

**#15-07 POPIE WINES TASTING ROOM (CONDITIONAL USE PERMIT)
3550 TAYLOR ROAD, APN: 044-072-064**

**STAFF REPORT
September 22, 2015**

REQUEST

Popie Wines (Michael Duarte), the applicant, requests a Use Permit (UP) to operate a tasting room at 3550 Taylor Road, within the Blue Goose, APN: 044-072-064. The property is zoned Central Commercial (CC) and designated Central Commercial in the General Plan. A Use Permit is required in order to operate a winery (tasting room) within the CC zoning district. The proposed project, if granted a Use Permit, can be found to be consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Section 15301.

BACKGROUND

The building is owned by the South Placer Heritage Foundation.

PROJECT DESCRIPTION

Site: The site is located at 3550 Taylor Road with a zoning designation of Central Commercial (CC).

Existing Access: Two parking lots off of Taylor Road and frontage parking off of Taylor Road.

Surrounding Uses and Zoning: The site is zoned Central Commercial (CC) and designated "Central Commercial" in the General Plan. Surrounding uses are as follows:

North – Central Commercial

East – Taylor Road beyond which is Central Commercial

South – Central Commercial

West – Union Pacific Railroad

Structure: Existing building is approximately 26,500 square feet. The proposed use would occupy 1,617 square feet.

Proposed Use: Winery operations, as defined and allowed by section 13.42.290 of the zoning ordinance

Setbacks: Existing building meets minimum setback requirements.

Street Improvements/Parking:

Street improvements are existing.

Parking- Total parking available for the entire building is 96 spaces.
Parking required for the tasting room is 20 spaces:
792 sq.ft. of seating/tasting area @ 1 per 50 sq.ft. = **16 required spaces**
(including 1 ADA accessible stall)
Additional office/storage/staff areas requiring 4 staff parking spaces.

Improvements/Utilities/Service Systems:

Sewer - South Placer M.U.D.

Water - Placer County Water Agency

Gas/Electric - PG&E

Signage: No new signage is proposed. Any new signage must receive permits from the Town.

Lighting: Lighting to comply with 13.30.080 of the Town's zoning ordinance.

Hazardous Materials: No known hazardous materials.

Outdoor Storage: Any outdoor storage shall be screened from view as to not become a nuisance to neighboring businesses/properties.

Environmental and Site Review: This project is proposed for approval through issuance of a Notice of Exemption under provisions of the California Environmental Quality Act, Section 15301.

ISSUES

Land Use: The proposed building will be used for a winery (tasting room), as allowed with a Use Permit within the CC zoning district.

RECOMMENDATION: Hear staff report, take public comment, and approve Resolution #15-07 for the Popie Wines Tasting Room Use Permit with the findings in Exhibit A and the recommended conditions in Exhibit B.

ATTACHMENTS:

1. Application #15-07
2. Draft determination, findings, and conditions of approval
3. Statement of Justification (project description)
4. Site Plan of project area and surroundings