

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 11-012
(PASO ROBLES BREWING COMPANY, INC.)

DATE: JANUARY 24, 2012

Needs: For the Planning Commission to consider a request filed by Russ White, to establish a micro-brewery within the existing building located at 525 Pine Street.

- Facts:
1. The brewery would consist of beer making activities along with having a bar area (tavern) and product storage. All brewery activities including storage would take place within the building.
 2. Initially, the brewery would be located entirely within Unit A, which is 2,160 square feet. Depending on the success of the brewery, Mr. White may want to expand the brewery into Unit B, which would be an additional 1,764 square feet. Rather than have to come back through the CUP process to include Unit B, the request is to include it with this CUP as a possible future phase.
 3. Both Units A & B are currently vacant. Tenant improvement plans will be necessary to provide the amenities for the new business, as well as, make the necessary improvements to comply with Building and Fire Codes.
 4. The site is zoned TC-2 (Town Center) and has a Community Commercial (CC) General Plan Land Use designation.
 5. Table 5.3-1, Permitted Land Uses and Permit Requirements, of the Uptown/Town Center Specific Plan (UTCSP) allow Bars and Cocktail Lounges (and taverns) with the approval of a Conditional Use Permit (CUP).
 6. Table 5.3-1, does not allow food and kindred products processing, such as wineries and breweries in the TC-2 zone, however since a wine making facility (Zoller Wine Styling) was established in this building within the last three years, Section 5.3.E.4, Nonconforming Use, would allow a non-conforming use to be continued with the approval of a CUP.
 7. No nightclub activities (amplified music, live bands and dancing) are proposed with this CUP. There may be acoustical music (background music) on occasions.
 8. There are 5 parking spaces in the lot in front of the building that would be utilized for the brewery. If and when there is an expansion into Unit B, the 3

additional parking spaces adjacent to the building, off of the alley, would be used.

9. The Development Review Committee (DRC) reviewed this project at their meeting on December 19, 2011. The DRC was generally in favor of the project and recommended that the Planning Commission approve the CUP request, after discussion by the full Commission.
10. This application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Analysis
and

Conclusions: As noted above, since the winery use was established in this building within the last three years, the brewery use can be considered an existing non-conforming use, and be allowed to be established subject to the Planning Commission's approval of a CUP.

The building is surrounded by the mini-storage facility to the south, the post office to the west, Pine Street and the railroad to the east, and the veterinary clinic and an office use to the north. The brewery would seem to be a compatible use for the area. A condition of approval has been added that would require all beer making activities and storage of the beer be entirely inside of the building.

Policy

Reference: City of Paso Robles Zoning Code and Land Use Element of the General Plan, Economic Strategy.

