

City of Fowler  
128 S. 5<sup>th</sup> Street  
Fowler, California 93625

FOWLER PLANNING COMMISSION MEETING  
AGENDA  
May 6, 2021  
6:30 P.M.

This meeting will be conducted pursuant to the provisions of Paragraph 11 of the Governor's Executive Order N-25-20 which suspends certain requirements of the Ralph M. Brown Act, and as a response to mitigating the spread of COVID-19, the meeting will not be open to the public. The telephone number listed below will provide access to the City Council meeting via teleconference.

Please note: when joining the meeting you will be asked your name which will be used to identify you during any public comment period.

Telephone Number: 978-990-5175  
Meeting ID: 494026#

It is requested that any member of the public attending while on the teleconference to have his/her/their phone set on "mute" to eliminate background noise or other interference from telephonic participation.

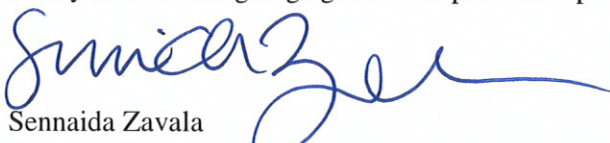
1. Meeting Called to Order
2. Roll Call
3. Approval of minutes for April 1, 2021 meeting.
4. Presentation of the Proposed Master Uses & Process by Zone Category Table for the City of Fowler Zoning Code Update
5. Public Hearing to Consider Conditional Use Permit No. 21-01, filed by Mirella Soto and Dinora Lopez de Roque, to modify operations of an alcohol sales and service use, at 115 North 6<sup>th</sup> Street (APN: 343-142-17)

Consider Adoption of Resolution No. 657, Resolution approving Conditional Use Permit Application No. 21-01, before the Planning Commission of the City of Fowler, County of Fresno, State of California.

6. Communication
7. Adjournment

Next Resolution No.: 658

CERTIFICATION: I, Sennaida Zavala, Planning Secretary for the City of Fowler, California, hereby certify that the foregoing agenda was posted for public review on, Monday, May 3, 2021.

  
Sennaida Zavala  
Planning Secretary

***MINUTES OF THE FOWLER CITY PLANNING COMMISSION MEETING  
April 1, 2021***

Chairman Mellon called the meeting to order at 6:30 p.m. Roll call was taken.

Commissioners Present: Mellon, Kandarian, Hammer, Prado, Rodriguez

Commissioners Absent: None

City Staff Present: City Attorney Carlson, Planning Consultant Marple,  
Planning Secretary Zavala

### AGENDA ITEM NO. 3

## APPROVAL OF MINUTES FOR MARCH 4, 2021 MEETING

Vice Chair Kandarian made a motion to approve the minutes from the March 4, 2021 meeting, motion seconded by Commissioner Hammer. Motion carried by unanimous vote. Ayes: Mellon, Kandarian, Hammer, Prado, Rodriguez. Noes: None.

## AGENDA ITEM NO 4

## Communication

Ms. Marple presented a Planning Commissioners Workshop. The work shop entailed the duties of a Planning Commissioner, key terms that are used within the Planning Department, and the type of applications the Commission sees.

City Attorney Carlson presented the Brown Act to the commission to hit the key points of what is acceptable and not as a Commissioner.

Vice Chair Kandarian made a Motion to adjourn, seconded by Commissioner Prado. Motion carried by a unanimous voice vote and meeting was adjourned at 8:07 PM





**TO:** City of Fowler Planning Commission

**FROM:** Dawn E. Marple, Planning Consultant

**DATE:** May 6, 2021

**SUBJECT:** Presentation of the Proposed Master Uses & Process by Zone Category Table for the City of Fowler Zoning Code Update

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### **I. Recommendation**

Staff recommends that the Planning Commission receive the report and presentation and provide feedback on the proposed Master Uses & Process by Zone Category Table presentation. At this time no action is required.

### **II. Background & Purpose**

The City of Fowler has initiated a comprehensive zoning code update. The primary role of the Zoning Code is to implement the goals and policies established in the General Plan. The Code establishes the regulations and procedures that guide development and ensure that it is consistent with the General Plan vision. Upon completion of the Code update, these regulations will be user-friendly and help the City and applicants to achieve the goals and policies of the General Plan.

