

RESOLUTION NO: 16-020

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
TO APPROVE CONDITIONAL USE PERMIT 16-001
825 RIVERSIDE AVE, UNIT 1
(EARTH & FIRE BREWING COMPANY)
APN: 009-157-005

WHEREAS, Nick Vega on behalf of Earth & Fire Brewing Company, LLC, has requested the approval of a Conditional Use Permit (CUP), to establish a brewery and tavern within Unit 1 of the existing building located at 825 Riverside Ave; and

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

WHEREAS, this application is Categorically Exempt from environmental review per Section 15332 of the State's Guidelines to Implement CEQA; and

WHEREAS, a public hearing was conducted by the Planning Commission on March 22, 2016, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, based upon the facts and analysis presented in the staff report and public testimony received and subject to the conditions of approval listed below, the Planning Commission makes the following findings:

1. The establishment, maintenance and operation for the requested use and building would be consistent with the adopted codes, policies, standards, and plans of the City, specifically the General Plan & Uptown/Town Centre Specific Plan; and
2. The proposed use is compatible with, and is not detrimental to, surrounding land uses and improvements by incorporating conditions of approval to manage impacts, the property meets the required parking standards, and the proposed use will be open to the public outside of normal business hours; and
3. The proposed use accommodates the plan-wide objectives of the Uptown/Town Centre Specific Plan by providing a wider range of land uses and amenities in the Riverside Avenue Corridor area; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 16-001, subject to the following conditions:

1. The project shall be constructed so as to substantially conform with the following listed exhibits and conditions established by this resolution:

EXHIBIT	DESCRIPTION
A	Site Plan
B	Floor Plan

2. This conditional use permit (CUP) authorizes the establishment of a brewery with a 600 sq. ft. tavern type use to be conducted within the building at 825 Riverside Ave, Unit 1 as shown on Exhibit B.
3. Night club type entertainment, such as but not limited to live bands, amplified music and dancing are prohibited with this CUP.
4. Hours of operation for the tavern (not including brewing activities) will be limited to 2:00pm to 10:00pm Friday - Sunday.
5. This CUP shall be reviewed by the Development Review Committee (DRC) after a 180-day period from the time the tavern activities have commenced, to determine whether any nuisance related to loitering or noise is being deterred/controlled. In the event it is determined during this review that a nuisance exists, and conditions of approval need to be added or modified, a public hearing will need to be scheduled with the Planning Commission.
6. All existing and new signage (including temporary signs) shall comply with the City Sign Ordinance.
7. All brewery activities, including the storage of beer and equipment, shall be done within the building.
8. Prior to issuance of the building permit for tenant improvements, the Riverside Avenue driveway approach shall be removed and replaced to the City's ADA compliant standards.
9. 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.

PASSED AND ADOPTED THIS 22nd day of March, 2016 by the following Roll Call Vote:

AYES: Barth, Burgett, Agredano, Donaldson, Davis, Brennan

NOES:

ABSENT: Rollins

ABSTAIN:

ATTEST:



