



# Orange Coast Winery

869-873 West 16<sup>th</sup> Street



## Planning Commission

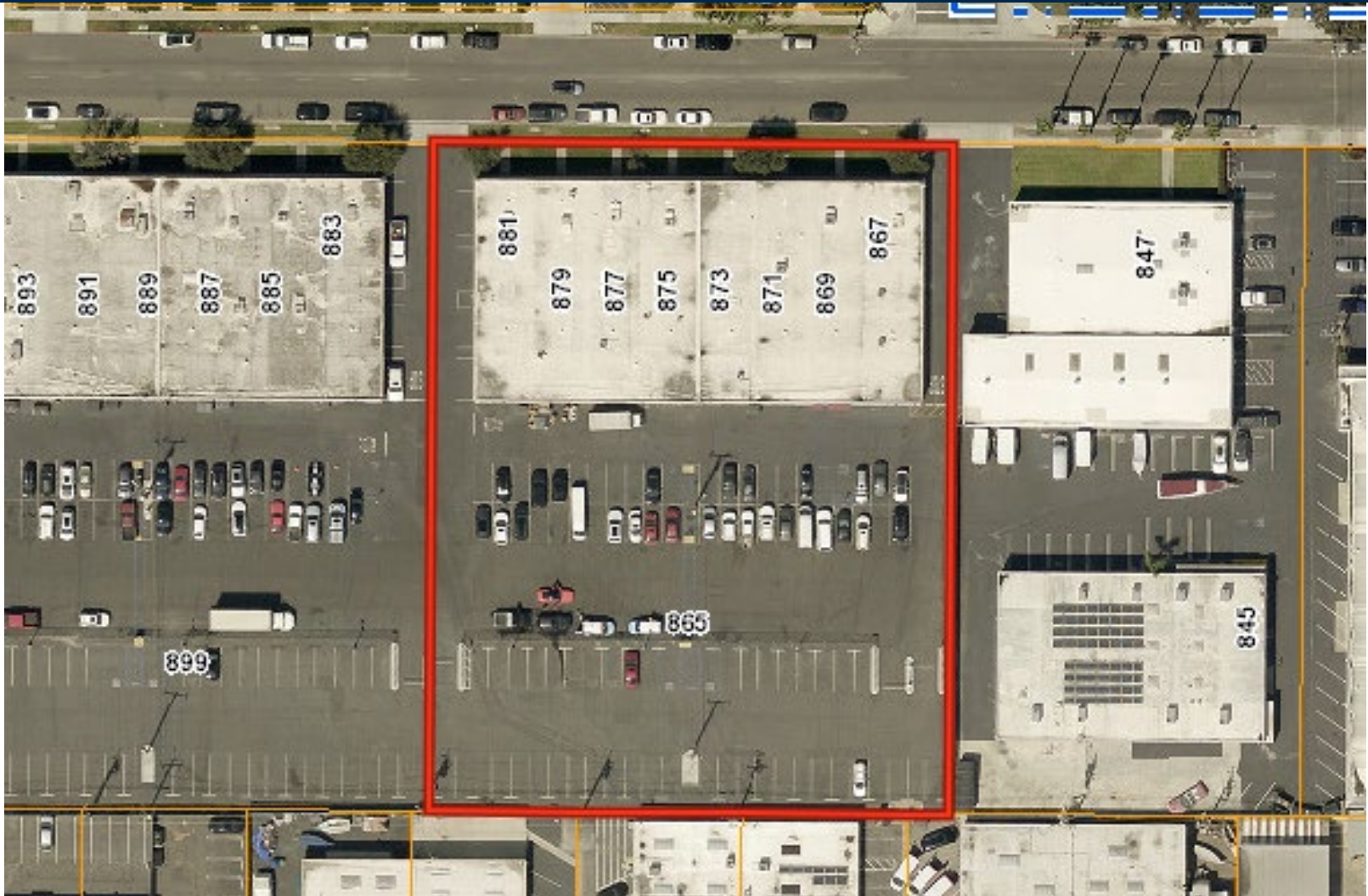
Public Hearing

November 18, 2021

# Vicinity Map



# Vicinity Map





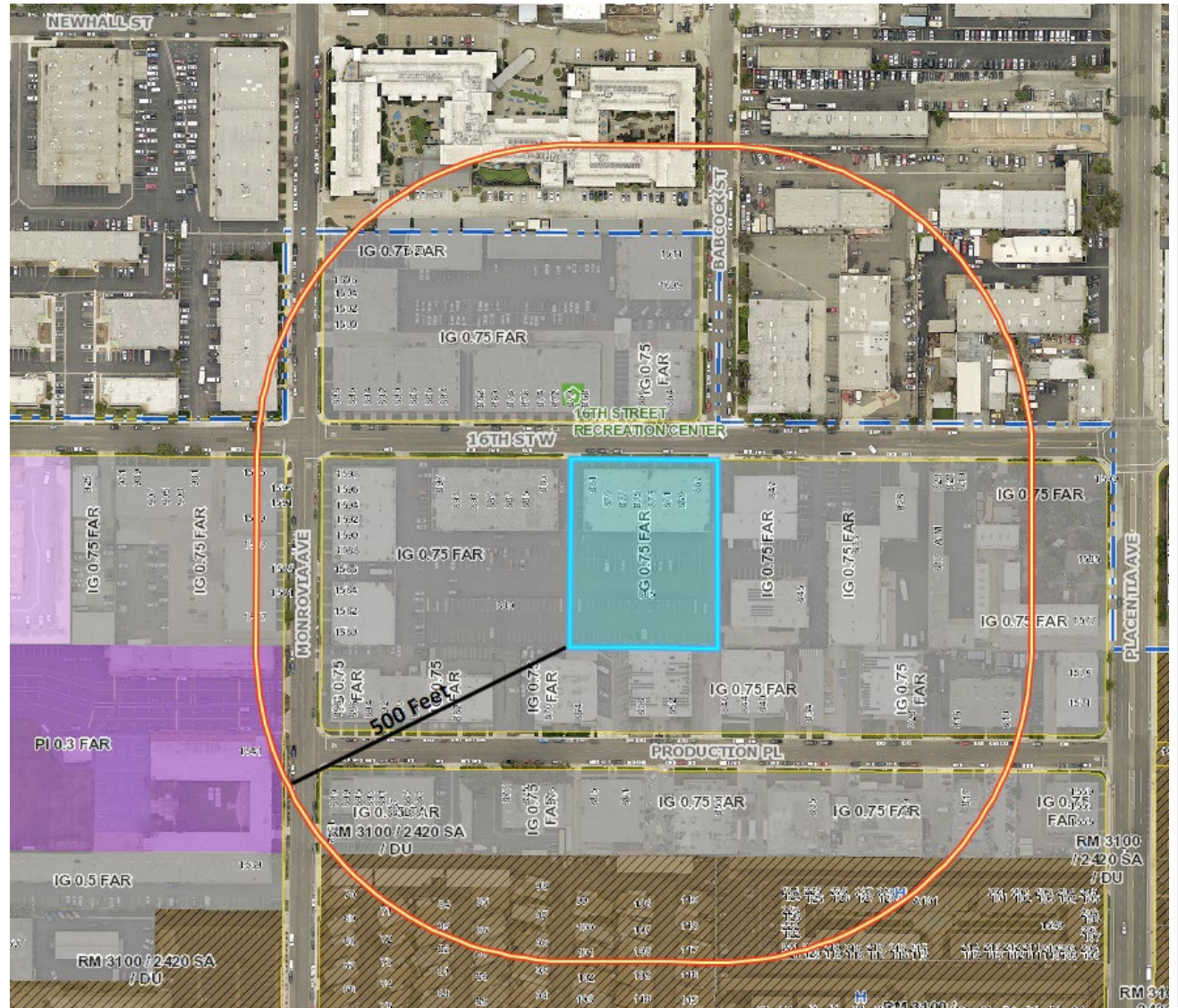
## Background

- 2010 – wine production, retail, limited tastings
- February 2021 – Ordinance No. 2021-6 allowing wine tasting room in IG
  - Separation from schools
  - Separation from other wine tasting rooms