The City of Fowler adopted its current Zoning Code in March of 2009 and last updated the Code in June of 2017. Additionally, the City has a separate Subdivision Ordinance adopted in 1985 that contains additional regulations and procedures governing the development of residential subdivisions. While there have been some updates to the Zoning Code since it was originally adopted, these updates have been drafted on a case-by-case basis in response to particular issues, resulting in several instances of similar yet conflicting regulations and internal inconsistencies within the Zoning Code and between the Zoning Code and Subdivision Ordinance. These inconsistencies have made the Code complicated for the public to navigate and difficult for City staff and decision makers to administer. The Code update will focus on streamlining the development process, adding clarity to established procedures, and ensuring compliance with recent legislative updates as well as the City's Housing Element.

After the presentation of the Audit Report to the Planning Commission at the April 1, 2021 hearing, staff was requested to give a presentation on the proposed master use table and anticipated level of review (e.g., Director, Planning Commission). The Process by Zone Category Table (see Attachment A) lists the proposed allowed uses and how they would be permitted within each zone category (e.g., Open Space/Agriculture/Public Facilities, Residential, Commercial, Form Based Code, and Industrial). The approval process for uses that align with the intent of the zone category are more streamlined while uses that may warrant additional consideration would still require a higher level of review to ensure compatibility.

### **III. Stakeholder Interviews**

Staff is currently in the process of completing stakeholder interviews. These interviews have provided insight to how the current code functions as well as highlighted key issues to address as part of this update process. Seven interviews have been conducted to date, with four interviews left to be completed. The results of the stakeholder interviews will be presented at a later date.



#### **IV. City Council Feedback**

The Audit Report and proposed outlines were presented to the City Council on April 6, 2021. They generally concurred with findings and recommendations of the Audit Report and provided the following feedback:

- Streamlining the permit process could help the City compete with surrounding jurisdictions for development in the region.
- New development should be encouraged.
- The current code and the inconsistent language contained therein does present challenges with interpreting and implementing the code.

#### **V. Next Steps**

Feedback from the Planning Commission on the proposed Master Uses & Process by Zone Category Table will be considered in the next phase of work, which is to complete an administrative draft of the Zoning Ordinance. The public review draft is anticipated to be presented in late summer of 2021.




#### **VI. Attachments**







































- A. Master Uses & Process by Zone Category Table



## Proposed Master Uses & Process by Zone Category

### Legend

-  = Planning Commission Approval (Discretionary)
-  = Director Approval (Discretionary)
-  = Director Approval (Ministerial)

Allowed Use	Zone Categories				
	OS/Ag/PF <sup>1</sup>	Residential	Commercial	FBC <sup>2</sup>	Industrial
<b>AGRICULTURAL</b>					
Agricultural Operations, Non-Commercial					
Agricultural Operations, Commercial					
Agriculture, Urban					
Community Gardens					
<b>COMMERCIAL</b>					
<b>Entertainment</b>					
Commercial Entertainment*					
Drive-in Theater					
Event Halls, Clubs and Lodges					
Exhibit Halls and Convention Centers*					
Nightclub					
Sports Arena, Indoor					
Sports Arena, Outdoor					
Studio, Health and Fitness less than five thousand (5,000) square feet					
Studio, Health and Fitness more than five thousand (5,000) square feet					
Theaters and Auditoriums with less than 500 seats					
Theaters and Auditoriums with more than 500 seats					
<b>Motor Vehicle</b>					
Car Wash, Self-Service and/or Automated					
Gas Station with or Without Convenience Store					
Truck Stop					
Vehicle Body Repair, Paint, or Restoration					
Vehicle Repair, Major					
Vehicle Repair, Minor*					
Vehicle Rental					
Vehicle Sales					
<b>Retail Trade</b>					
Adult Uses					



