine), as prescribed by the State Department of Alcohol Beverage Control. Any modification to license type shall require an amendment to CUP 2017-07 MOD. Alcohol consumption shall be restricted to the interior of the building.
17. On-site dining shall not exceed 52 seats or as determined by the California Fire code, whichever is lesser.

18. The project site shall be permitted to provide alcohol sales between the hours of 9:00 AM and 11:00 PM, Monday through Friday and 8:00 AM to 11:00 PM Saturday and Sunday.
19. Outdoor dining shall not be permitted as part of this CUP approval.
20. Outdoor storage of equipment or materials shall not be permitted as part of this CUP approval.
21. The business owner shall be responsible for ensuring compliance with all of the standards of operation as codified by KMC 17.100.050.

Signage

22. Proposed and future permanent signage shall comply with KMC 17.76.050 and 17.100.060
23. No sign shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety or interfere with the safe operation of a motor vehicle on public streets. This includes, but is not limited to, the driver's view of approaching, merging, or intersecting traffic.
24. Temporary signage shall be permitted for special events (i.e. grand opening, promotional period, local, State, or Federal recognized holidays), to be displayed for thirty (30) days or less per year.

Police Department

25. Video Surveillance shall be installed consistent with KMC 17.100.050 (D) – Video Surveillance. Surveillance system installed shall be in color and monitor areas where alcohol sales and consumption is permitted to occur under this CUP. The system shall have correct date and time stamped and retained for no less than thirty (30) days. Footage shall be made available to law enforcement within 24 hours of initial request.
26. The operation of the business shall not result in criminal activity or repeated nuisance activities on the property as specified in KMC, Section 17.100.070 – Loitering and Other Nuisance Activities.
27. The business owner or operator shall be responsible for the removal of deterrent behavior including loitering and/or vagrancy in or upon the business site. The business owner shall install “No Trespassing” and “No Loitering” signs on the premise to the specifications of the Police Department.

End of Conditions

Attachment 'B'
Aerial Photo



Attachment 'C'
Floor Plan

