



MEMORANDUM

TO: PLANNING COMMISSION

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: SAM ANDERSON, PLANNING TECHNICIAN

SUBJECT: CONSIDERATION CONDITIONAL USE PERMIT 16-006;
ESTABLISHMENT OF A NEW WINE TASTING ROOM; LOCATION –
225 EAST BRANCH STREET; APPLICANT – TIMBRE WINERY
REPRESENTATIVE – GREG CRABTREE, TEN OVER STUDIO

DATE: DECEMBER 6, 2016

RECOMMENDATION:

It is recommended that the Planning Commission adopt the attached Resolution approving Conditional Use Permit 16-006.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

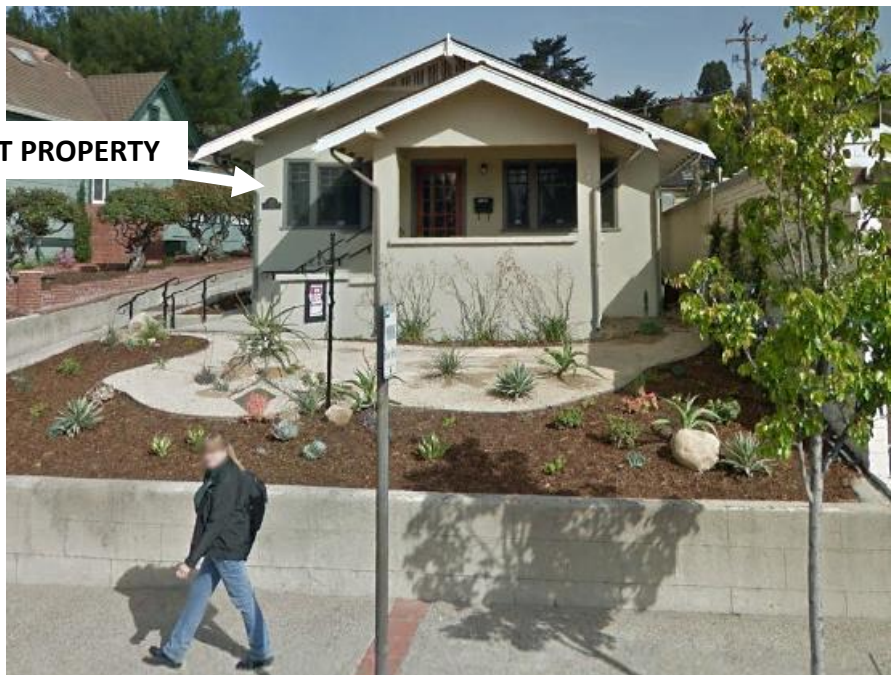
None.

BACKGROUND:

Location



SUBJECT PROPERTY



**PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 16-006
DECEMBER 6, 2016
PAGE 2**

The subject property is zoned Village Core Downtown and is located in the D-2.4 Historic Character Overlay District. A marriage counseling office previously occupied the structure.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on November 9, 2016. At that time, the SAC discussed various aspects of the project, including Americans with Disabilities Act (ADA) access and Alcoholic Beverage Control (ABC) licensing. The SAC was in support of the project and developed conditions of approval included in the attached Resolution.

ANALYSIS OF ISSUES:

Project Description

The applicant has submitted an application for a conditional use permit for the use of the structure at 225 E. Branch Street as a wine tasting room on behalf of Timbre Wineries. Wine sales are proposed from 12-8pm Thursday and Friday, 11am-8pm Saturday, and 11am-5pm Sunday. The location will be closed Monday through Wednesday. Wine will be sold in 1 oz. servings for consumption by a customer on the premises. Merchandise and bottles of wine will also be available for purchase. Bottles will be available for on-site consumption for private parties and events.

Municipal Code

The subject property is zoned Village Core Downtown. Alcoholic beverage sales are a permitted use in the Village Core Downtown zoning district with approval of a Conditional Use Permit. The Conditional Use Permit is intended to determine whether the proposed use should be permitted, by weighing the public need for and benefit to be derived from the use against any adverse impact it may cause.

General Plan

The General Plan designates the subject property for Village Core land uses. Use of the structure at 225 E. Branch as a wine tasting room is consistent with Policy LU6-5 of the General Plan Land Use Element, which states:

LU6-5: Village Core developments shall emphasize uses that contribute to the vitality of the whole, creating pedestrian traffic and interest, as outlined in the Design Guidelines for the Arroyo Grande Village.

The proposed project is also consistent with Policies ED5-2, ED5-4, and ED6-1.2 of the Economic Development Element as follows:

ED5-2: Continue to enhance connectivity and increase retail utilization of the East Grand Avenue corridor, the Village Core, and the Traffic Way and El Camino Real mixed-use corridors.

**PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 16-006
DECEMBER 6, 2016
PAGE 3**

ED5-4: Expand and enhance the Village Core as a focal point for civic and tourist activities.

ED6-1.2: Participate with the Vintners Association to promote City wine related business.

ADA Improvements

The applicant intends to incorporate several ADA improvements on the structure. These modifications are not subject to the Village Design Guidelines due to the provision that "Construction, alteration or removal of any feature that has been determined by the building official to be necessary to protect health or safety." These improvements include the widening of doorways, bathroom renovations, and inclusion of a new ADA parking space.

Entrance to the structure will be provided from both the front and rear of the structure, with the rear of the structure providing ADA accessibility. The interior of the space will comprise of a tasting room space, as well as two lounge spaces for customers to sit. The structure has approximately 415 square feet of space accessible to the public, requiring two (2) parking spaces, which the property meets.

ALTERNATIVES:

The following alternatives are provided for the Planning Commission's consideration:

- Adopt the attached Resolution approving Conditional Use Permit 16-006.
- Modify and adopt the attached Resolution approving Conditional Use Permit 16-006;
- Do not adopt the attached Resolution, provide specific findings, and direct staff to return with a Resolution denying Conditional Use Permit 16-006; or
- Provide direction to staff.

ADVANTAGES:

The proposed use would provide an additional wine tasting location in the Village of Arroyo Grande, and create a more pedestrian friendly use in a prime real estate location in the Village, as called for in the Economic Development Element Policies ED 5-2, ED 5-4 and ED 6-1.2.

DISADVANTAGES:

The proposed project would add alcohol sales to an area with a number of other existing alcohol locations. Policy LU 6.5 does emphasize uses that contribute to the vitality of the whole, creating pedestrian traffic and interest, which the proposed use more clearly supports as opposed to the previous use of a marriage counseling office.

**PLANNING COMMISSION
CONSIDERATION OF CONDITIONAL USE PERMIT 16-006
DECEMBER 6, 2016
PAGE 4**

ENVIRONMENTAL REVIEW:

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA and determined that the project is categorically exempt per Section 15301(a) of the CEQA Guidelines regarding existing facilities.

PUBLIC NOTIFICATION AND COMMENTS:

A notice of public hearing was mailed to all property owners within 300' of the project site, was published in The Tribune, and posted at City Hall and on the City's website on Tuesday, November 22, 2016. A sign announcing the public hearing was posted at the project site on Tuesday, November 22, 2016, in accordance with City policy. The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2. At the time of report publication, no comments have been received.

Attachment:

1. Project plans (Available for public review at City Hall)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE, APPROVING CONDITIONAL USE PERMIT 16-006; ESTABLISHMENT OF A WINE TASTING ROOM IN AN EXISTING COMMERCIAL STRUCTURE; LOCATED AT 225 EAST BRANCH STREET; APPLIED FOR BY TIMBRE WINERY

WHEREAS, the project site is located in the Village of Arroyo Grande and part of the Village Core Downtown (VCD) zoning district; and

WHEREAS, the applicant has applied for Conditional Use Permit 16-006 for the operation of a wine tasting room at 225 E. Branch Street; and

WHEREAS, the Planning Commission has reviewed this project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has determined the project is categorically exempt per Section 15301(a) of the CEQA Guidelines regarding existing facilities; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on December 6, 2016; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, the following circumstances exist:

Conditional Use Permit Findings:

1. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all the applicable provisions of this title, the goals, and objectives of the Arroyo Grande General Plan, and the development policies and standards of the city.

The sale of alcohol is a permitted use within the Village Downtown Core zoning district with the approval of a Conditional Use Permit per section 16.36.030 of the Municipal Code.

2. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

The establishment of a wine tasting room will not impair the integrity and character of the VCD district in light of surrounding existing uses and the stated purpose of the VCD zoning district per Municipal Code Subsection 16.36.030(C), which states that the primary purpose of the VCD district is to provide for a combination of commercial, office, upper-story residential uses and compatible related development to promote pedestrian use of the downtown village area. Conditions of approval developed for the project will ensure integrity and character are maintained.

RESOLUTION NO.
PAGE 2

3. The site is suitable for the type and intensity of use or development that is proposed.

The existing building can accommodate a variety of retail uses. The establishment of a wine bar would be a complementary and compatible related use in the downtown core.

4. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

The establishment of a new wine tasting room is not anticipated to require addition provisions for water, sanitation, and public utilities and services. Therefore, there are adequate provisions for all utilities and services necessary to ensure public health and safety.

5. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity.

