



City of San Juan Bautista

The "City of History"

www.san-juan-bautista.ca.us

AGENDA

SPECIAL PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

MONDAY ~ DECEMBER 14, 2020

~ PUBLIC PARTICIPATION BY ZOOM ONLY ~

DO NOT ATTEND THIS MEETING IN PERSON*

Join Zoom Meeting at <https://us02web.zoom.us/j/89139397209>

Meeting ID# 89139397209

NO PASSWORD REQUIRED

Dial by your location +1 669 900 6833 US (San Jose)

ZOOM TUTORIAL - <https://www.youtube.com/watch?v=fMUxzrgZvZQ>

**All residents to follow the CDC Guidelines regarding preventative measures. We can all do our part to flatten the curve and prevent further spread of COVID-19.*

Written comments may be mailed to City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us not later than 5:00 p.m., December 14, 2020, and will be read into the record during public comment on the item.

1. **Call to Order** **6:00 PM**
Pledge of Allegiance
Roll Call
2. **Public Comment – Only on items on the agenda**
3. **Consent Items**
All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the Commission, a staff member, or a citizen.
 - A. **Approve Affidavit of Posting Agenda**
 - B. **Approve Affidavit of Posting Public Hearing Notice**
 - C. **Approve Affidavit of Posting Revised Public Hearing Notice**

4. Public Hearing Items

- A. Consider an application for a Conditional Use Permit (CUP) to allow on-site sales of alcoholic beverages (Type 41 license) for the property located at 300 Third Street (currently Mission Café) Assessor's Parcel Number: 002-160-010**

5. Comments

- A. Planning Commissioners**
- B. Contract Senior Planner**
- C. City Manager**

6. Adjournment

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 9th DAY OF DECEMBER 2020, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 9th DAY OF DECEMBER 2020.



TRISH PAETZ, DEPUTY CITY CLERK

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION PUBLIC HEARING NOTICE AND MAILED THE PUBLIC HEARING NOTICE TO PROPERTY OWNERS WITHIN 300 FEET OF 300 THIRD STREET. I FURTHER DECLARE THAT I POSTED AND MAILED SAID NOTICE ON THE 4th DAY OF DECEMBER 2020, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 9th DAY OF DECEMBER 2020.



TRISH PAETZ
DEPUTY CITY CLERK

**NOTICE OF PUBLIC HEARING
CITY OF SAN JUAN BAUTISTA**

Pursuant to Government Code Section 65090, the **Planning Commission** of the City of San Juan Bautista gives notice of a public hearing on **December 14, 2020** at 6:00 p.m. in the Council Chambers at San Juan Bautista City Hall, 311 Second Street. During the public hearing, the following items will be discussed:

Conditional Use Permit (CUP) to allow on-site sales of alcoholic beverages (Type 41 license) for the property located at 300 Third Street (currently Mission Café) Assessor's Parcel Number: 002-160-010

Staff reports and the full text of all items to be discussed will be available for public review at City Hall on **December 9, 2020**. All members of the public are encouraged to attend the meeting and may address the Planning Commission on the issue during the public hearing. Written comments may be hand delivered or mailed to City Hall (311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045), or e-mailed to cityplanning@san-juan-bautista.ca.us, not later than **5:00 p.m., December 11, 2020**.

If a challenge is made on the action of the proposed project, pursuant to Government Code Section 65009 court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

Posted: December 4, 2020

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION PUBLIC HEARING NOTICE. I FURTHER DECLARE THAT I POSTED SAID NOTICE ON THE 7th DAY OF DECEMBER 2020, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 9th DAY OF DECEMBER 2020.



TRISH PAETZ
DEPUTY CITY CLERK

REVISED

**NOTICE OF PUBLIC HEARING
CITY OF SAN JUAN BAUTISTA**

Pursuant to Government Code Section 65090, the **Planning Commission** of the City of San Juan Bautista gives notice of a public hearing on **December 14, 2020** at 6:00 p.m.