Allowed Use	Zone Categories				
	OS/Ag/PF <sup>1</sup>	Residential	Commercial	FBC <sup>2</sup>	Industrial
Bars and Cocktail Lounges			●	●	
Breweries and Wineries			◐	◐	
Commercial Cannabis Operations					
Cannabis Dispensaries					
Convenience Store*			○	◐	○
Drive-Through			◐		
Liquor Store			●	●	
Market not exceeding ten thousand (10,000) square feet			○	○	
Market greater than ten thousand (10,000) square feet			◐		
Nursery/Garden Center			○	○	
Parking Lot, Stand Alone					
Parking Structure, Stand Alone				●	
Pharmacies and Drug Stores			◐	◐	◐
Restaurant			◐	◐	
Restaurants, Serving Liquor			●	●	
Restaurants, Serving Beer and Wine Only			◐	◐	
Retail Sales, General			○	○	
Retail Sales, Second Hand Stores			○	○	
Retail Sales, Specialized			○	○	
Smoke Shops and Hookah Lounges			◐	◐	
Studio, Fine Arts			○	○	○
Swap Meet, Permanent			●		●
Service					
Bed and Breakfast			◐	◐	
Cemetery	◐				
Clinics and Treatment Centers	◐		◐		
Congregate Care Facility, Large		◐	◐	◐	
Congregate Care Facility, Small		○			
Day Care Centers		◐	◐	◐	
Financial Services			○	○	
Funeral Home or Mortuary					○
Group Residential Facilities (Licensed), Large			◐	◐	
Group Residential Facilities (Unlicensed), Large		◐	◐	◐	
Group Residential Facilities (Licensed), Small		◐	◐	◐	
Group Residential Facilities (Unlicensed), Small		○			
Hospital*		○			
Hotel			●		●



Allowed Use	Zone Categories				
	OS/Ag/PF <sup>1</sup>	Residential	Commercial	FBC <sup>2</sup>	Industrial
Laundry and Tailoring Services			⦿	⦿	
Laundromats			○		
Mail Services			○	○	
Motel			○	○	
Office, Medical			●	●	
Office, Professional			⦿	⦿	
Personal Services			○	○	
Residential Care Facilities, Elderly			⦿	⦿	
Residential Care Facilities, Large		⦿			
Residential Care Facilities, Small		⦿			
Tattoo Parlor		○			
Transit Station			⦿		
Urgent Care (24 Hours)			⦿	⦿	
Veterinary Clinics and Animal Hospitals			⦿	⦿	⦿
INDUSTRIAL					
Farm Machinery Sales and Service					○
Junk Yards					⦿
Kennel			⦿		○
Manufacturing, Animal Processing					●
Manufacturing, Food					
Manufacturing, Handcraft			○	○	○
Manufacturing, Heavy*					●
Manufacturing, Light*					●
Office, Business Park*					●
Recycling Collection Facilities			⦿		⦿
Recycling Facilities, Reverse Vending Machine			○	○	○
Recycling Processing Facilities					●
Reduction Facility					
Research and Development*					●
Salvage and Wrecking					●
Self-Storage*			●		⦿
Storage Yard*					⦿
Storage, Chemical and Mineral					⦿
Storage, Fleet Vehicle*					⦿
Storage, RV and Motor Vehicle*					⦿
Trucking Terminal*					⦿
Warehousing, Wholesale and Distribution Establishments*					⦿
PARK & OPEN SPACE					
Conservation lands, natural and scenic resource protection	○				
Recreation Facilities, Active	⦿				



