

hope and grace Wines - 6795 Washington St

hope and grace Wines is requesting a Use Permit to locate their business in the Washington Square Shopping Center, Bldg E (6795 Washington Street, which previously housed the Girard tasting room.

This is considered a new Use Permit and requires approval by the Town Council.

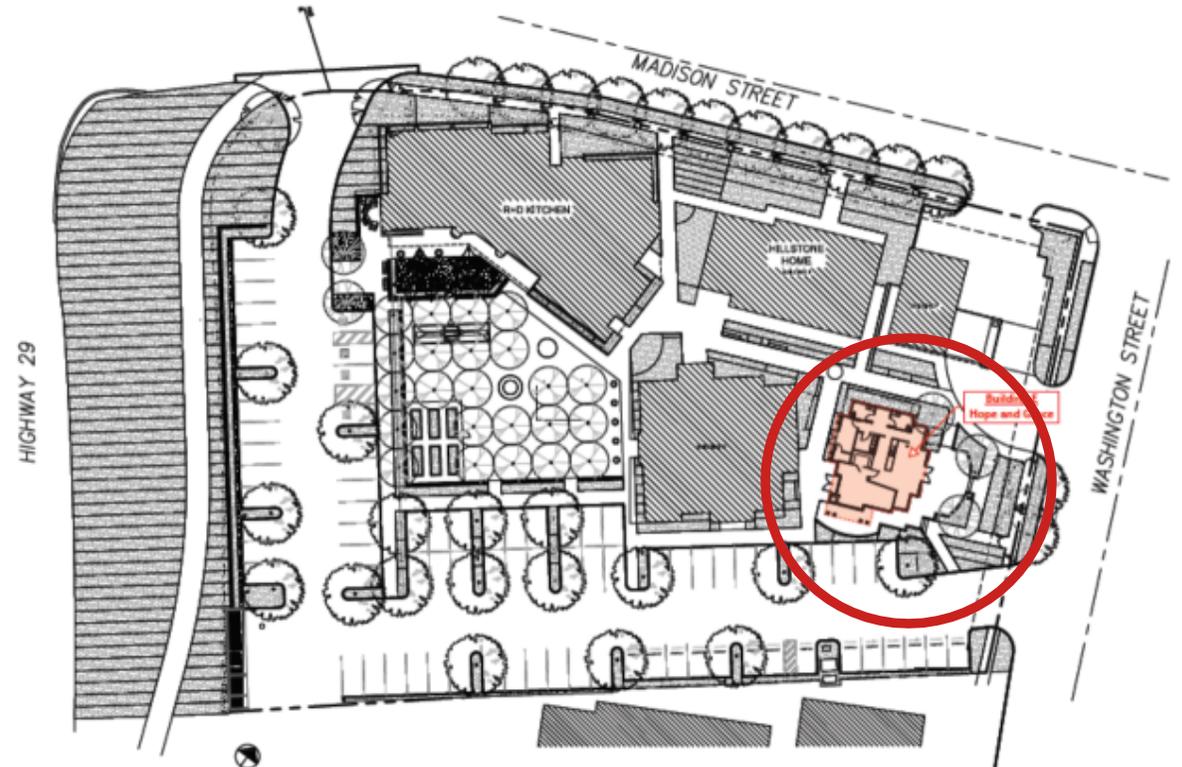
APPLICATIONS

Use Permit Amendment for a wine tasting room with alcoholic beverage sales

CEQA (Ca. Env. Quality Act):

- § Exempt under 15301 (minor alterations, restoration, and additions to existing structures), 15303 (conversion of small structures), and 15061(b)3 "common sense" exemption

SITE MAP



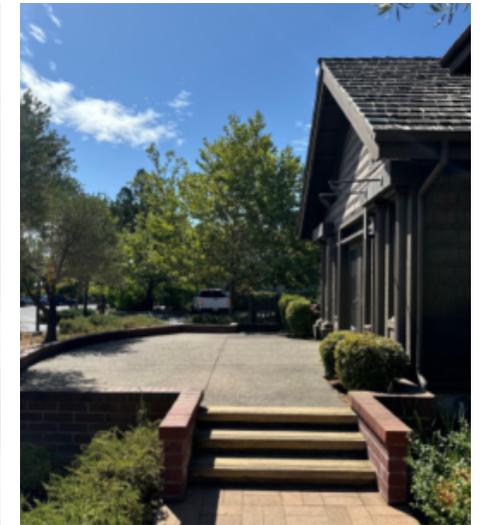
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EXISTING SITE CONDITIONS / BACKGROUND FOR 6795 WASHINGTON

- 6795 Washington Street, Building E, is a stand-alone structure that is part of the Washington Square commercial center. The building includes approx. 1,556 square feet of commercial space and an exterior patio facing Washington Street.

