



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

*Promoting the wise use of land
Helping build great communities*

PLANNING COMMISSION

MEETING DATE March 26, 2015	CONTACT/PHONE Holly Phipps / 781-1162 / hphipps@co.slo.ca.us	APPLICANT Larry Turley / Turley Wine Cellars	FILE NO. DRC2014-00037
SUBJECT A request by Larry Turley for a Conditional Use Permit to allow a conversion of an approximate 2,635 square-foot (sf) agriculture building into a wine processing facility and to allow the conversion of a 1,656 sf of cellar into wine storage. No public tasting or special events are proposed. The winery may participate in wine industry-wide events as allowed by the ordinance. The project will result in 720 sf of site disturbance on a 9.66 acre parcel. The proposed project is located within the Residential Rural land use category and is located on the east side of Ridge Rd. (at 2815 Ridge Rd.), approximately 1 miles south of the community of Templeton. The site is in the North County planning area, Salinas River sub area.			
RECOMMENDED ACTION Approve Conditional Use Permit DRC2014-00037 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The project qualifies for a Categorical Exemption (ED14-170) Class 1 and Class 4 pursuant to CEQA Guidelines Section 15301(d) and 15304(a)(e).			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 039-371-001	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: None applicable			
EXISTING USES: Single-family residence with a cellar, secondary dwelling, agricultural building with a cellar (previously used to process wine), accessory buildings, dry farm vineyards			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural / Scattered residential <i>East:</i> Residential Rural / Scattered residential <i>South:</i> Residential Rural / Scattered residential <i>West:</i> Residential Rural / Scattered residential			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Area Advisory Group, Public Works, CAL FIRE, and Regional Water Quality Control Board (RWQCB)	
TOPOGRAPHY: Gently sloping	VEGETATION: Dry farm vineyards (8 acres)
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CAL FIRE	ACCEPTANCE DATE: November 14, 2014

PROJECT DESCRIPTION

The proposed project is a conversion of an existing 2,635 sf building (previously used to produce wine) into a commercial winery facility that will include a 900 sf processing area, 160 sf vat entry, a 675 sf storage area, 900 sf cellar, and the conversion of a 1,656 sf cellar into wine storage that is located by the single-family residence.

Outdoor use areas to be used for crush will include a 325 sf covered porch and an 835 sf metal shed roof. Estimated case production is 900 cases of wine per year. The winery will only process grapes grown on-site. The operation is to include crushing, fermentation, barrel aging, blending as necessary, and bottling to be done with a mobile bottling unit. The project does not include public tasting. No special events other than wine industry-wide events are proposed.

PROJECT HISTORY

The property was developed by the Martinelli Family around 1920s as a residence, vineyard, and winery. The winery was more of a “hobby” winery that processed wine up until 2014. It has essentially remained unchanged to this day, having one owner prior to Turley Wine Cellars acquisition in 2014. No land use permit was ever approved for a winery on this property.

A Conditional Use Permit is required because the proposed project (winery) is located within the Residential Rural land use category. Land zoned Residential Rural typically has smaller lot sizes than would be found in the Agriculture land use category. Similar projects located in the Agriculture land use category would need Minor Use Permit approval.

**PROJECT ANALYSIS
 ORDINANCE COMPLIANCE**

The project is subject to Land Use Ordinance section 22.30.070D(2), wineries. Section 22.30.070 sets forth standards for winery development including but not limited to access, setbacks, parking, design, screening, height, lighting, tasting rooms and special events.

