

PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

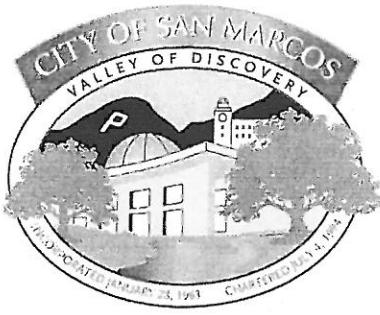
Agenda # 2

North County Wine Co.

- Memo from Staff
- DWG Consulting Letter

Date 11/5/12

Time 5:50 PM



Memorandum

TO: Planning Commission
FROM: Planning Division
DATE: 11/5/12
SUBJECT: CUP 12-892, Resolution PC 12-4314

North County Wine Company

Revise the following conditions:

Condition C1b:

The existing parking spaces 1, 10, and 11 shall be relocated in order to provide a minimum twenty-four (24) feet wide driveway aisle for adequate back-up distance for parking spaces and accommodate fire truck turning movements, and provide minimum twenty (20) feet throat stacking at the driveway entry. Said parking spaces shall be relocated to the decomposite gravel (DG) area of the parking lot which shall then be asphalt paved, including the westerly driveway entry. As an alternative, parking spaces 1, 10, and 11 may be provided on the nursery property (APN: 221-051-36) immediately to the east upon submittal of a notarized letter from the adjacent property owner agreeing to the shared parking. If said alternative is acted upon by the applicant, then "No Parking" signs shall be installed within the DG area of the parking lot on site in order to maintain a minimum twenty-four (24) feet wide driveway aisle free and clear of obstruction.

shall be revised to:

The existing parking spaces 1, 10, and 11 shall be relocated in order to provide a minimum twenty-four (24) feet wide driveway aisle for adequate back-up distance for parking spaces and accommodate fire truck turning movements, and provide minimum twenty (20) feet throat stacking at the driveway entry. Said parking spaces shall be relocated to the decomposite gravel (DG) area of the parking lot which shall then be asphalt paved for the relocated spaces, including the westerly driveway entry. As an alternative, parking spaces 1,



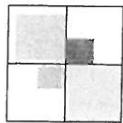
10, and 11 may be provided on the nursery property (APN: 221-051-36) immediately to the east upon submittal of a notarized letter from the adjacent property owner agreeing to the shared parking. If said alternative is acted upon by the applicant, then "No Parking" signs shall be installed within the DG area of the parking lot on site in order to maintain a minimum twenty-four (24) feet wide driveway aisle free and clear of obstruction.

Condition C4m:

The shared parking agreement shall have a maximum duration of two (2) years. At the end of the 2-year agreement, it is the applicant's responsibility to contact the Planning Division with an alternative parking plan to accommodate the off-site parking spaces on the subject property prior to termination of the parking agreement. Said parking plan must be approved by the Planning Division, and include asphalt paving of the decomposite gravel area and the westerly driveway entry; a minimum twenty-four (24) wide driveway aisle; and striping of parking spaces with minimum dimensions of nine (9) feet wide by eighteen (18) feet long. In the event the agreement is terminated prior to the 2-year expiration, the applicant shall be responsible to install at that time the required parking spaces as described.

shall be revised to:

The shared parking agreement shall have a maximum duration of two (2) years. At the end of the 2-year agreement, it is the applicant's responsibility to contact the Planning Division with an alternative parking plan to accommodate the off-site parking spaces on the subject property prior to termination of the parking agreement. Said parking plan must be approved by the Planning Division, and include asphalt paving of the decomposite gravel area ~~and the westerly driveway entry; for the relocated parking spaces and~~ a minimum twenty-four (24) wide driveway aisle ~~for access to said spaces from the existing parking lot;~~ and striping of parking spaces with minimum dimensions of nine (9) feet wide by eighteen (18) feet long. In the event the agreement is terminated prior to the 2-year expiration, the applicant shall be responsible to install at that time the required parking spaces as described.



DWG Consulting

*Community Development * Land Use Planning * Entitlement Processing*

November 5, 2012

Mr. Dean Nelson, Chair and San Marcos Planning Commissioners
City of San Marcos, Ca
1 Civic Center Drive
San Marcos, Ca. 92069

Re: CUP 12-802 North County Wine Company

North County Wine Company, the applicant/business owner is requesting approval of CUP 12-802. We have reviewed the proposed conditions of approval as presented in the Planning staff resolution and agree with City Planning's recommendation to the Planning Commission for CUP approval.

The owner, Mr. Tobin, does request consideration of some minor language modifications for the proposed CUP Resolution. These changes are:

- 1) To modify the 1st WHEREAS statement to Resolution to read "...CUP to allow live entertainment at an existing legal, non-conforming wine shop ***and tasting room*** with on-premises alcoholic beverage sales ***and alcoholic beverage tasting as a public convenience and necessity*** at"
- 2) Modify Condition #1, f. to allow the second bathroom installation to completed within 24 months from effective date of CUP and to allow a temporary portable toilet facility during construction of second bathroom or allow any other alternative as allowed by California Building or Plumbing Code.

These changes are being requested because the property owner has indicated to Mr. Tobin that new development plans are being formulated for this site and property which will redevelop the property with new, permanent structures in accordance with the City's Creek Specific Plan.

Sincerely,
Darrell W. Gentry
Darrell W. Gentry
Principal Planner

Cc: Jim Tobin, North County Wine Company
Jerry Backoff, Planning Division Director
Norm Pedersen, Associate Planner

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