The building was previously occupied by the Girard tasting room, which operated at the location from 2008 to 2023. Girard's use permit allowed use of both the patio and interior spaces for wine tasting and associated sales and events.

- The Use Permit for Girard expired after a year of discontinued use.



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USE PERMIT REQUEST

- hope and grace Wines currently has a tasting room located at 6540 Washington Street
- Their lease is ending, and they wish to relocate their business to the Washington Square site.
- Operations will remain substantially the same at the new location:
 - Daily wine tastings from 9:30 am to 7:00 pm, indoors and outdoor patio
 - Pick up events from 4 pm to 6 pm (30-40 attendees throughout that time)
 - Evening events from 6 pm to 10 pm, when scheduled
 - Live music limited to indoor, acoustic (guitar or similar)
 - 25% of space dedicated to merchandise/retail sales
 - No food prep on site; catered or cheese plates only
 - 2-3 employees

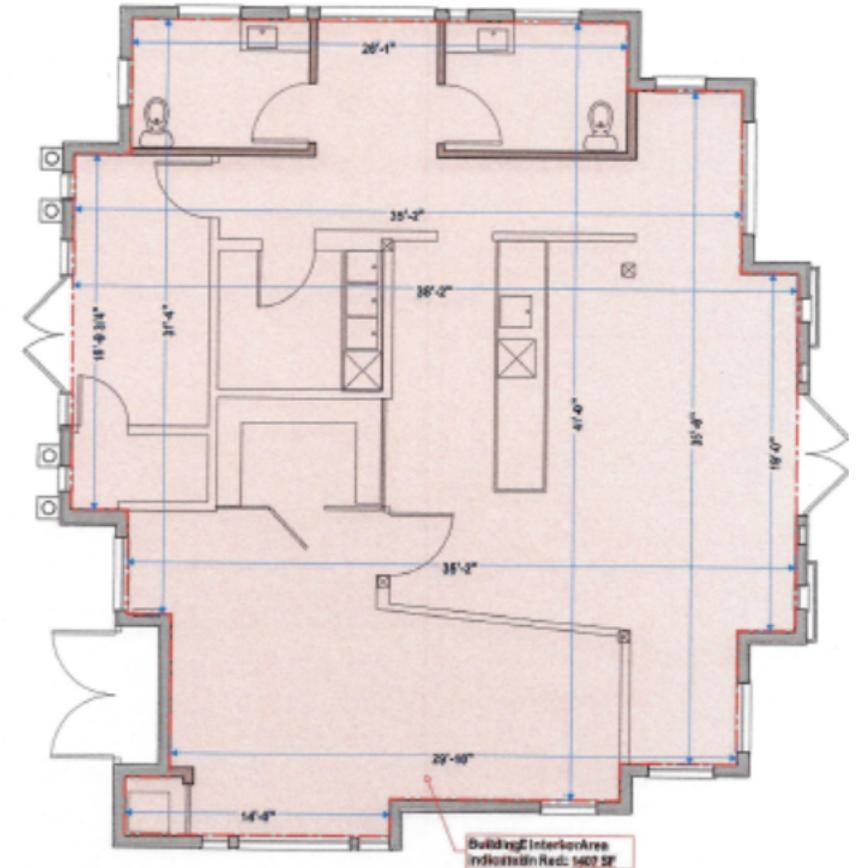


6540 Washington Street

hope and grace Wines - 6795 Washington St

USE PERMIT REQUEST

- No changes to outdoor patio, exterior of building, or increase of public space on the interior of building
- Interior improvements include new bar, 2-3 display cabinets, display shelves, appliances, and minor cosmetic improvements (lighting, paint, etc.)
- Seating:
 - 30 to 40 indoor seats (including private tasting room)
 - 12 outdoor patio seats
- Use permit request is similar to the Girard tasting room operations. No known issues with either Girard's or the current operations of hope and grace Wines



EXISTING BUILDING E FLOOR PLAN
Scale: 1/8" = 1'-0"



hope and grace Wines

CONCEPTUAL SEATING PLAN

ENTRY AREA

- Bar area with 6 stools (6)
- 1 or 2 round tables with 2 to 4 chairs (4 to 8)

MAIN TASTING ROOM

- Bar Area with 6 stools (6)
- 1 round table with 2 to 4 chairs (2 to 4)
- 2 settees or similar with 2 to 3 seats (4 to 6)