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>In Compliance</u>
Minimum Site Area (Section 22.30.070)	20 acres for wineries with special events	The subject property is 9.66 acres; No special events proposed.	Yes
Access location (Section 22.30.070)	Wineries with tasting room, , special events shall be located on or within 1 mile of arterial or collector	Project is not requesting tasting nor any special events.	Yes

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>In Compliance</u>
Setbacks from property lines: (Section 22.30.070)	100 feet required for wine processing buildings 200 feet for Tasting Room	>100 feet NA	Yes
Setbacks from residences outside of the ownership of the applicant (Section 22.30.070)	200 feet for wine processing buildings 400 feet for tasting room	263 feet NA	Yes
Height (Section 22.10.090)	35 feet	18 feet	Yes
Screening (Section 22.30.070)	If visible from the public road wineries shall be screened.	Project conditioned to meet this requirement	Yes
Lighting (Section 22.30.070)	Lighting fixtures are required to be shielded	Project conditioned to meet this requirement	Yes
Solid waste disposal (Section 22.30.070)	Pomace may be used as fertilizer or soil amendment	Pomace will be used and composted on site; project conditioned to meet this requirement	Yes
Design Exterior (Section 22.30.070)	Wineries shall have an exterior design styles that is agricultural or residential in nature.	The proposed building has a residential design style.	Yes
Signs (Section 22.60.060)	Maximum of 100 sf of signage; one free standing or monument	Applicant is not proposing to go beyond what is allowed per LUO	Yes
Tasting room (Section 22.30.070)	One tasting room allowed for each winery	No tasting room requested	NA
Parking (Section 22.18)	1 per 2,000 sf of active use 1 per 5,000 sf of passive use 1 per 200 sf of tasting room Total Spaces Required: 2, plus 1 ADA	1,735 / 2,000 = 0.86 2,556 / 5,000 = 0.51 NA Ample space already exists on site	Yes
Design and Operation Standards / Special Event Parking (Section 22.30.610.D.1-4 and E)	400 sf per vehicle; Located on open areas with slopes of 10 % or less, free of combustible material;	No special events proposed	NA

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>In Compliance</u>
Design and Operation Standards / Access (Section 22.30.610.D.1-4 and E)	Temporary Events shall be provided 2 access points;	No events proposed	NA
Liquid waste disposal (Section 22.30.070)	<ul style="list-style-type: none"> • Winery wastewater - standards set through RWQCB • Domestic wastewater - leach lines shall be located at least 100 feet from any private well 	<ul style="list-style-type: none"> • Will obtain a discharge permit from RWQCB • Complies 	Yes
Limitation on Use / Noise (Section 22.30.070)	<ul style="list-style-type: none"> • Special events limited to 40 days per year; • Outdoor amplified music shall not occur before 10 a.m. and after 5 p.m.; • Standard may be waived where finding can be made that the noise will not exceed 65dB at property lines 	<ul style="list-style-type: none"> • No special events are proposed • Applicant is not proposing any outdoor amplified music before 10 a.m. or after 5 p.m. • Applicant not requesting standard to be waived 	NAs

PLANNING AREA STANDARDS

There are no planning area standards applicable to this project.

COMBINING DESIGNATIONS

There are no combining designations applicable to this project.

ENVIRONMENTAL DETERMINATION

The proposed project is the conversion of an approximate 1,735 sf agriculture building previously used to process “hobby” wine into a commercial wine processing facility and to allow the conversion of 2,556 sf of underground cellars into wine storage. No public tasting has been proposed and no special events are proposed. Industry-wide events as allowed by ordinance.

The proposed project can be exempted from environmental review in accordance with Section 15301(d) and Section 15304(a)(e) because the project is a conversion, permitting of existing structures and related site improvements. Additionally, industry-wide events can be considered a minor temporary use of the land having negligible or no permanent effects on the environment. Therefore, the project can also be exempted from environmental review.

COMMUNITY ADVISORY GROUP COMMENTS

Templeton Area Advisory Group (TAAG) had no issues or concerns. TAAG voted 7 in favor and 0 against the project.

AGENCY COMMENTS

Public Works – Stock conditions apply; apply standards for driveway approach;

CAL FIRE – Fire safety letter provided dated November 3, 2014;

RWQCB – No comments received;

City of Paso Robles – No comments submitted.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded document 1217 OR 726 (1962) at a time when that was a legal method of creating lots.

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