Allowed Use	Zone Categories				
	OS/Ag/PF <sup>1</sup>	Residential	Commercial	FBC <sup>2</sup>	Industrial
Recreation Facilities, Passive	○				
PUBLIC & QUASI-PUBLIC					
Country Clubs and Golf Courses	●				
Government Facility	○		●	●	
Library	○		○	○	○
Museum			●	●	
Religious Facility	●	●	●	●	●
Schools, Trade or Vocational			●	●	●
Schools, Private (Pre-K-12)		●	●	●	●
Schools, Private College			●	●	●
Schools, Public	●	●	●	●	●
RESIDENTIAL					
Accessory Dwelling Unit		○			
Home Day Care, Large Family		●			
Home Day Care, Small Family		○			
Dwelling, Condominium		○			
Dwelling, Duplex		○			
Dwelling, Fourplex		○			
Dwelling, Mixed-Use Residential Component			●	●	
Dwelling, Multi-Family, Less Than 21.78 UNITS PER GROSS ACRE		○			
Dwelling, Multi-Family, Greater Than 21.78 UNITS PER GROSS ACRE		●			
Dwelling, Single-Family		○			
Dwelling, Triplex*		●			
Emergency Shelter					○
Farmworker Housing	○				
Guest Living Quarter		○			
Mobile Home Park		●			
Single Room Occupancy		●		●	
Supportive Housing		○		○	
Transitional Housing		●		●	
UTILITIES					
Solar Facilities	●	●	●	●	●
Telecommunication Facilities	●	●	●	●	●
Public Utility, Use, and Facilities*	○	●	●	●	●

\* = lower approval authority in other zones within zone category

<sup>1</sup> OS/Ag/PF = Open Space / Agriculture / Public Facilities

<sup>2</sup> FBC = Form Based Code





# CITY OF FOWLER PLANNING & COMMUNITY DEVELOPMENT *California* STAFF REPORT

**TO:** City of Fowler Planning Commission

**FROM:** Dawn E. Marple, City Planner

**DATE:** May 6, 2021

**SUBJECT:** Public Hearing to Consider Conditional Use Permit No. 21-01, filed by Mirella Soto and Dinora Lopez de Roque, to modify operations of an alcohol sales and service use, at 115 North 6th Street (APN: 343-142-17)

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## I. Recommendation

Staff recommends that the Commission approve Conditional Use Permit (CUP) Application No. 21-01, including the attached resolutions and conditions of approval. The decision of the Planning Commission is final unless appealed to the City Council. The Commission is empowered to grant or deny applications for CUPs and to impose reasonable conditions upon granting approval.

## II. Background & Project Description

The subject parcel is zoned FBC (Form-Based Code) and is planned for Community Commercial land uses by the City of Fowler General Plan. The site, approximately 12,000 square feet and is located on the east side of North 6th Street between East Main and Tuolumne Streets (APN 343-142-17). Alcohol uses are subject to a Conditional Use Permit in accordance with Section 9-5.1707 of the Fowler Zoning Ordinance.

The current alcohol use does not have a Conditional Use Permit, as the use was established prior to the Fowler Zoning Ordinance requiring such permits. However, FMC Section 9-5.25.85 states that alcohol uses shall obtain a Conditional Use Permit when "[t]here is a substantial change in the mode or character of the operation of the business." The proposed changes, described below, are considered a substantial change in the mode or character of the operation of the business.

Figure 1 depicts the aerial photo of the site; Figure 2 is the zoning map and Figure 3 is the general plan map. The site is located in Fowler's FBC (Form-Based Code) Zone District, and is immediately surrounded by FBC districts.

The applicant sought to remove the following conditions from their State of California Department of Alcohol Beverage Control license:

1. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 11:00 p.m. each day of the week.
2. There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption.
3. At all times when the premises are open for business the sale of alcoholic beverages shall be incidental to the sale of food.
5. There shall be no live entertainment or dancing permitted on the premises at any time.





# CITY OF FOWLER PLANNING & COMMUNITY DEVELOPMENT

## California

### STAFF REPORT

6. The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall at all times maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand.

Removal of the above conditions could result in the following effects:

1. Condition #1: Sales, service, and consumption of alcohol could occur before 8:00am and after 11pm. The maximum timeframe that alcohol can be sold, in accordance with ABC regulations, is 6:00 a.m. and 2:00 a.m. Removal of this condition would then fall back to ABC regulations in effect, if any. Should ABC remove or suspend their regulations, the use could operate at any time desired by the establishment.
2. Condition #2: Allowing a bar or lounge area to be maintained would allow for the sale, service, or consumption of alcohol without the necessary requirement of food to be sold.
3. Condition #3: The establishment would be allowed to sell alcohol during times when food is not available.
4. Condition #5: The establishment could allow for live entertainment and dancing.
5. Condition #6: The establishment would not be restricted from ensuring food revenue exceed alcohol revenue and would not have to maintain and allow the inspection of revenue records.