# Separation from Schools

# Separation Between Wine Tasting Rooms



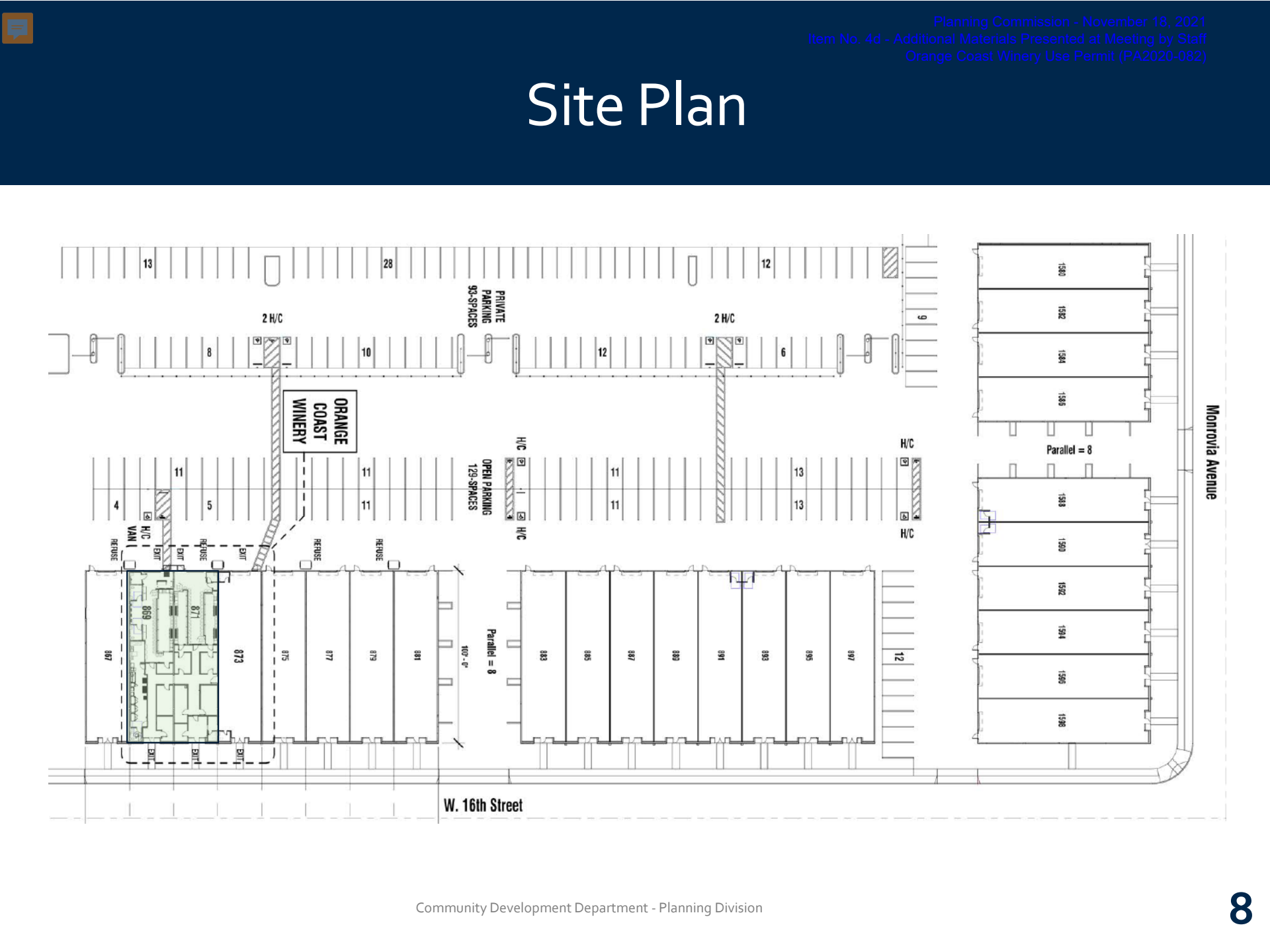
## Project Details

- Wine Tasting Room
- Type 2 ABC license (wine grower)
- Parking 1 space per 4 occupants
- Maximum occupancy 99 people
- 5pm-9pm weekdays, noon-9pm weekends