The proposed use of the structure as a wine tasting room will not be detrimental to the public health, safety or welfare due to conditions of approval developed for the project to ensure public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Conditional Use Permit 16-006, as presented to the Planning Commission on December 6, 2016 and shown in Exhibit "B", attached hereto and incorporated herein by this reference as though set forth in full, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On a motion by Commissioner _____, seconded by Commissioner _____, and by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

the foregoing Resolution was adopted this 6th day of December, 2016.

LAN GEORGE
CHAIR

ATTEST:

DEBORAH WEICHINGER
SECRETARY TO THE COMMISSION

AS TO CONTENT:

TERESA MCCLISH
COMMUNITY DEVELOPMENT DIRECTOR

**EXHIBIT 'A'
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT 16-006
225 EAST BRANCH STREET**

This approval authorizes the establishment of a new wine tasting room for Timbre Wineries located at 225 East Branch Street, with appropriate Alcoholic Beverage Control (ABC) permits.

COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL CONDITIONS

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Conditional Use Permit Case No. 16-006.
3. This application shall automatically expire on December 6, 2018, unless a building permit is issued or an extension is granted pursuant to Section 16.12.140 of the Development Code.
4. Development shall occur in substantial conformance with the plans presented to the Planning Commission at the meeting of December 6, 2016, and marked Exhibit 'B'.
5. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
6. A copy of these conditions shall be incorporated into all construction documents.
7. The applicant shall comply with all applicable performance standards as listed in Municipal Code Section 16.48.120.
8. The applicant shall comply with all applicable noise standards as listed in Municipal Code Chapter 9.16.

RESOLUTION NO.
PAGE 5

9. The applicant shall comply with all licenses and rules developed by the California Department of Alcoholic Beverage Control.

POLICE DEPARTMENT CONDITIONS

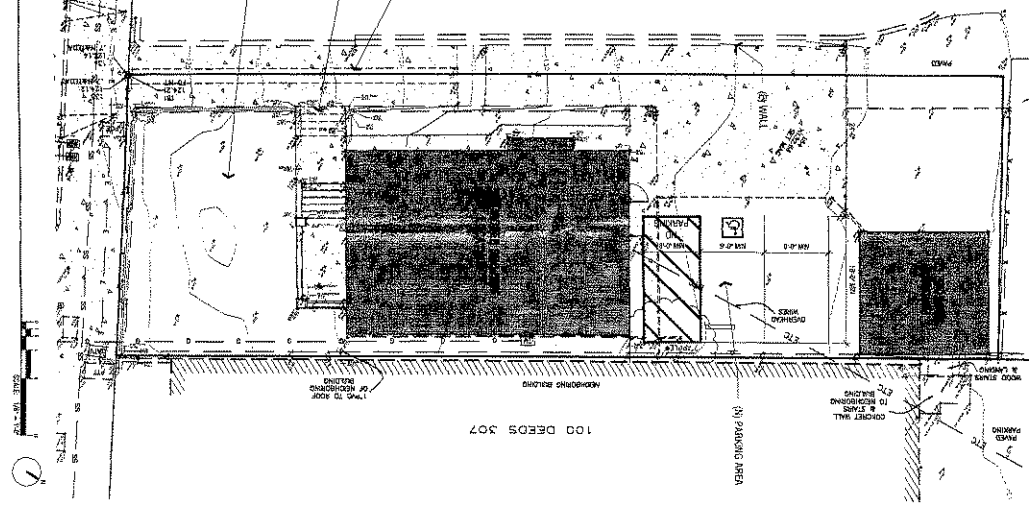
10. The tasting room operator shall ensure all servers are qualified to serve alcoholic beverages.

Exhibit B

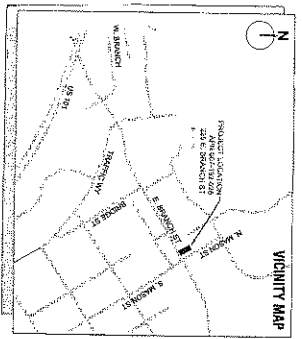
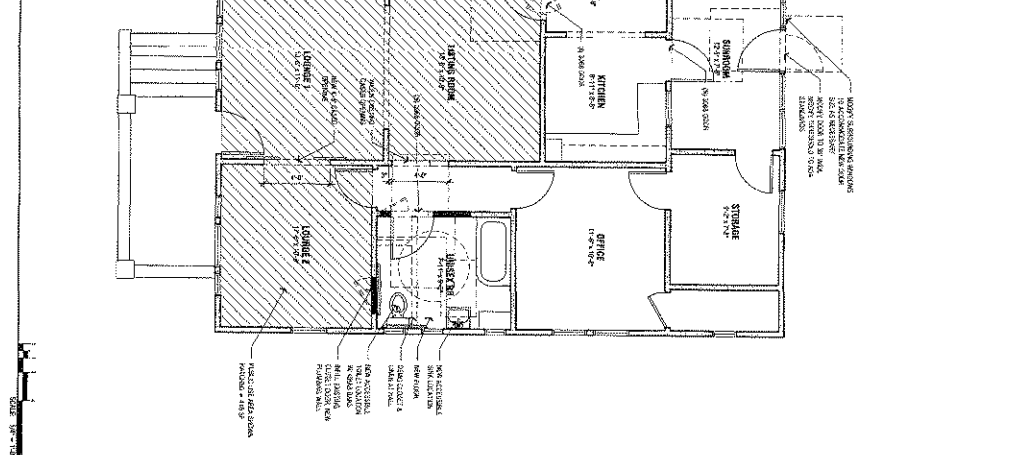
TIMBRE WINERY TASTING ROOM