None of the conditions requested to be removed would place the establishment into an unpermitted use.

The Police Chief reviewed the proposal and requested that the following conditions be imposed upon the Conditional Use Permit:

1. Security camera(s) shall be placed inside the restaurant area, and shall have views of the bar, dance area, registers, and all entrances and exits. Surveillance video shall be recorded on a minimum 7-day loop. Access to such video shall be provided to Fowler PD within twenty-four (24) hours of request to aid in any criminal investigation.
2. Security shall be provided during all promotional events.

The property does not appear to be in conformance with the last approved site plan, Site Plan No. 00-04, which was in 2000, when two buildings were merged together to make the restaurant building today. The merging of the two buildings required on-site parking and a trash enclosure, both of which do not appear to have been constructed. No lapse of time, nor does the transfer of property, cure a zoning violation. Staff recommends placing a condition on the Conditional Use Permit that the site plan be complied with.

Staff recommends the following conditions be placed on the Conditional Use Permit:

1. Comply with the property development standards of the FBC (Form-Based Code) zone district.
2. Comply with Site Plan Review No. 00-04, as may be amended through Article 25 of the Fowler Zoning Ordinance.





# CITY OF FOWLER PLANNING & COMMUNITY DEVELOPMENT

## California

### STAFF REPORT

3. Live entertainment shall not be conducted outside without the prior, written approval of a Temporary Use Permit by the City Planner or their designee. Requests for Temporary Use Permits shall be submitted one (1) week prior to such events.
4. Outdoor alcohol sales, service, and consumption shall be accompanied by food.
5. This Conditional Use Permit shall be reviewed in one (1) year by the Planning Commission.

### III. Findings

The zoning ordinance requires the Commission make the following findings for approval of a CUP:

1. ***The site for the proposed use is adequate in size and shape to accommodate such use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Zoning Ordinance.***

Conditional Use Permit Application No. 21-01 proposes operational modifications only. The Conditions of Approval requires the implementation of the last approved site plan from 2000, and thus the site shall be adequate in size and shape to accommodate the change in alcohol sales and consumption operation, and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Zoning Ordinance.

2. ***The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.***

The property's North 6<sup>th</sup> Street frontage is adequate in width to handle the proposed operational changes.

3. ***The proposed use will have no adverse effect upon abutting property or the use thereof.***

Operation of Conditional Use Permit Application No. 21-01, subject to compliance with the proposed conditions, will ensure that the proposed use has no adverse effects upon abutting properties or the uses thereof.

4. ***The conditions established by the Planning Commission and stated in the Resolution for the Conditional Use Permit are deemed necessary to protect the public health, safety and general welfare.***

The conditions of approval will serve to accommodate the proposed uses while protecting the health, safety, and welfare of the public. Conditions of approval are based upon standards contained within the Fowler General Plan and the Fowler Zoning Ordinance. Further, the proposed conditions of approval will serve to implement the goals and objectives of the General Plan, which itself is intended to provide for logical and orderly development of the City in a manner that is beneficial to its residents.

### IV. Environmental Review

The City, as the Lead Agency under the California Environmental Quality Act (CEQA) determined that the proposed project is categorically exempt from CEQA through a Class 1 Existing Facility exemption.