Fiscal

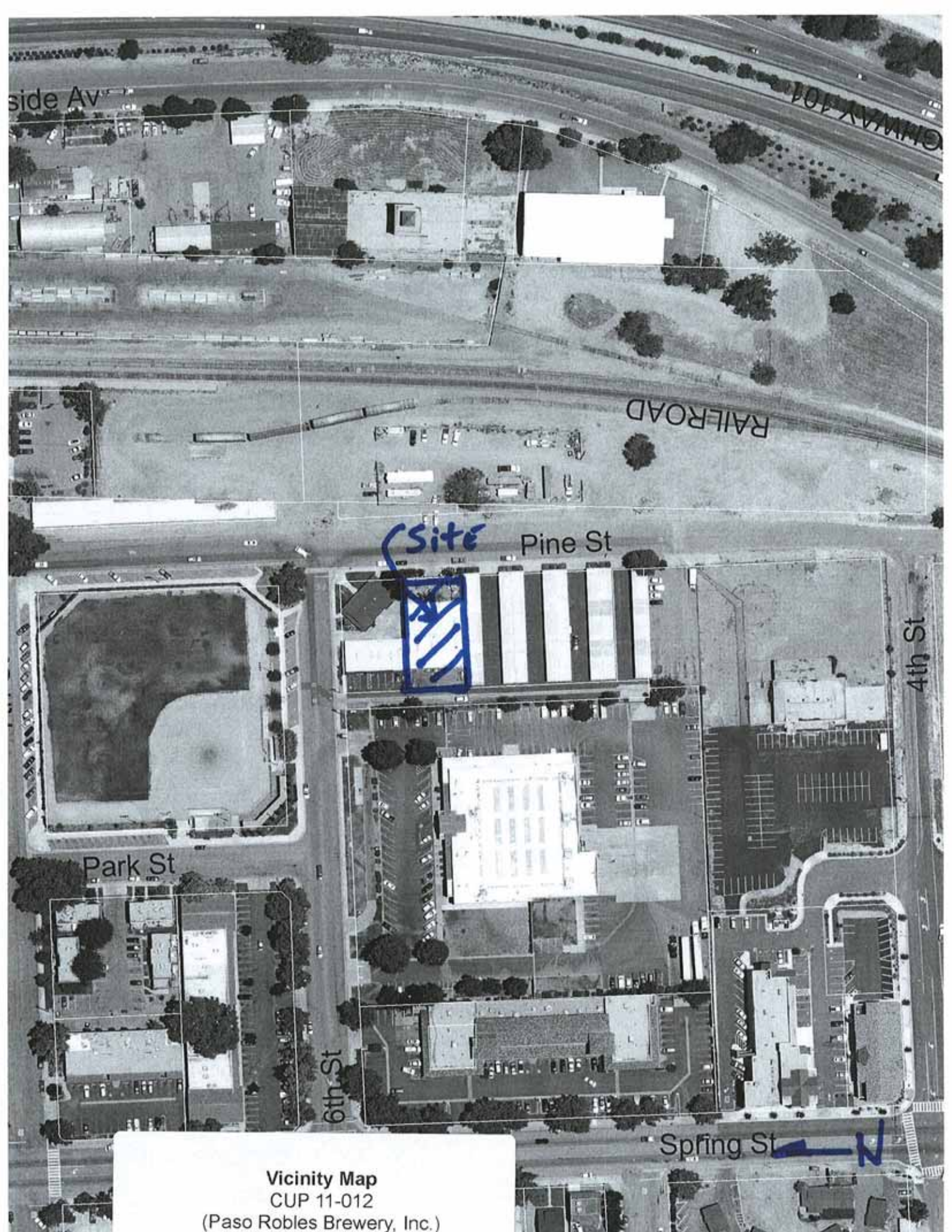
Impact: None

Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a. Adopt the attached resolution granting approval of Conditional Use Permit 11-012, subject to standard and site specific conditions of approval.
- b. Amend, modify or alter the above noted options.

Attachments:

1. Vicinity Map
2. Resolution Approving CUP 11-012
3. Newspaper notice and mail affidavits



Site

Pine St

4th St

Park St

6th St

Spring St



Vicinity Map
CUP 11-012
(Paso Robles Brewery, Inc.)

RESOLUTION NO: _____

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING CONDITIONAL USE PERMIT 11-012
525 PINE STREET, UNIT A&B
APPLICANT: PASO ROBLES BREWERY, INC.
APN: 009-261-010

WHEREAS, Russ White on behalf of the Paso Robles Brewery, Inc., has requested the approval of a Conditional Use Permit to establish a brewery and beer tavern within Unit A&B of the existing building located at 525 Pine Street; and

WHEREAS, Table 5.3-1, Permitted Land Uses and Permit Requirements, of the Uptown/ Town Center Specific Plan (UTCSP) allow Bars and Cocktail Lounges (and taverns) with the approval of a Conditional Use Permit (CUP); and

WHEREAS, Table 5.3-1, does not allow food and kindred products processing, such as wineries and breweries in the TC-2 zone, however since a wine making facility (Zoller Wine Styling) was established in this building within the last three years, Section 5.3.E.4, Nonconforming Use, would allow a non-conforming use to be continued with the approval of a CUP; and

WHEREAS, the proposed use is compatible with the surrounding land uses and will not result in land use impacts on surrounding uses, nor will surrounding uses negatively impact the proposed brewery; and

WHEREAS, a public hearing was conducted by the Planning Commission on January 24, 2012, 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.

WHEREAS, the project is consistent with the adopted codes, policies, standards and plans of the City; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 11-012 subject to the following conditions:

1. This Conditional Use Permit (CUP) authorizes the establishment of a brewery with an accessory tavern within Units A initially, with the ability to expand in to Unit B in the future. The brewery use is considered an existing non-conforming use as described in Section 5.3.E.4 of the Uptown Town Centre Specific Plan.
2. Night club type entertainment, such as but not limited to live bands, amplified music and dancing are prohibited with this CUP.
3. The project shall substantially conform to Attachment A, Site Plan and Attachment B, Floor Plan.
4. Prior to the expansion into Unit B a floor plan and parking shall be reviewed by the Development Review Committee (DRC).
5. 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.
6. All brewery activities, including the storage of beer and equipment, shall be done within the building. Outdoor seating may be approved in areas outside of the parking area, subject to approval by City Staff.
7. Building Permits for any tenant improvements (if necessary) shall be obtained prior to the issuance of a Business License.