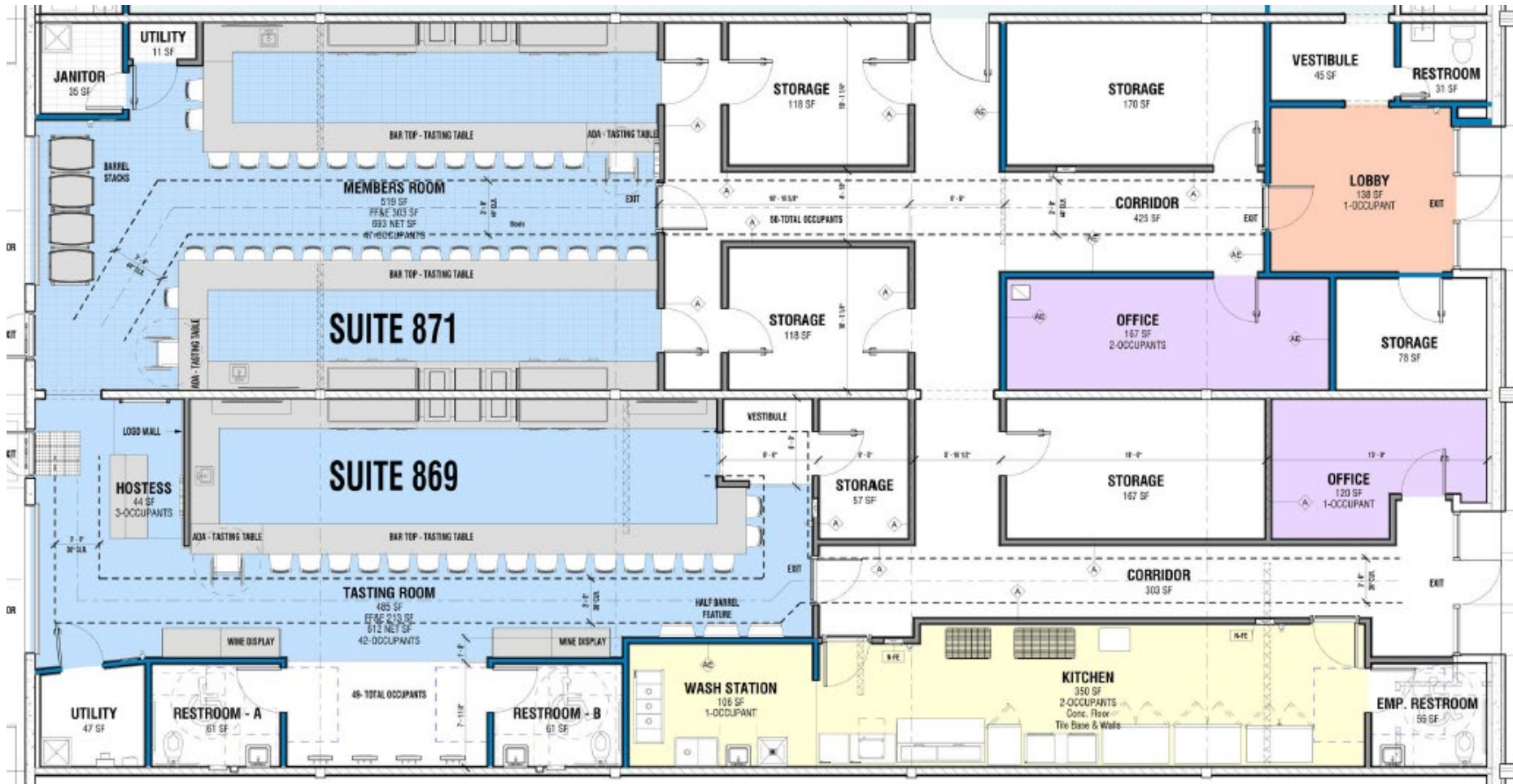


Planning Commission - November 18, 2021  
Item No. 4d - Additional Materials Presented at Meeting by Staff  
Orange Coast Winery Use Permit (PA2020-082)

# Site Plan



# Floor Plan



## Conditions of Approval

- Hours of operation
  - 5pm-9pm weekdays
  - Noon-9pm weekends
- No kitchen with exhaust
- No live entertainment/dancing
- Training program for employees
- Security recording

# Trash Enclosure Condition of Approval No. 13



## CEQA Review

- Categorical exemption –  
Section 15301 (Class 1 –  
Existing Facilities)

## Recommended Action

- Conduct a public hearing
- Find project exempt from CEQA pursuant to Section 15301 under Class 1 (Existing Facilities)
- Adopt resolution approving Use Permit No. UP2020-038

## For more information Contact

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# Thank you. Questions?