



SMALL TOWN, BIG BEACH

COUNCIL AGENDA SUMMARY

DATE: June 6, 2022

TO: Mayor Craft and Members of the City Council

FROM: Andy Bauer, Zoning Administrator

ISSUE: **ZA22-000027 Waterway Wines Site Plan/ Conditional Use Permit**

SUMMARY OF REQUEST: Applicant seeks Site Plan/CUP approval for a mixed use development consisting of a retail wine store, wine tasting room and limited restaurant, and 4 multifamily dwelling units.

In accordance with Article 10-2 B., Deviations, of the Zoning Ordinance, the applicant seeks to deviate from strict compliance with underlying zoning and overlay district standards, therefore a CUP is required. Conditional Use Permit applications require public hearings by the Planning Commission and City Council.

BACKGROUND: May 24, 2022 Planning Commission Meeting. The Commission unanimously voted, 7-0, to recommend approval of Waterway Wines Site Plan/CUP to the City Council with one condition.

RECOMMENDATION: Staff and the Planning Commission recommend approval of the Site Plan/CUP with the following condition:

1. Grant a deviation from Article 13-5, Alteration of Nonconforming Structures, to allow the applicant to adaptively reuse the existing building and premises.

PREVIOUS COUNCIL ACTION: Not Applicable

BUDGET IMPLICATIONS: Not Applicable

RELATED ISSUES: Not Applicable

ATTACHMENTS: Waterway Wines Staff Report and Plans

DEPARTMENT: Planning & Zoning

STAFF CONTACT: Andy Bauer, Zoning Administrator