8. 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 24th day of January 2012, by the following roll call vote:

AYES:

NOES:

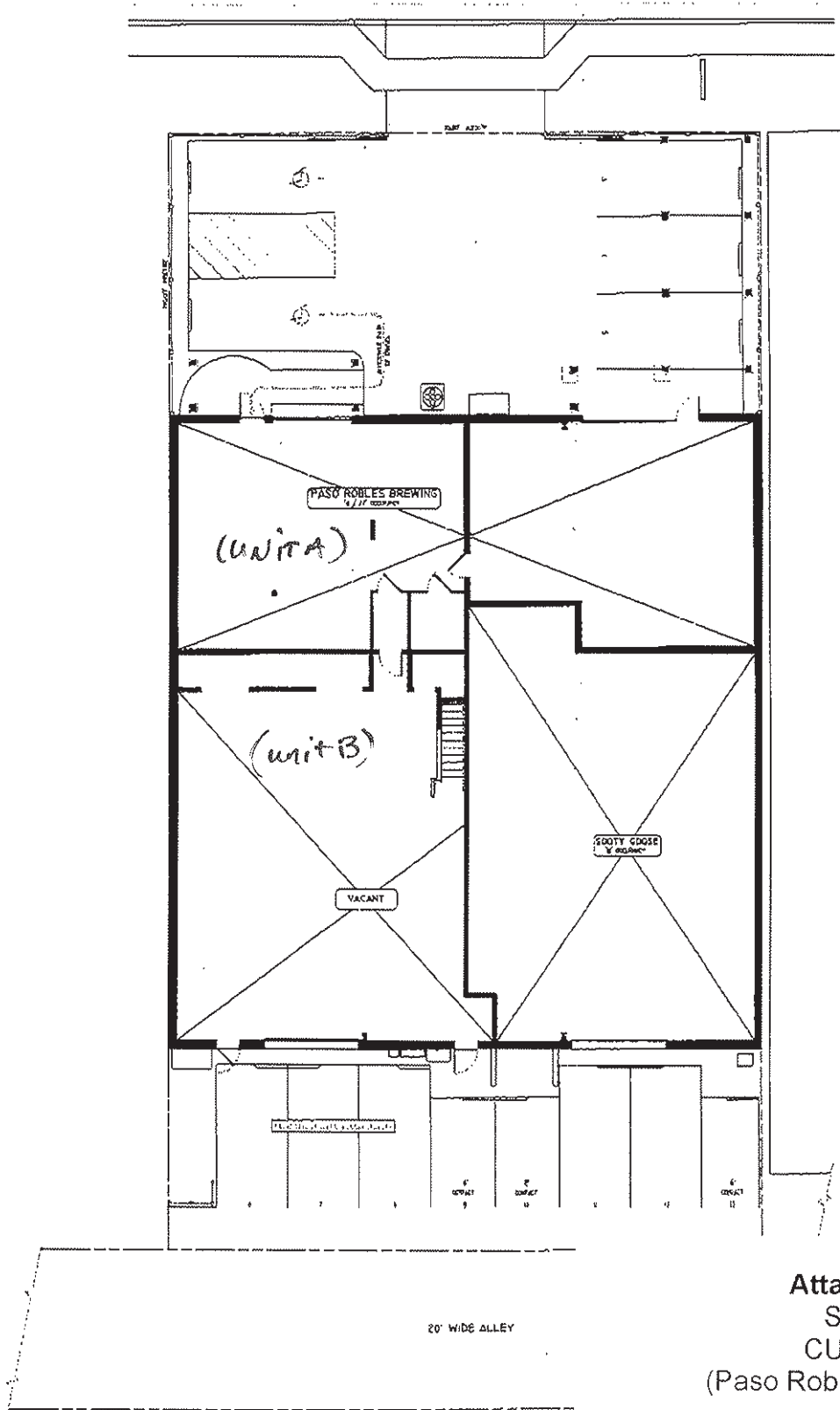
ABSENT:

ABSTAIN:

AL GARCIA, CHAIRMAN

ATTEST:

ED GALLAGHER, PLANNING COMMISSION SECRETARY



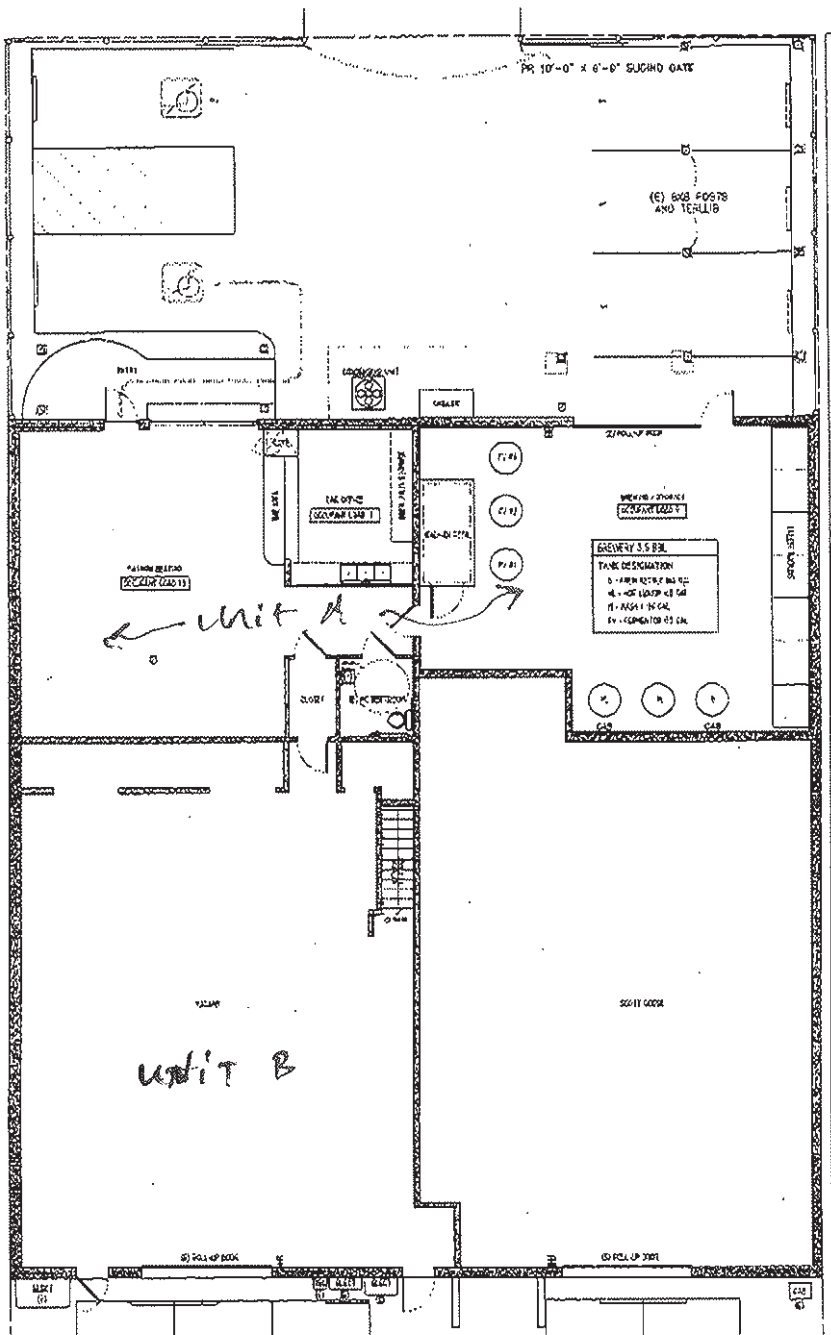
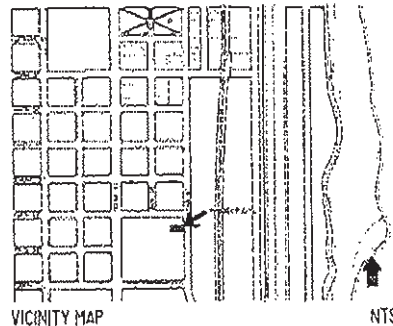
Attachment A
 Site Plan
 CUP 11-012
 (Paso Robles Brewery, Inc.)



