



SESHAT DESIGN

COMMERCIAL | RESIDENTIAL | GREEN DESIGN

December 22, 2016

Development Services Center
Planning Division
17575 Peak Avenue
Morgan Hill, CA 95037

RE: Conditional Use Permit
Statement of Proposed Operations
70 E. 4th Street
Morgan Hill, California

The proposed use of this site is for a commercial wine and beer tasting bar with retail sale of wine and beer as well as an exterior area for bocce courts and a second wine and beer bar with adjacent seating at tables located around the site. We are proposing that the project be divided into 2 phases. Phase 1 will be the tenant improvement of the building at 70 E. 4th Street to a wine and beer tasting bar with retail sales of wine and beer. Phase 2 would be the addition of the adjacent lot for the extended use of the wine / beer bar in the building. There will be an additional wine / beer bar on this lot as well as a toilet room building and bocce courts.

The proposed hours and days of operation are Monday through Sunday from 10am to 12 midnight. For Phase 1 we anticipate 3-4 employees. Upon implementation of Phase 2 an additional 4-6 employees will be added. The summer activity is anticipated to be a higher volume than during the winter when the inside portion of the site will be more heavily utilized.

It is anticipated that deliveries would be done approximately one day per week and there will be approximately 2 work shifts during summer with some overlap at peak times. Glass washing machines will also be utilized. There will be no hazardous materials used and no food preparation will be done on site.