PRIVATE TASTING ROOM

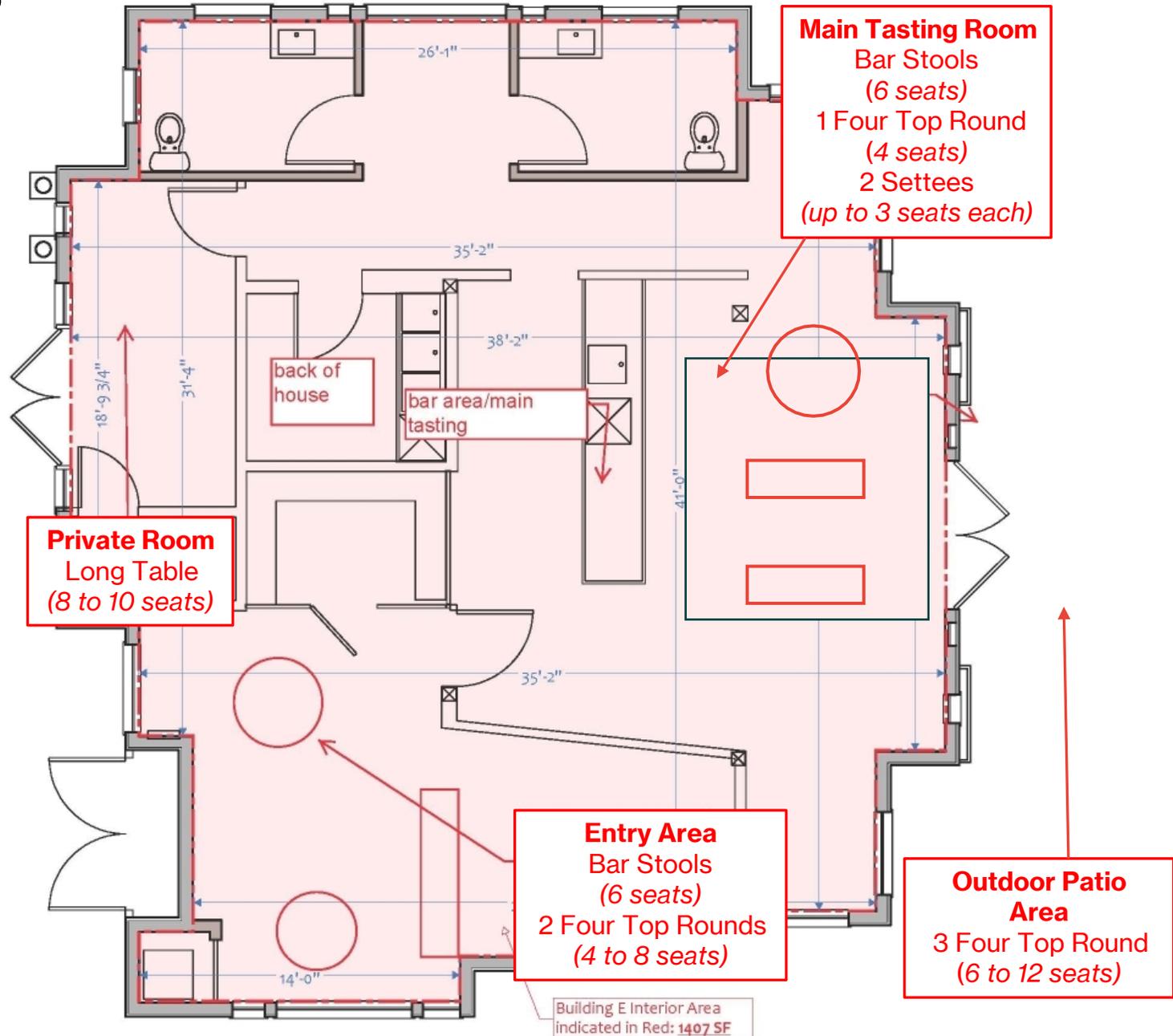
- Long table with 8 to 10 chairs (8 to 10).

OUTDOOR PATIO

- 3 round table with 2 to 4 chairs (6 to 12)

TOTAL SEATING CAPACITY: 36 to 52

Previous Maximum allowed for Girard's: 45



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ZDRB REVIEW

- Supportive of a small local business wishing to relocate to a new location.
- Key conditions of approval:
 - Limit special events to 40 attendees
 - Allow up to 2 special events per month
 - Limit patio seating to 12 seats
 - Live music to be only indoors and not amplified
 - Require outdoor wine consumption be related to use
 - Daily hours of:
 - Tasting room hours 9:30 am to 7 pm
 - Special events from 6 pm to 10 pm, with main event space to be inside
 - Participate in Town's Employee Parking Management System

ADDITIONAL CONSIDERATIONS

- Indoor/Outdoor Seating Capacity
- Any limits on outdoor use of patio for special events
- Any other considerations as determined by Town Council



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Staff and ZDRB Recommendation:

Adopt a Resolution:

- 1) Finding the Project Exempt under CEQA Sections 15301 (minor alterations, restoration, and additions to existing structures), 15303 (conversion of small structures), and 15061(b)3 "common sense" exemption
- 2) Approving the Use Permit for a wine tasting room with alcoholic beverage sales, subject to conditions of approval.