SITE PLAN

PROJECT ADDRESS: 525 PINE STREET
 PASO ROBLES BREWING - 525A
 SCOTTY CODDIE - 525B

1"=20'-0"



PROJECT DATA	
APPLICANT:	PASO ROBLES BREWING CO., INC.
OWNER:	MR. & MRS. RUBB WHITE P.O. BOX 2758 ATASCADERO, CA 92423 TEL. 805.468.4588 CELL. 805.423.4185
ADDRESS:	525A PINE STREET PASO ROBLES, CA 92446
APN#:	009-261-01D
ZONE:	TE-2
PARCEL SIZE:	0.34 AD
BUILDING SIZE:	BUILDING 26000 SQ. FT. EXISTING PROJECT ± 3,160 SQ. FT. PROPOSED
PROPOSED UNIT SIZE (EXISTING):	N/A
OCCUPANCY:	B / FI M (SDDTY 000SEI)
PROJECT OCCUPANT LOAD:	59 TOTAL
NOTE: NO EXTERIOR MODIFICATIONS ARE PROPOSED	

PROJECT DESCRIPTION	
PROPOSED PROJECT:	PASO ROBLES BREWING CO., INC.
LOCATION:	525 PINE STREET, PASO ROBLES, CA 92446
CONTACT:	RUBB WHITE, TEL. 805.468.4588, CELL. 805.423.4185
GENERAL CONCEPT:	APPROXIMATELY 875 SQ. FT. FOR PATRON SEATING, BOTH ON-SITE BREWED AND OTHER CRAFT BEERS SERVED FROM 300 SQ. FT. BAR / OFFICE AREA. ON-SITE 3.5 BARREL BREWERY CONTAINED IN APPROX. 600 SQ. FT. MAXIMUM YEARLY PRODUCTION 300 BBL (12,000 GAL.).
BREWERY:	BEL (100 GAL.) BREWHOUSE CONSISTING OF 3 TANKS: HOT LIQUOR TANK, WASH / LAUTER TUN AND BREW KETTLE. ALL TANKS OF STAINLESS STEEL CONSTRUCTION AND HEATED BY EITHER GAS OR ELECTRICITY. FERMENTERS: 3 CONE BOTTOM STAINLESS STEEL VESSELS, GLYCOL JACKETED. GENERAL PROCESS DESCRIPTION: MALTED BARLEY IS CRUSHED AND STEEPED IN WARM WATER IN WASH / LAUTER TUN. LIQUID IS THEN SEPARATED FROM THE BARLEY AND THEN BARLEY RINSED WITH WARM WATER. HOPS ARE THEN ADDED TO THE COHESSED LIQUORS AND HEATED TO BOILING IN BREW KETTLE. COOLED LIQUOR IS COOLED AND MIXED WITH YEAST IN FERMENTOR FOR 1 TO 2 WEEKS. ANTICIPATED YEARLY PRODUCTION: 12,000 GALLONS.

Attachment B
Floor Plan
CUP 11-012
(Paso Robles Brewery, Inc.)

FLOOR PLAN

1/4"=1'-0"

REVISIONS	PROPOSAL 1 PASO ROBLES BREWING CO., INC. 525A PINE STREET, PASO ROBLES, CA	PROJECT 1
OWNER:	MR. & MRS. RUBB WHITE, TEL. 805.468.4588, CELL. 805.423.4185	DATE: NOTED
ARCHITECT:	NICK GILMAN, 908 13TH STREET, SUITE C, PASO ROBLES, CA 92446 TEL. 805.388.5422 - FAX. 805.339.4812	DATE: 12.06.11

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING


Newspaper: Tribune

Date of
Publication: January 12, 2012

Hearing
Date: January 24, 2012
(Planning Commission)

Project: Conditional Use Permit 11-012
(PR Brewing/White)

I, Theresa Variano, 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: 
Theresa Variano

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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 11-012, a request filed by Russ White on behalf of the Paso Robles Brewing Co, Inc. to establish a micro-brewery (beer manufacturing and on-site consumption) within the existing building located at 525 A Pine Street. APN: 009-261-010

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, January 24, 2012, at which time all interested parties may appear and be heard.

Questions about this application may be directed to the Community Development Department at (805) 237-3970 or via email at planning@prcity.com. Comments on the proposed Conditional Use Permit may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to planning@prcity.com provided that such comments are received prior to the time of the hearing.

This application is Categorically Exempt from environmental review per Section 15301 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

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.

Darren Nash, Associate Planner
January 12, 2012 6972278

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

**Date of
Publication:** January 9, 2012

**Hearing
Date:** January 24, 2012
(Planning Commission)

Project: Conditional Use Permit 11-012
(PR Brewing/White)

I, Theresa Variano, 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: 
Theresa Variano

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