

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: CONDITIONAL USE PERMIT 09-001 / 800 PINE STREET, SUITE 101**  
**APN: 009-209-002 (APPLICANT: THE WINE WRANGLER, INC.)**  
**DATE: FEBRUARY 10, 2009**

Needs: For the Planning Commission to consider a request to establish a wine bar located at 800 Pine Street, Suite 101 at the North County Transportation Center (train station).

- Facts:
1. The property is located at 800 Pine Street, Suite 101.
  2. The site's General Plan designation is Commercial Service (CS), and it is zoned as Commercial/Light Industrial with a Planned Development and Mixed Use Overlay (C-3 / PD-MU), which is consistent with the General Plan designation.
  3. Table 21.16.200 of the Zoning Code requires the approval of a Conditional Use Permit (CUP) to establish bars (including wine bars) in the C-3 zoning district.
  4. As described within the attached project description, the applicant proposes a wine bar in conjunction with the existing wine tasting area. The wine bar and tasting area will use approximately 200 square feet of the 1000 square foot lease space. The existing lobby area, where tourist information can be found, will not be changed and remain open for public access. Hours of operation are proposed to be as follows: Sunday through Thursday will be from 10 am – 8 pm and on Friday, Saturday, and during special events 10 am – 10 pm. Amplified music or dancing are not proposed.
  5. The existing parking will not be impacted by the proposed use since retail and service establishments were anticipated during the planning stages of the now existing building.

Analysis  
and

Conclusion: The applicant for the Wine Wrangler, Inc. would like to be able to serve a full glass or bottle of wine for consumption on the premises. As such, the use would be classified as a "wine bar" versus a "wine tasting" facility, since wine tasting facilities can only serve one ounce servings of wine. According to the Zoning Code wine bars are in the same category as "bar/cocktail lounges" and therefore require approval of a CUP.

The Police Chief did not have any concerns with the proposed use. A condition of approval that requires all necessary building and fire codes be met prior to operation of the business has been added to the resolution.

The proposed CUP for a wine bar and associated lobby area appear reasonable at this location, and would not result in land use compatibility nuisances to surrounding businesses or properties. This use in the downtown would help implement the Economic

Strategy's policy by helping to showcase the Paso Robles wine appellation and industry, promoting tasting, as well as act as another tourist destination.

Policy

Reference: Paso Robles General Plan and EIR, Paso Robles Zoning Ordinance, Economic Strategy and CEQA.

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Impact: None.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

- a. Adopt the attached Resolution approving Conditional Use Permit 09-001; or
- b. Amend, modify, or reject the above-listed action.

Attachments:

1. Applicant's Project Description
2. Vicinity Map
3. Proposed Floor Plan
4. Resolution to Approve the Conditional Use Permit 09-001
5. Newspaper and Mail Notice Affidavits



*Let's Go Rustle Up Some Wine!*

January 7, 2009

**Project Description:**

Our proposed plan for the 800 Pine Street, Suite 101 location is to incorporate a "wine tasting bar" for our company, the Paso Robles Wine Club. The intended bar use as previously described in our lease/service agreement with the city; is to promote the wines of Paso Robles. This wine tasting bar would help to enhance and serve the public as they await transportation via buses or trains.

The tasting area would encompass approximately 200 square feet of a total of 1000 sq. ft. In keeping good faith on our agreement with the City, the lobby area is still available for public access and for tourist information to be given to the general public.