JOHN DONALDSON, CHAIRMAN PRO-TEM

WARREN FRACE, SECRETARY OF THE PLANNING COMMISSION

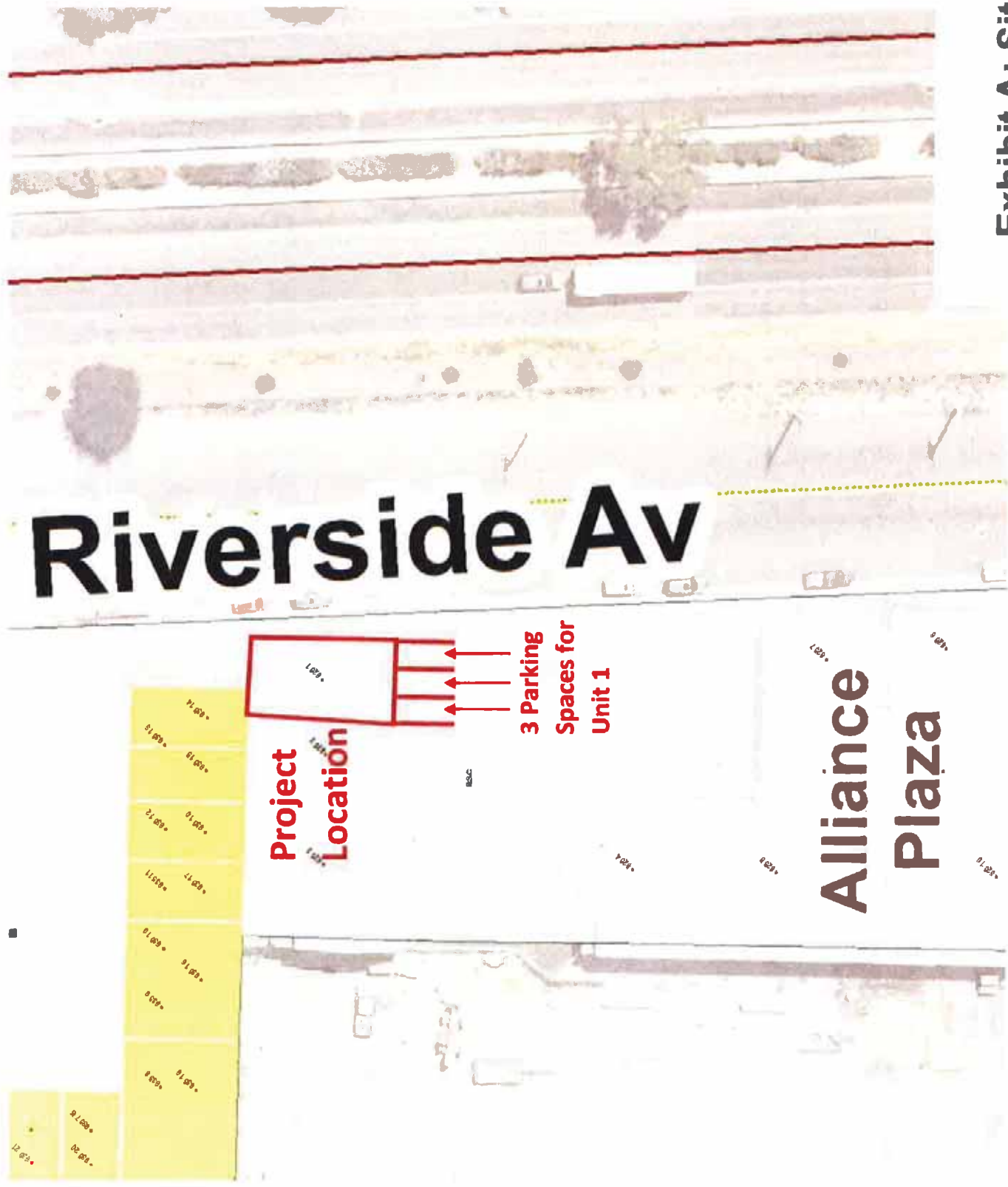


Exhibit A: Site Plan

Brewery and Tasting Room

DOORS CENTERED IN WALL UNLESS OTHERWISE NOTED

DOORS WILL BE FIT WITH LEVER STYLE ADA COMPLIANT HARDWARE

SEE BATHROOM NOTES (03) FOR
ADA COMPLIANCE

HEADERS TO BE INSTALLED WHERE DOORS ARE REMOVED

HEADERS AND COLUMN TO BE INSTALLED
WHERE WALLS ARE REMOVED

NO CHANGING SITE ARE TO BE MADE

