

RESOLUTION NO.: 09-004

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	Proposed 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.
6. The Conditional Use Permit will require amendment for any other proposal to sell alcohol other than beer and wine at this establishment.


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

AYES: GARCIA, HOLSTINE, NEMETH, JOHNSON, PETERSON, GREGORY

NOES: NONE

ABSENT: TREATCH

ABSTAIN: NONE



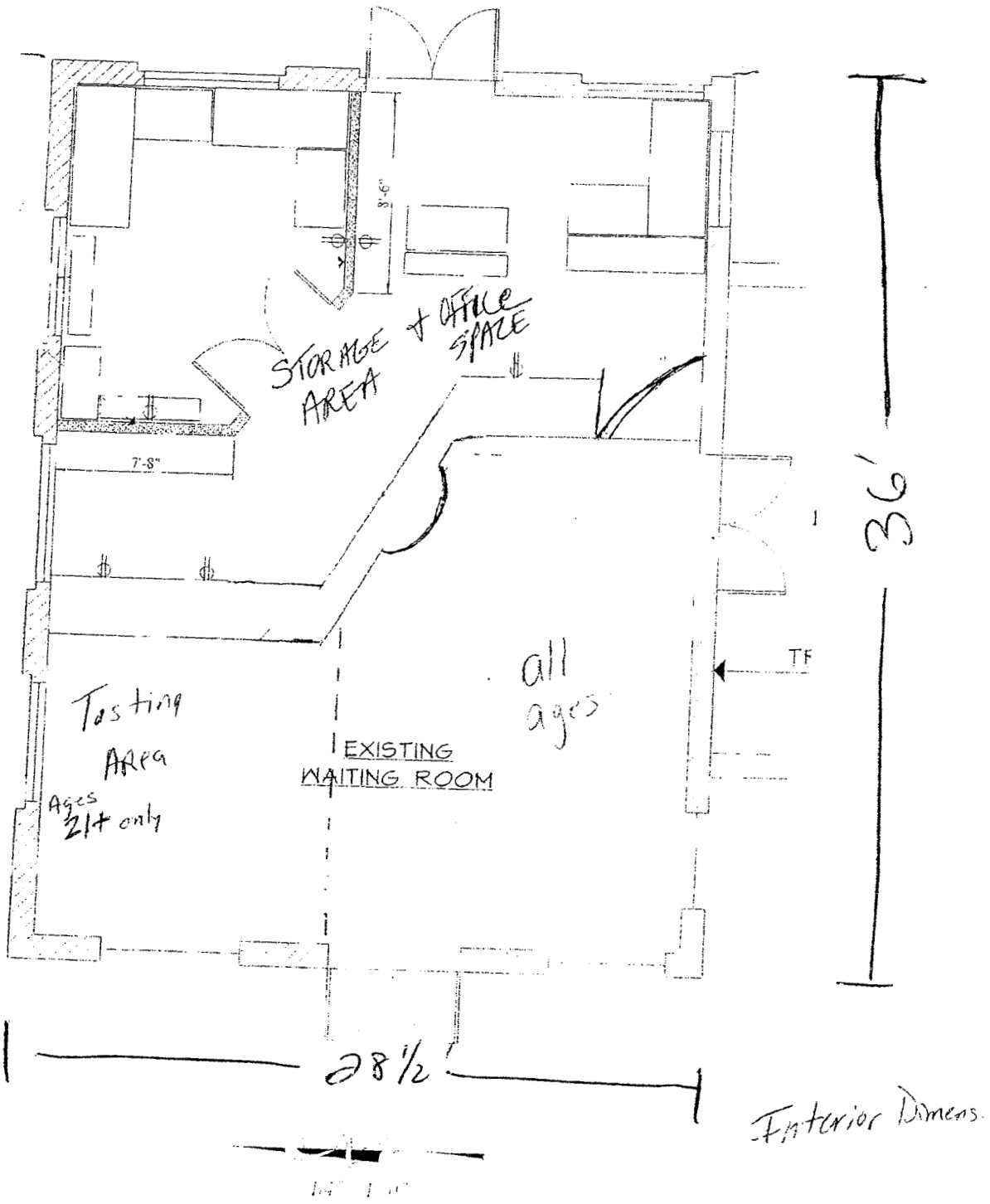
JOEL PETERSON, CHAIRMAN PRO-TEM

ATTEST:



RON WHISENAND, PLANNING COMMISSION SECRETARY

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800 Pine Street
Northern Portion o

**Attachment 3:
Proposed Floor Plan**