

RESOLUTION 2017-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA AMENDING CONDITIONAL USE PERMIT 2017-33 FOR THE USE OF AN OUTDOOR PATIO AS AN ACCESSORY USE TO A WINE AND BEER TASTING ESTABLISHMENT AT 322 THIRD STREET TO INCLUDE THE INSTALLATION AND USE OF AN OUTDOOR PIZZA OVEN

WHEREAS, the Planning Commission adopted Resolution 2017-12 on April 4, 2017, determining that the project is Categorically Exempt under CEQA §15332; and

WHEREAS, the Planning Commission adopted CUP 2017-33 on April 4, 2017, with findings and conditions; and

WHEREAS, the Historic Resources Board held a public hearing on June 6th, 2017, to consider amending Conditional Use Permit 2017-33 for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street to include the installation and use of an outdoor pizza oven; and

WHEREAS, the Planning Commission received a recommendation from the Historic Resources Board that they adopt Resolution 2017-18 "A resolution of the Planning Commission of the City of San Juan Bautista amending conditional use permit 2017-33 for the use of an outdoor patio as an accessory unit to a wine and beer tasting establishment at 322 Third Street to include the installation and use of an outdoor pizza oven," and

WHEREAS, the Planning Commission held a public hearing on June 6th, 2017, to consider amending Conditional Use Permit 2017-33 to include the installation and use of an outdoor pizza oven; and

WHEREAS, the Planning Commission has reviewed the project staff report and received oral comments and public testimony on the project; and

WHEREAS, the Planning Commission has made the necessary findings for amending Conditional Use Permit 2017-33, including:

- A. That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, zoning ordinance, and the economic, social, and environmental status of the City;
- B. That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc.; and

C. That the use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the City and its residents.

WHEREAS, the applicant has agreed to the following conditions of approval for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street:

1. Hours of operation will be between 11 a.m. and 10 p.m.
2. Live music is permitted only during hours of operation (no later than 10 p.m.).
3. The Planning Commission shall review the conditional use permit six (6) months and twelve (12) months after the Wine and Beer Tasting Establishment begins operation.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves the amendment of Conditional Use Permit 2017-33 for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street to include the installation and use of an outdoor pizza oven.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 6th day of June, 2017, by the following vote:

AYES: Hopper, Boyd, Freels, Moore, Franco

NOES: None

ABSENT: None

ABSTAIN: None

Chairman John Hopper

ATTEST:

Trish Paetz, Deputy City Clerk