Sarah Barnes  
Vice President  
The Wine Wrangler

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Special:

805-238-5700

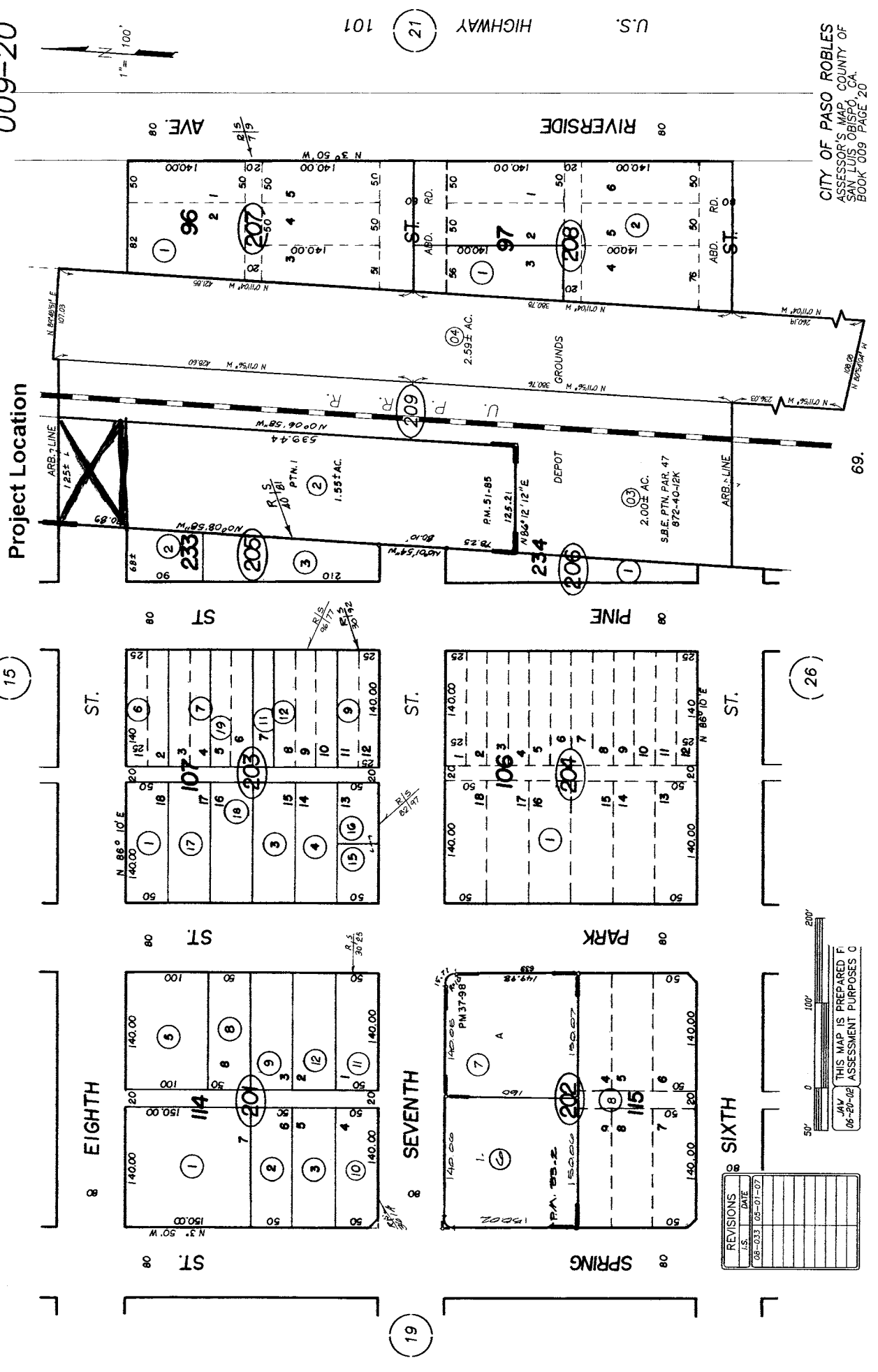
**Attachment 1:  
Project Description**

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JRS

21-1690

009-20



CITY OF PASO ROBLES  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 009 PAGE 20

69.

