

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, City of Paso Robles, Cal Trans, Templeton Area Advisory Group	
TOPOGRAPHY: Nearly Level to steeply sloping	VEGETATION: 46 acres of grape vineyards, olive trees, non-native grasslands, and scattered oaks
PROPOSED SERVICES: Water supply: On-site wells Sewage Disposal: Individual septic systems, wastewater treatment pond for wine processing wastewater Fire Protection: CAL FIRE	ACCEPTANCE DATE: August 5, 2014

PROPOSED PROJECT

The applicant is requesting to modify their existing approved Conditional Use Permit to allow:

- a. Use of a portion of the existing hospitality building as a 3,400 sf restaurant (limited food service facility);
- b. Modification of the ordinance standard limiting a restaurant to 800 sf to allow 3,400 sf;
- c. Modification of the ordinance standard to allow the restaurant to operate beyond the tasting room hours, to 9 p.m., 7 days per week.

HISTORY

The existing winery facility approved under Conditional Use Permit (DRC2004-00275) includes the following: 1) a 60,000 sf production winery; 2) a 4,926 sf boutique winery; 3) a 8,840 sf hospitality building; 4) wastewater treatment facilities; and 5) access roads, parking areas, and related improvements. This approval authorized a maximum annual production capacity of 50,000 cases.

In addition, the applicant is allowed to conduct 18 annual special events to include the following event program: one event with up to 300 guests; three events with up to 200 guests; four events with up to 100 guests; and ten events with up to 75 guests. Amplified music at events (from 10 am to 5 pm) is also permitted. Events were limited to wine and agricultural industry events only (e.g. no weddings, concerts, general parties, non-agricultural trade shows / conventions, etc.

A Conditional Use Permit was required because the wine processing facility exceeded 40,000 sf and more than six annual special events were proposed with more than 80 attendees.

PROJECT ANALYSIS

Restaurants in Non Commercaill Categories (22.30.570). A “limited food service facility” is allowed in the Agriculture land use category provided there is an existing conforming visitor-serving use (e.g. winery) and the food facility is incidental to the primary visitor-serving operation. The limited food service facility may not exceed 800 sf including the kitchen, dining area and any outside dining area. The hours of operation of the restaurant shall be restricted to the hours the wine tasting facility is open to the public.

The applicant is requesting a 3,400 sf restaurant to be located within the existing hospitality building and would include the following:

- 1,300 sf existing commercial kitchen;
- 900 sf area (called the Club Room) proposed as indoor dining;
- 1,200 sf existing patio proposed as outdoor dining.

The applicant is requesting a modification of the ordinance standard limiting a restaurant to 800 sf to allow a total of 3,400 sf. The applicant is also requesting a modification of the ordinance standard to allow the restaurant to operate beyond the tasting room hours, to 9 p.m., 7 days a week. The tasting room is open daily from 10 a.m. to 5 p.m.

A Conditional Use Permit approval is required for a limited food service facility (a restaurant) when the subject property is located within the Agriculture land use category.

The Hospitality Building currently has a large commercial kitchen facility which is used for special events. The proposal is to use this existing kitchen for the restaurant. No tenant improvements are necessary. In addition, the proposal is to use a 900 sf space known as “the Club Room” for indoor dining and a portion of the exterior patio for outdoor dining. It is anticipated that the restaurant patrons will also visit the tasting room during the regular business hours. The two uses will be complimentary to one another and the restaurant incidental to the winery and tasting room. The site has direct access from Highway 46 West, is located approximately 1 mile from the community of Templeton and the nearest residence is more than 900 feet away.

Williamson Act. This property is under a Land Conservation contract. Compatible uses for lands subject to Land Conservation Contracts include eating and drinking places. *The Rules of Procedure to Implement the California Land Conservation Act of 1965* does not state a maximum size that these uses may be.

Land Use permits for eating and drinking places must be found by the review authority to not significantly displace or impair agricultural operations on the site or in the area. The proposed restaurant will use the existing commercial kitchen that will also be used during special events as allowed per the previously approved use permit. The dining area will use areas of the hospitality building previously approved for public use. No parking improvements will be required and no additional parking spaces are required. The primary use on-site is the processing of wine grapes grown on-site (46 acres) into wine within the 60,000 sf wine processing facility. Winery previously authorized to process up to 50,000 cases of wine annually. Therefore, the proposed restaurant will not displace or impair the existing agricultural operations on the site or in the area.

<u>Allowed/Required</u>	<u>Proposed (or existing)</u>	<u>Compliance</u>
<ul style="list-style-type: none"> • Restaurant allowed in AG if there is an existing conforming visitor-serving use (e.g. winery) and is incidental to primary operation • Minimum site area = 1 acre • Shall be located within 5 miles from urban or village reserve line or within 1 mile of an arterial or collector • Restaurants shall not exceed 800 sf of kitchen, ding area, including outside dining area • Hours of operation shall be restricted to the hours the wine tasting facility is open to the public • Restaurant shall be in same structure as the wine tasting facility • CUP required <p>Parking (Section 22.18)</p> <p>Restaurant:</p> <ul style="list-style-type: none"> • 1 per 100 sf of Kitchen (1300/100 =13) • 1 per 60 sf Customer area (Dining) (2100/60 = 35) <p>Hospitality:</p> <ul style="list-style-type: none"> • 1 per 200 tasting (2000/200=10) • 1 per 1300 active(2740/2000=2) <p>Total Parking Spaces Required:</p> <p>60 spaces</p>	<ul style="list-style-type: none"> • Restaurant is incidental to conforming 60,000 sf wine production facility; 46 acres of wine grape vineyards • Parcel is 142 acres • ~ One mile from the community of Templeton, located on HWY 46 an arterial road • 3,400 sf restaurant (1,300 sf kitchen, 900 sf inside dining area /club room, outside dining area for a total of 1,200 sf outside patio) • Requesting that restaurant to operate beyond tasting room hours (9 p.m. 7 days per week) • Restaurant to be located in winery's Hospitality Center / Tasting room • Processed as CUP <p>Existing Hospitality:</p> <ul style="list-style-type: none"> • 72 spaces and 3 ADA parking spaces exists, no new spaces proposed, existing parking is sufficient 	<ul style="list-style-type: none"> • Yes • Yes • Yes • Modification requested • Modification requested • Yes • Yes • Yes

PLANNING AREA STANDARDS

There are no planning area standards applicable to this project.

COMMUNITY ADVISORY GROUP COMMENTS

Templeton Area Advisory Group – Supported project (7-0 vote), October 20, 2014

AGENCY REVIEW

Environmental Health – No concerns, facility is current and compliant with required permits;

City of Paso Robles – No comments submitted;

Cal Trans – No comments submitted.

LEGAL LOT STATUS

The lot was legally created by subdivision and lot merger (1984-I-000546 and 1985-I-000736).

Staff report prepared by Holly Phipps and reviewed by Karen Nall.