MUST COME WITH 2013 CALIFORNIA BUSINESS AND
CODE

RECEIVED

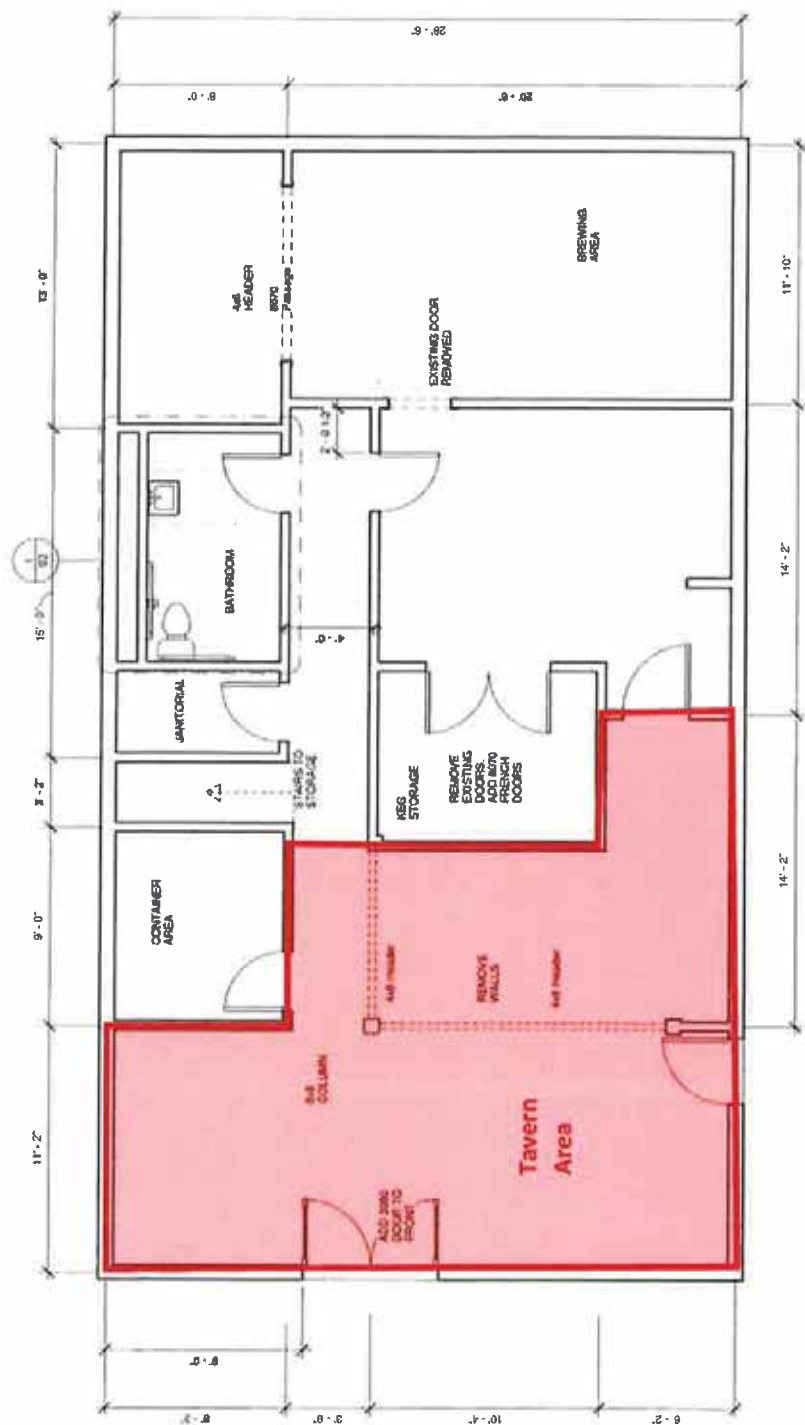
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City of Paso Robles
Community Development Dept.[illegible]

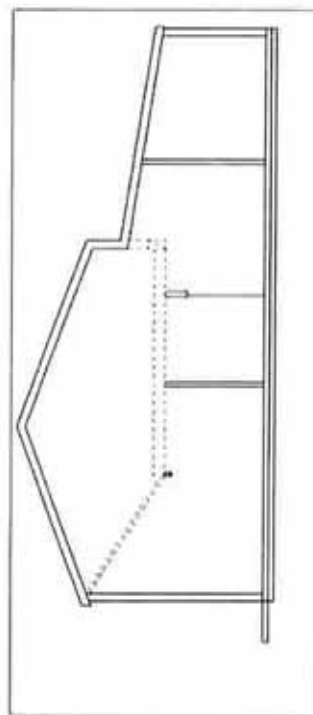
**Earth And Fire
Brewing Company**

REMODEL

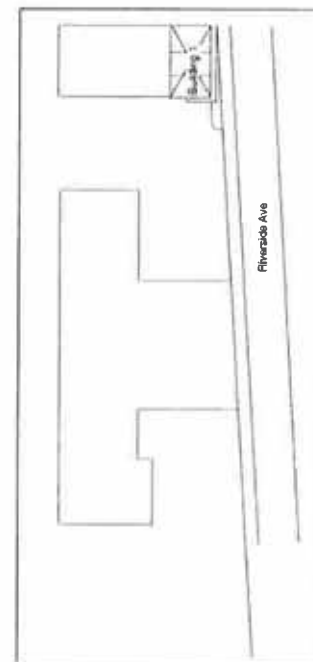
Date	2/8/2016
Drawn by	KEN STENBERGER



① Level 1
 $1/2^2 = 1/4$



② Section:
 $\frac{1}{8}'' = 1.0''$



③ $\frac{5\pi}{180^\circ} = 1.0^\circ$

Exhibit B: Floor Plan