(26)

(15)

(19)

(21)

U.S. HIGHWAY 101

REVISIONS

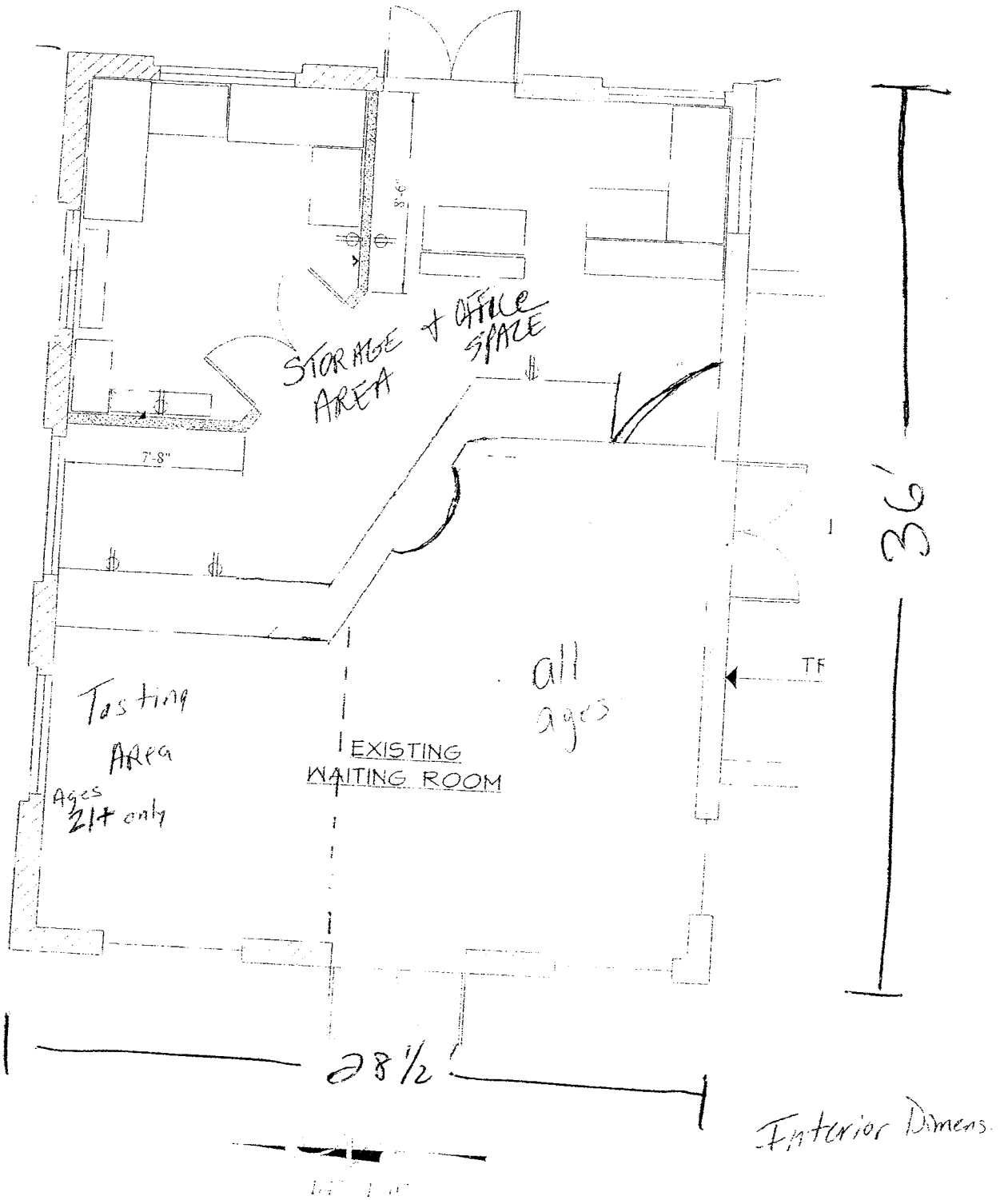
NO.	DATE	DESCRIPTION
08-033	02-01-07	

SCALE: 1" = 100'  
 50' 0 100' 200'