### V. Attachments

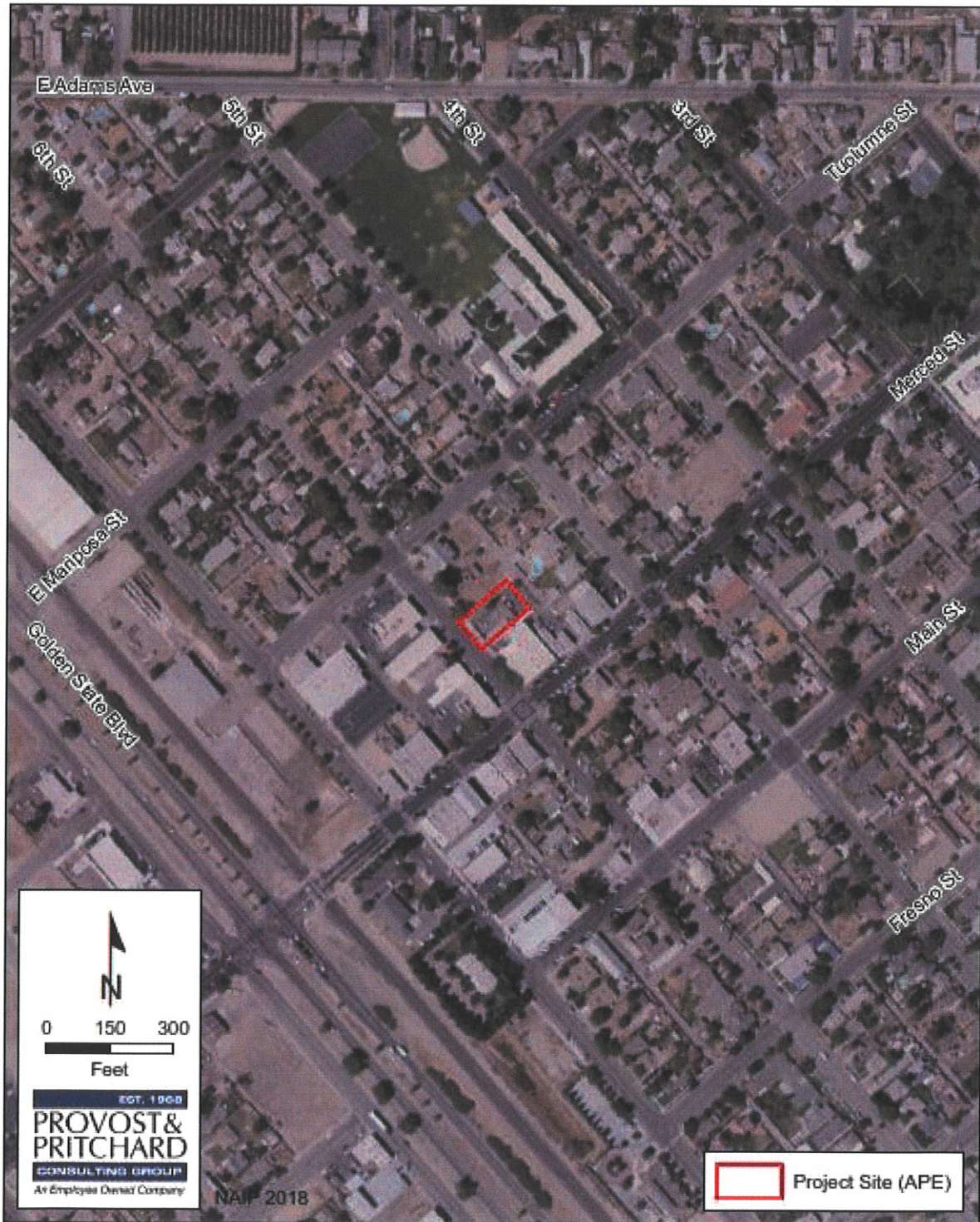
- A. Resolution 657





**CITY OF FOWLER** PLANNING & COMMUNITY DEVELOPMENT  
*California* **STAFF REPORT**

Figure 1 – Aerial Photo



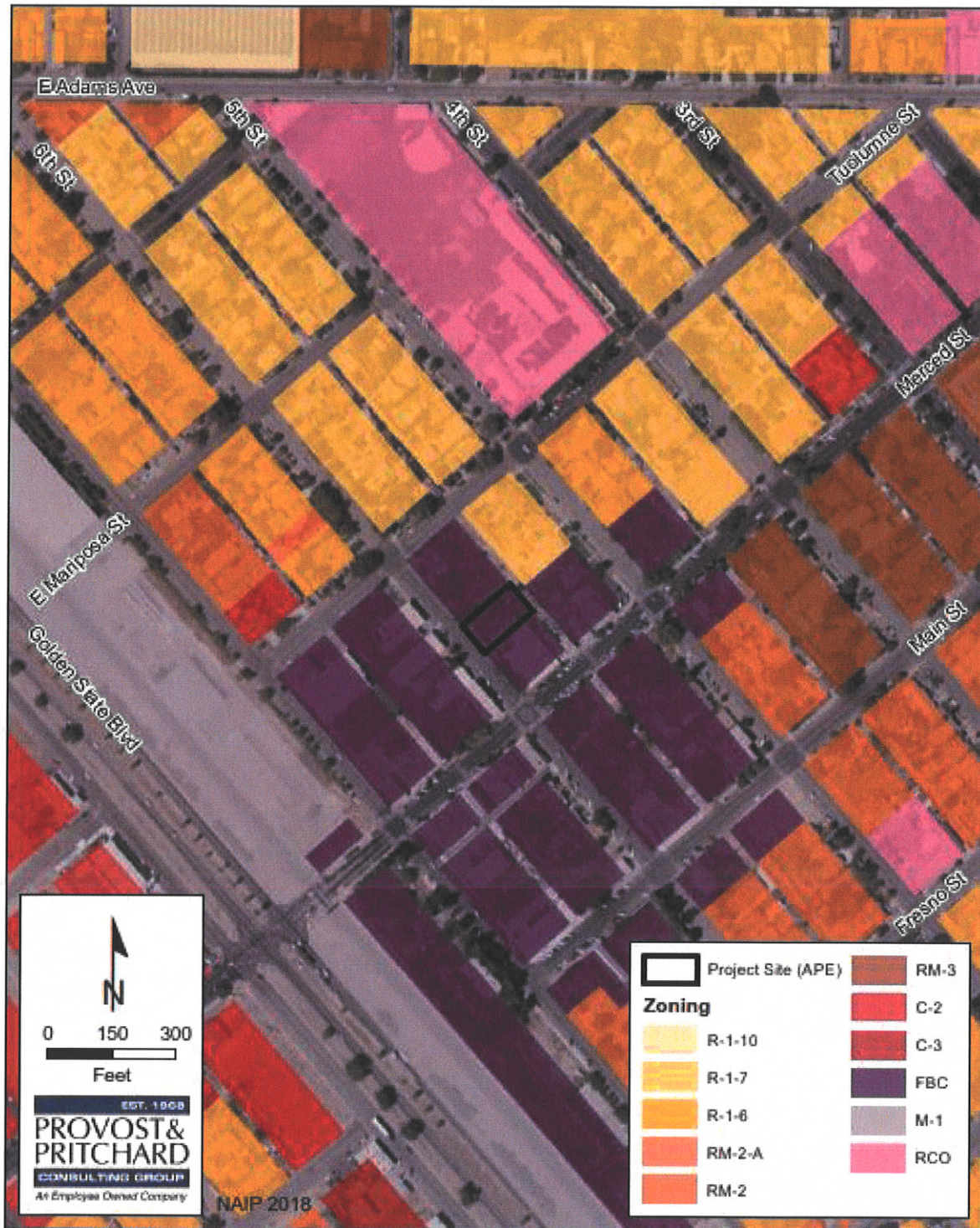
4/30/2021 : G:\Fowler City of-2619\2619 On-Call Planning Services\261920008-FY21 On-Call Planning Services\GIS\Maps\CUP 21-01\Aerial.mxd





# CITY OF FOWLER PLANNING & COMMUNITY DEVELOPMENT *California* STAFF REPORT

Figure 2 – Zoning Map



4/30/2021 : G:\Fowler\_City of-2619\2619 On-Call Planning Services\261920008-FY21 On-Call Planning Services\GIS\Maps\CUP 21-01\Zoning.mxd





Figure 3 – General Plan Land Uses







**PETER A. ROCKAS**  
**CIVIL & STRUCTURAL**  
**ENGINEERING**  
 PETER A. ROCKAS P.E.  
 10000 WILSON AVENUE SUITE 100  
 FREEMAN, CA 97731  
 TEL: 530-738-4833

