

RESOLUTION NO. 12-005

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 BREWING COMPANY, 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 24<sup>th</sup> day of January 2012, by the following roll call vote:

AYES: Vanderlip, Gregory, Treatch, Holstine, Barth, Peterson, Garcia

NOES: None

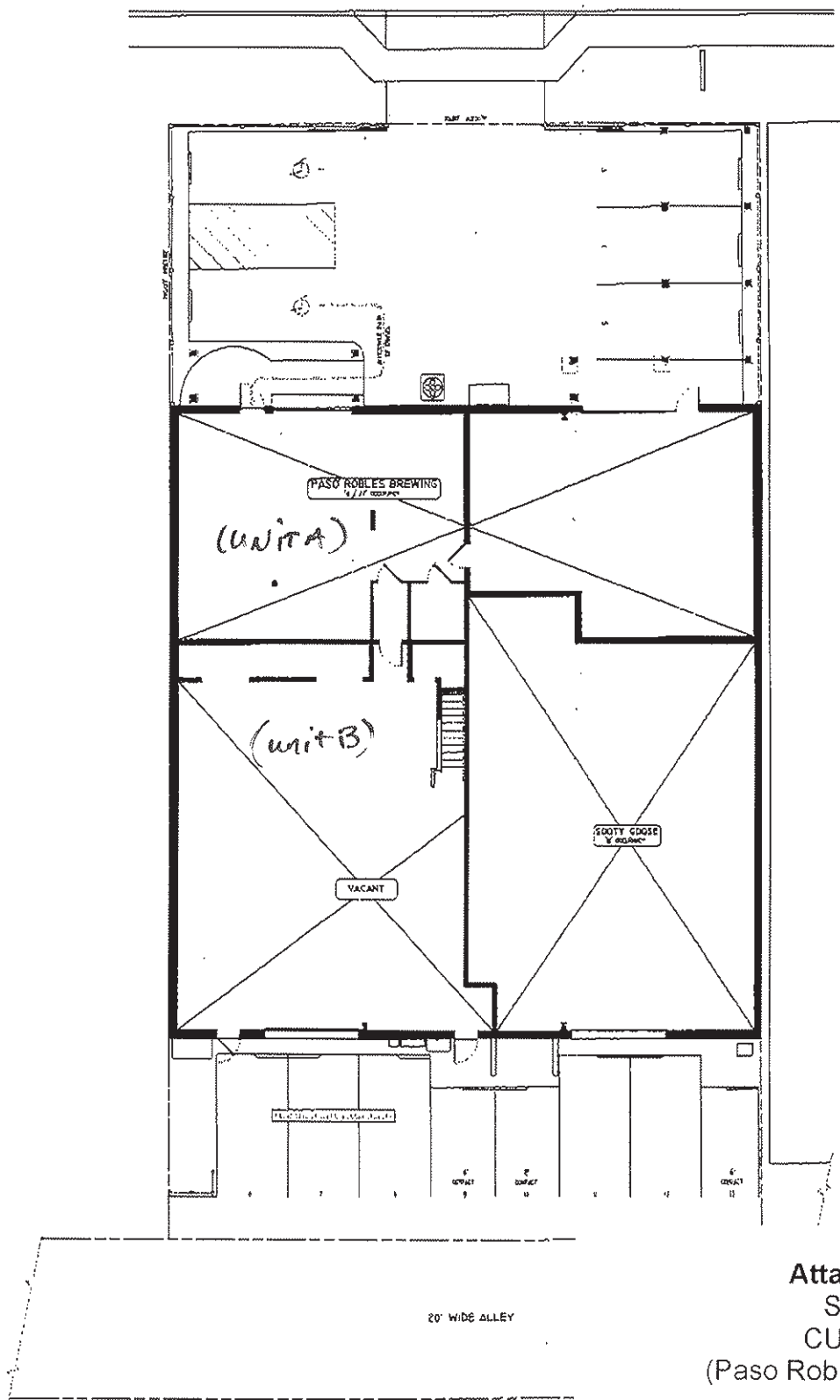
ABSENT: None

ABSTAIN: None

  
AL GARCIA, CHAIRMAN

ATTEST:

  
ED GALLAGHER, PLANNING COMMISSION SECRETARY



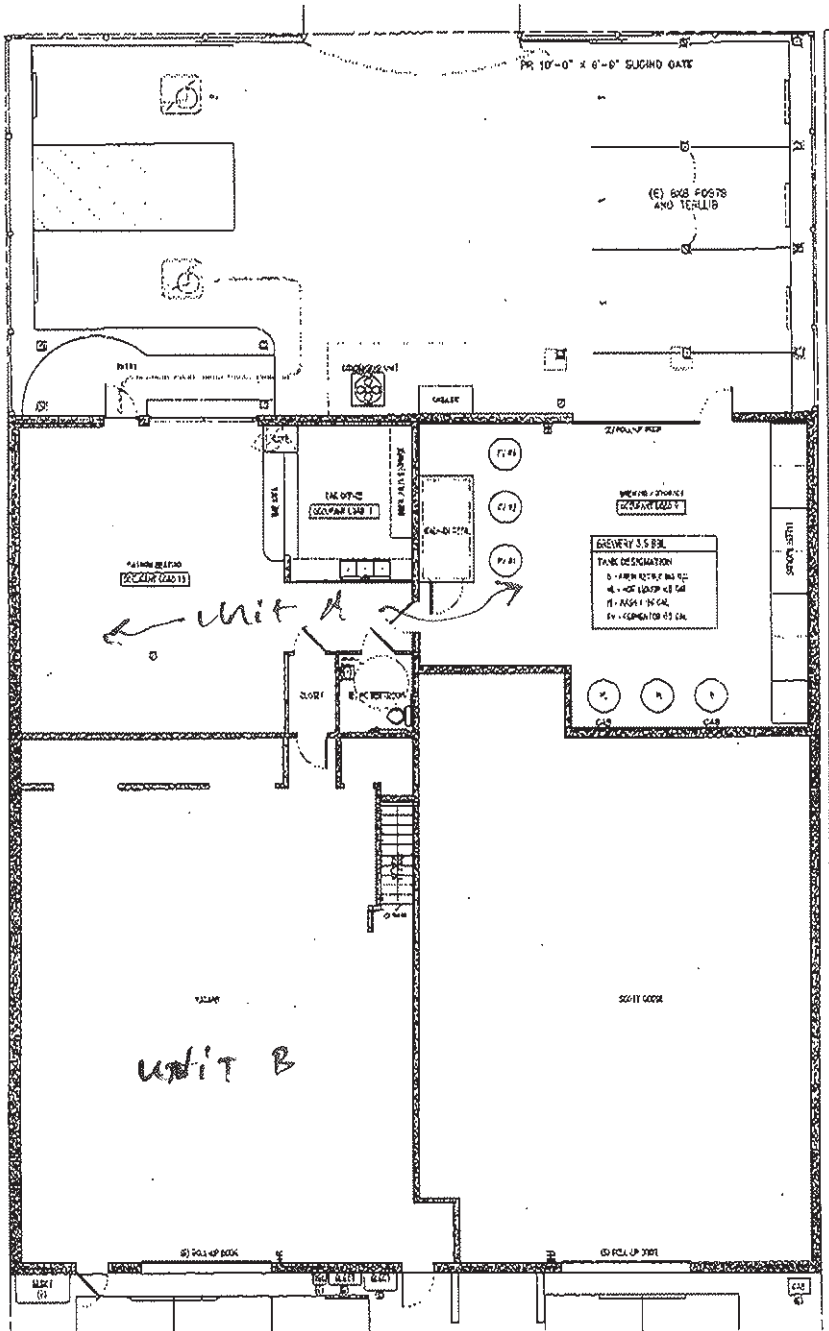
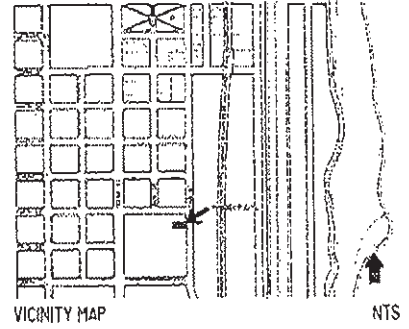
**Attachment A**  
 Site Plan  
 CUP 11-012  
 (Paso Robles Brewery, Inc.)



SITE PLAN

PROJECT ADDRESS: 525 PINE STREET  
 PASO ROBLES BREWING - 525A  
 SCOTY CODES - 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. 805.468.4688 CELL. 805.423.4185
ADDRESS:	525A PINE STREET PASO ROBLES, CA 92446
APN#:	009-261-01D
ZONE:	TE-2
PARCEL SIZE:	0.84 AD
BUILDING SIZE:	BUILDING 28000 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. 805.468.4688, 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 (12,500 GAL.).
BREWERY:	BBL (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 COMBINED LIQUIDS AND HEATED TO BOILING IN BREW KETTLE. BOILED LIQUID 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

1/8"=1'-0"

REVISIONS	PROPOSAL 1 PASO ROBLES BREWING CO., INC. 525A PINE STREET, PASO ROBLES, CA	PROJECT	1
OWNER:	MR. & MRS. RUBB WHITE, TEL. 805.468.4688, CELL. 805.423.4185	DATE:	12.06.11
ARCHITECT:	NICK GILMAN, 908 13TH STREET, SUITE C, PASO ROBLES, CA 92446 TEL. 805.388.5622 - FAX. 805.339.0812	SCALE:	AS SHOWN