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES

Attachment 2:  
 Vicinity Map

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800 Pine Street  
Northern Portion o

**Attachment 3:  
Proposed Floor Plan**

RESOLUTION NO: \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
APPROVING CONDITIONAL USE PERMIT 09-001  
AT 800 PINE STREET, SUITE 101  
APPLICANT: THE WINE WRANGLER, INC.  
APN: 009-209-002

WHEREAS, Section §21.16.200 of the City of El Paso de Robles' Zoning Code requires approval of a Conditional Use Permit for bars in the C-3 zone; and

WHEREAS, the applicant, The Wine Wrangler, Inc., has proposed a Conditional Use Permit to establish a wine bar use in approximately 200 square feet of the leased space located at 800 Pine Street, Suite 101; and

WHEREAS, the proposed use is compatible with the surrounding land uses; and

WHEREAS, a public hearing was conducted by the Planning Commission on February 10, 2009, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this Conditional Use Permit; and

WHEREAS, this application is Categorically Exempt from environmental review per Section 15301 Existing Facilities, Class 1 of the State's Guidelines to Implement CEQA; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation of the requested bar will not be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the vicinity of the proposed use, or be injurious or detrimental to property and improvements in the area or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 08-012 subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes the use of a wine bar for approximately 200 square feet of the leased space.
2. The floor plan shall be in substantial compliance with Exhibit A: Floor plan.

EXHIBIT	DESCRIPTION
A	Propose Floor Plan

3. Any condition imposed by the Planning Commission in granting this Conditional Use Permit may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the granting of the original permit. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring

properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use under the Conditional Use Permit.

4. Prior to commencing the operation of the business, the applicants shall obtain Building Permits for any tenant improvements and comply with all required Building and Fire Codes related to the proposed change in use.
5. All business signage (including temporary signs) shall comply with the City Sign Ordinance. A sign permit shall be approved prior to installation of any business signs.

PASSED AND ADOPTED THIS 10<sup>th</sup> day of February 2009, by the following roll call vote:

AYES:

NOES:

ABSENT:

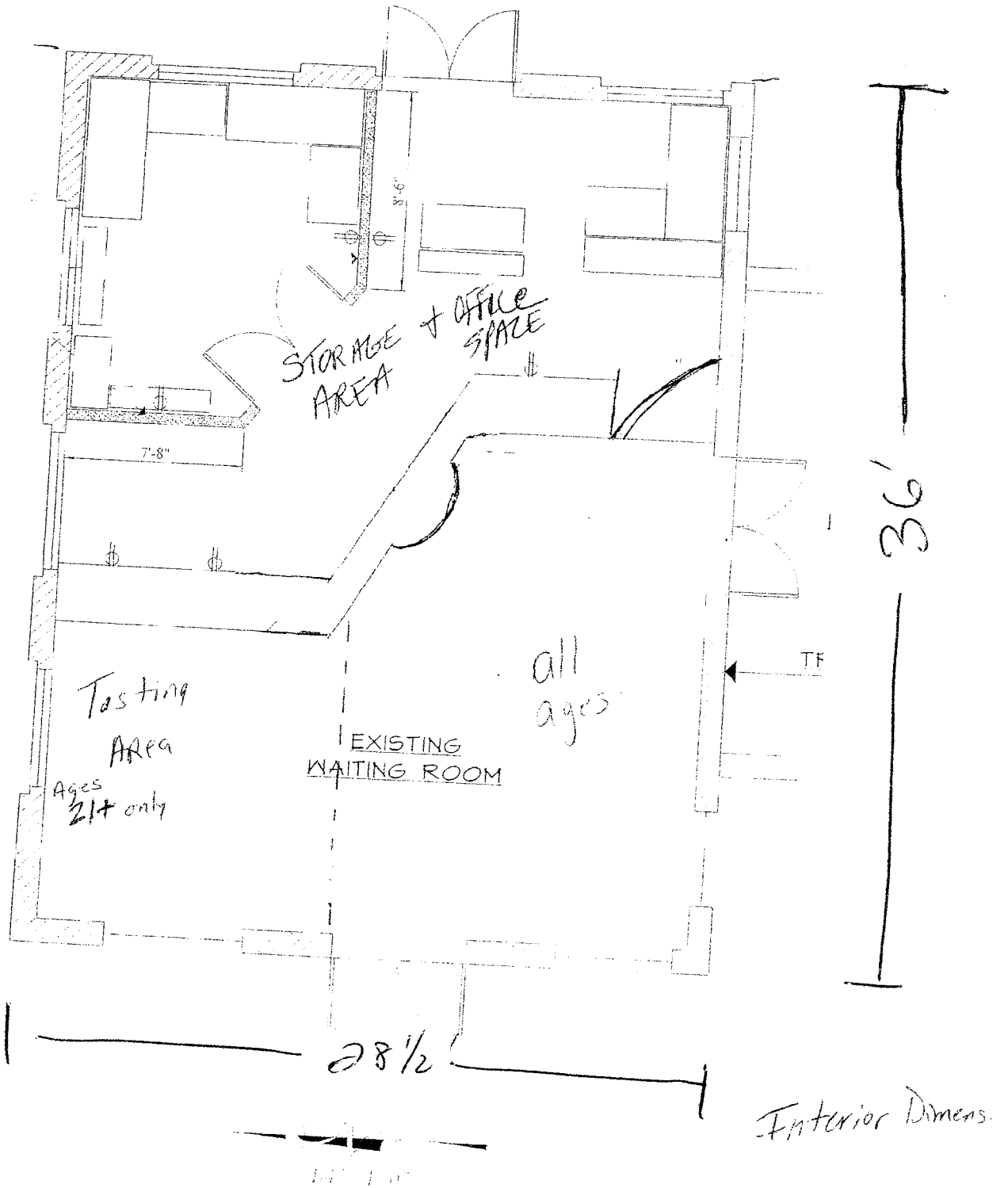
ABSTAIN:

\_\_\_\_\_  
CHARLES TREATCH, CHAIRMAN

ATTEST:

\_\_\_\_\_  
RON WHISENAND, PLANNING COMMISSION SECRETARY

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800 Pine Street  
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**Exhibit A:  
Floor Plan**



**AFFIDAVIT  
OF MAIL NOTICES**

**PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING**

I, Mathew Fawcett, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Conditional Use Permit 09-001 (The Wine Wrangler, Inc. – 800 Pine Street, Suite 101) on this 27th day of January 2009.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed:   
Mathew Fawcett

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**Attachment 5:  
Affidavits**

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL  
PROJECT NOTICING

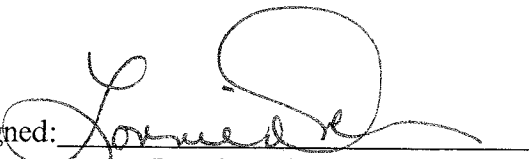
Newspaper: Tribune

Date of Publication: January 28, 2009

Hearing Date: February 10, 2009  
(Planning Commission)

Project: Conditional Use Permit 09-001  
(Wine Wrangler-800 Pine St.)

I, Lonnie Dolan, employee of the Community Development Department, Planning Division, of the City of El Paso de Robles, do hereby certify that this notice is a true copy of a published legal newspaper notice for the above named project.

Signed:   
Lonnie Dolan

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**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing to consider Conditional Use Permit 09-001, a request filed by The Wine Wrangler, Inc., to establish a wine bar located at 800 Pine Street.

This hearing will take place in the City Hall/Library Conference Room, 1000 Spring Street, Paso Robles, California, at the hour of 7:30 PM on Tuesday, February 10, 2009, at which time all interested parties may appear and be heard.

Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the hearing.

If you challenge the Conditional Use Permit application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Mathew Fawcett, Assistant Planner  
January 28, 2009 6793940