**FAVORITO RESTAURANT**

**FAVORITO RESTAURANT**

**FAVORITO RESTAURANT**

NO.	DESCRIPTION	DATE

COMMENTS

**SP-1**

RESOLUTION NO. 657  
RESOLUTION BEFORE THE PLANNING COMMISSION  
OF THE CITY OF FOWLER  
COUNTY OF FRESNO, STATE OF CALIFORNIA

---

RESOLUTION APPROVING  
CONDITIONAL USE PERMIT APPLICATION NO. 21-01

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**WHEREAS**, an application for Conditional Use Permit 21-01 has been received to allow the establishment of the proposed project (“Project”) in an FBC (Form-Based Code) zone district, on an approximately 0.275-acre parcel (APN: 343-142-17) at 115 North 6<sup>th</sup> Street, located on the east side of north 6<sup>th</sup> Street between East Merced and Tuolumne Streets; and

**WHEREAS**, the subject application was deemed complete by the Fowler Planning Department and has been reviewed for compliance with the Fowler Zoning Ordinance; and

**WHEREAS**, the Project requires approval of a Conditional Use Permit in accordance with Article 25 of the Fowler Zoning Ordinance; and

**WHEREAS**, the City has determined that the Project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Existing Facilities, and that no additional environmental analysis is required; and

**WHEREAS**, a public hearing notice was duly published informing the public that the Categorical Exemption and Project would be considered for approval at a Planning Commission meeting held on May 6, 2021 at 6:30 p.m.; and

**WHEREAS**, the Planning Commission reviewed the proposed Conditional Use Permit together with the Categorical Exemption at a Regular Meeting on May 6, 2021; and

**WHEREAS**, the Planning Commission reviewed and considered the staff report, categorical exemption, and all evidence presented at the Planning Commission duly noticed public hearing on May 6, 2021, including oral and written public testimony on the Project and the Categorical Exemption.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Fowler, based upon the entire record of proceedings, makes the following findings with regard to the Conditional Use Permit 21-01 for the Project:

1. Conditional Use Permit No. 21-01 for the Project is approved, subject to the conditions contained in Attachment “A.”
2. The Project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301, Existing Facilities, and that no additional environmental analysis is required.
3. The site for the proposed use is adequate in size and shape to accommodate the use and all



yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Zoning Ordinance.

4. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use. No significant effects on the surrounding street system are anticipated.
5. The proposed use will have no adverse effect upon abutting property or the use thereof.
6. The conditions established by the Planning Commission and attached to this Resolution for Conditional Use Permit 21-01 are deemed necessary to protect the public health, safety and general welfare.

\_\_\_\_\_  
Chairman of the Planning Commission

Attest:

\_\_\_\_\_  
Secretary of the Planning Commission

I, Sennaida Zavala, Secretary of the Planning Commission, do hereby certify that the foregoing resolution was adopted at a meeting of the Planning Commission of the City of Fowler, on the motion of Commissioner \_\_\_\_\_ and second by Commissioner \_\_\_\_\_ on the 6<sup>th</sup> day of May, 2021 by the following vote:

AYES: Commissioners: \_\_\_\_\_

NAYS: Commissioners: \_\_\_\_\_

ABSTAIN: Commissioners: \_\_\_\_\_

ABSENT: Commissioners: \_\_\_\_\_

## Attachment A - Conditions of Approval

1. Security camera(s) shall be placed inside the restaurant area, and shall have views of the bar, dance area, registers, and all entrances and exits. Surveillance video shall be recorded on a minimum 7-day loop. Access to such video shall be provided to Fowler PD within twenty-four (24) hours of request to aid in any criminal investigation.
2. Security shall be provided during all promotional events.
3. Comply with the property development standards of the FBC (Form-Based Code) zone district.
4. Comply with Site Plan Review No. 00-04, as may be amended through Article 25 of the Fowler Zoning Ordinance.
5. Live entertainment shall not be conducted outside without the prior, written approval of a Temporary Use Permit by the City Planner or their designee. Requests for Temporary Use Permits shall be submitted one (1) week prior to such events.
6. Outdoor alcohol sales, service, and consumption shall be accompanied by food.
7. This Conditional Use Permit shall be reviewed in one (1) year by the Planning Commission.