



CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street
San Juan Bautista, CA 95045

PLANNING DEPARTMENT

Phone: (831) 623-4661

Fax: (831) 623-4093

CONDITIONAL USE PERMIT/AMENDMENT

A Conditional Use Permit is required for property owners proposing land uses identified as Conditional Uses by the City's Zoning Ordinance. The purpose of the Conditional Use Permit is to allow for discretionary approval for particular land uses that may have unique or special impacts associated with those uses. Special requirements or limitations may be part of the approval, depending on the nature of the case and its impacts on the neighborhood.

APPLICATION REQUIREMENTS:

Required application fee of \$1,250.00 for major/minor or \$500.00 for amendment to existing permit

N/A Required processing deposit for environmental review under the California Environmental Quality Act (CEQA). The fees listed below are for the type of CEQA review anticipated at the time of application submittal. Additional fees may be charged depending on the final review completed by staff.

\$150 fee for a Notice of Exemption, or

\$1,000 deposit for an Initial Study /Negative Declaration, or

\$3,500 deposit for review of Environmental Impact Report. If determined, applicant to prepare and submit Environmental Impact Report to City.

Planning Application Cover Page (not required if filed with previous application)

N/A 7 copies of the Development Plan set, drawn to scale at 1/8"=1' minimum. A licensed architect, engineer, contractor, or registered building designer is required to prepare the Development Plan Set, unless such requirement is waived by the Planning Department. The following plans must be included:

Site Plan which shall include the following information:

Applicant's name, address, and phone number

Vicinity map showing an overview of the project location in San Juan Bautista

North Arrow and Scale

Assessor's Parcel Number(s) of the project site

Property lines and dimensions of the site and surrounding properties

12/18/2012

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- Existing easements
- Dimensions of all existing structures, parking areas, driveways, fences, walls, etc.
- Building setbacks (rear, front, and side) clearly identified
- Location of existing and proposed trash enclosures
- Location of existing and proposed drainage facilities
- Location of existing and proposed gas, electric, water, sewer, and telephone facilities
- Location, size, and type of all existing trees
- Proposed buildings, structures, trees, walls, fences, etc. which will be removed from the site.
- Location and configuration of all proposed buildings and intended uses
- Proposed on-site parking spaces, loading areas, and circulation areas

N/A

- Landscape Plan if applicable
- Floor Plan(s)
- Elevations (front, rear and side views) of proposed structures
- Other plans that the City Planner determines as necessary to review the project, such as grading plans, drainage plans, site sections, and details. Please contact the Planning Department to determine if additional plans will be required.

Project Description form

Environmental Information form

N/A

- Color samples or colored renderings for display at public hearings.
- [City to do] Typed mailing labels addressed to the current property owners and occupants of all units located on properties within 300' of the project site's property lines. Mailing labels for occupants of rental units will be addressed to "Occupant". This information can be obtained from the Assessor's Roll at the San Benito County Assessor's Office.

Photographs of the project site and surrounding properties

Note: All items must be included in the application in order for it to be deemed complete. Failure to include the requested items may result in a delay of the application process.



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ENVIRONMENTAL INFORMATION

ENVIRONMENTAL SETTING

- Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the sites. Describe any existing structures on the site and the uses of those structures.

Open courtyard. Corthyard is paved with (1) lemon tree at the North corner, planter area with (1) tree in planter area.

- Describe the surrounding properties, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the area. Indicate the type and intensity of land uses, and the scale of the development
- West of Property Tasting Room Building
- North of Property City Planning Department Building
- East of Property Commercial Business Office
- South of Property Street and merchant businesses

ENVIRONMENTAL CHECKLIST:

Would the Project result in the following (provide a brief description for each item checked "yes"):

Change in existing features of any streams, creeks, lakes, or wetlands: () Yes (X) No

Change in scenic views or vistas from existing residential areas or public land or roads: () Yes (X) No

Use or disposal of hazardous materials, toxic substances, flammable materials, or explosives: () Yes (X) No

Change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns: () Yes (X) No

Change in pattern, scale, or character of surrounding area of project: () Yes (X) No

Significant amounts of solid waste or litter: () Yes (X) No

Substantial alteration to topography or ground contours: () Yes (X) No

Change in dust, ash, smoke, fumes, or odors in the vicinity of the project: Yes No

Occasional smoke and odor from BBQ

-Catering.

Substantial change in existing noise or vibration levels in the vicinity: Yes No

Occasional music for private parties and during City festivals

Building on filled land or on a slope of 10 percent or more: Yes No

Substantial change in demand for municipal services (police, fire, water, sewer, etc.):

Yes No

Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.):

Yes No

Relationship to a larger project or a series of projects:

Yes No

Courtyard is attached next to new Tasting Room

Substantial change or increase of traffic on surrounding roads and highways:

Yes No

Possible increase in traffic during specific times of the year



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PROJECT DESCRIPTION

Name of Project Applicant: Anthony Ramirez

Mailing Address: 3420 Airline Hwy Holister, CA 95023 Phone: 831-970-3614

Name of the project: 18th Barrel Tasting Room

Project location (address and/or Assessor's Parcel Number(s)): 21600030

Size of project site (acreage): 3,915 sqft

Existing General Plan Land Use Designation: Open courtyard

Existing Zoning Designation: Commercial

Describe the existing land use(s) of the site: Courtyard is empty with weeds

Describe the existing land use of properties surrounding the site: All commercial buildings

Describe the proposed land use(s)/Project: The area will be used as a family courtyard to enjoy
some foods brought on site and our wine(s) and beer(s). It will also be used for private events (Rehersal
dinners, Anniversary dinners, Company parties)

For residential uses, indicate the number, type, and size of the units: N/A

For proposed use, the estimated number of employees, and the hours of operation: _____

Estimated employees: 6

Hours of opperation: Wednesday and Thursday 11:00 a.m.- 5:00 p.m., Friday and Saturday 11:00 a.m.-
10:00 p.m., Sundays 11:00 a.m. to 5:00 p.m.

List and describe any other permits or public approvals required for this project, including
those required by city, regional, state, and federal agencies: N/A

Please describe the proposed scheduling and implementation of the project: We are looking to be able to open doors by June 18, 2017. First courtyayrd use to be on same date of opening

Please provide any additional relevant information that can assist in the processing of this application: We feel that this will bring a lot more people/tourist into the town that will help the local businesses grow and prosper.