ARROYO GRANDE, CA

2 SITE PLAN



1 FLOOR PLAN



SHEET INDEX

NO.	DESCRIPTION
01	TITLE SHEET / TASTING ROOM SITE PLAN
02	FLOOR PLAN INCLUDING FINISHES

PROJECT DIRECTORY

OWNER	ARCHITECT
TIMBRE WINERY 225 E. BRANCH ST. ARROYO GRANDE, CA	TENOVER STUDIO, INC. 500 N. MAIN ST. ARROYO GRANDE, CA 93420

AGENCIES & UTILITIES

AGENCY / UTILITY	CONTACT	PHONE	ADDRESS
ARROYO GRANDE WATER DEPARTMENT	MARK WILSON	562-423-2426	1000 N. MAIN ST., ARROYO GRANDE, CA 93420
ARROYO GRANDE FIRE DEPARTMENT	MARK WILSON	562-423-2426	1000 N. MAIN ST., ARROYO GRANDE, CA 93420
ARROYO GRANDE POLICE DEPARTMENT	MARK WILSON	562-423-2426	1000 N. MAIN ST., ARROYO GRANDE, CA 93420
ARROYO GRANDE PUBLIC WORKS DEPARTMENT	MARK WILSON	562-423-2426	1000 N. MAIN ST., ARROYO GRANDE, CA 93420
ARROYO GRANDE PUBLIC UTILITY DISTRICT	MARK WILSON	562-423-2426	1000 N. MAIN ST., ARROYO GRANDE, CA 93420
ARROYO GRANDE PUBLIC UTILITY DISTRICT	MARK WILSON	562-423-2426	1000 N. MAIN ST., ARROYO GRANDE, CA 93420

PROJECT DATA

PROJECT NO. 2018-001
 PROJECT NAME: TIMBRE WINERY TASTING ROOM
 PROJECT ADDRESS: 225 E. BRANCH ST., ARROYO GRANDE, CA 93420
 PROJECT START DATE: 08/15/2018
 PROJECT END DATE: 08/15/2018
 PROJECT STATUS: IN PROGRESS
 PROJECT CONTACT: MARK WILSON, 562-423-2426
 PROJECT EMAIL: MARK@TENOVERSTUDIO.COM

TENOVER STUDIO, INC.
 500 N. MAIN ST.
 ARROYO GRANDE, CA 93420
 WWW.TENOVERSTUDIO.COM

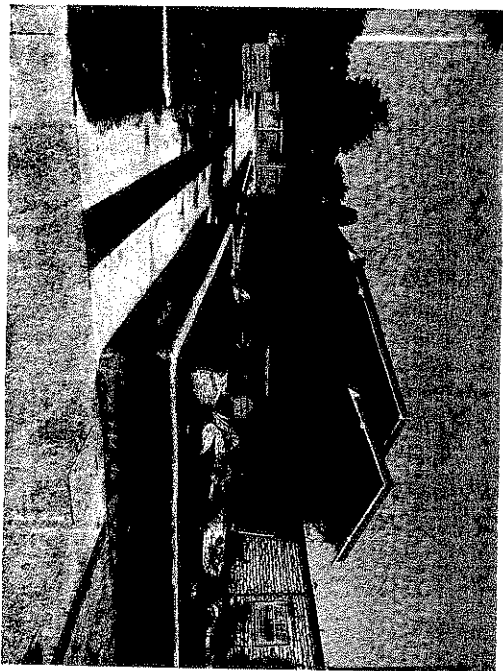
RECEIVED
 OCT 18 2018
 CITY OF ARROYO GRANDE

TENANT IMPROVEMENT
TIMBRE WINERY TASTING ROOM
 225 E. BRANCH ST, ARROYO GRANDE, CA

SHEET NO. 01 OF 02
 DATE: 08/15/2018
 FLOOR PLAN
 SITE PLAN

A1

DATE	ISSUES



1 EXISTING STREET VIEW



3 EXISTING PARKING AREA



2 EXISTING REAR VIEW



4 EXISTING DRIVEWAY FROM REAR