In order to protect public health, the meeting will be held via teleconference and accessible electronically. There will be NO physical location of the meeting for members of the public or the Commission. Members of the public and the Commission may participate virtually. Members of the public are instructed to be on mute during the proceedings and to speak only when public comment is allowed, after requesting and receiving recognition from the Planning Commission Chairperson.

During the public hearing, the following items will be discussed:

Conditional Use Permit (CUP) to allow on-site sales of alcoholic beverages (Type 41 license) for the property located at 300 Third Street (currently Mission Café) Assessor's Parcel Number: 002-160-010

Staff reports and the full text of all items to be discussed will be available for public review at City Hall and on the City website on **December 9, 2020**. All members of the public are encouraged to attend the meeting remotely via Zoom and may address the Planning Commission on the issue during the public hearing. Written comments may be hand delivered or mailed to City Hall (311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to cityplanning@san-juan-bautista.ca.us, not later than **5:00 p.m., December 11, 2020**.

The Meeting will be virtual via Zoom. You can access the meeting at <https://us02web.zoom.us/j/89139397209>. An agenda will be posted on the City website and distributed not later than December 9.

If a challenge is made on the action of the proposed project, pursuant to Government Code Section 65009 court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

Posted: December 7, 2020



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

AGENDA TITLE: Conditional Use Permit (CUP) to allow on-site sales of alcoholic beverages (Type 41 – Beer and Wine) for the property located at 300 Third Street (currently Mission Café) Assessor's Parcel Number: 002-160-010.

MEETING DATE: December 14, 2020 (SPECIAL MEETING)

SUBMITTED BY: David J. R. Mack, AICP, City Planner

DEPARTMENT HEAD: Don Reynolds, City Manager

APPLICANT: Veronica Pirl

ZONING/LAND USE: Mixed Use

RECOMMENDED ACTION(S): Staff recommends the following the Planning Commission:

1. Consider the Conditional Use Permit application for on-site sale of alcoholic beverage for the Mission Café restaurant; and
2. Approve a Resolution to grant the Conditional Use Permit Application.

BACKGROUND INFORMATION:

On December 3, 2020, Veronica Pirl (Applicant) applied for a Conditional Use Permit (CUP) (**Attachment 2**) to allow on-site alcoholic beverage sales (Type 41 – Beer and Wine) associates with the existing restaurant use located at 300 Third Street (currently the Mission Café).

Pursuant to San Juan Bautista Municipal Code (SJBMC) Section 11-02-050 (*Permitted and Conditional Uses by Zoning District, Use Matrix*) the proposed activity within the Mixed Use zoning classification requires the Planning Commission to consider and grant a Conditional Use Permit for on-site alcoholic beverage sales.

The proposed project does not involve any structural alterations, additions, or changes to the building and/or exterior parklet; therefore even though the site is located within the Historic District of Downtown, no other discretionary planning permit or consideration (Site & Design Review or Historic Evaluation) is required for the provision of alcohol sales.

PROCESS/ANALYSIS:

SJBMC Section 11-20-030 details the Findings required to be made, by the Planning Commission, for all proposed Use Permit applications.

- A) *That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, Zoning Ordinance, and the economic, social and environmental status of the City.*

Evidence: The proposed use is a conditionally permitted use in the zoning ordinance, and a normal use for a restaurant establishment. The proposed use will provide potential economic benefit to the business establish and city as a whole, by providing additional merchant and sale tax revenue.

- B) *That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts related to noise, odor, pollution, etc.; and*

Evidence: The proposed use is consistent with the normal activities of a restaurant establishment, and will not cause undue environmental impacts related to noise, odor or pollution. On-site alcoholic sales, in general, do not result in additional noise, release of odor of trash generation, above the level that is sustainable for a restaurant establishment.

- C) *That the use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the City and its residents.*

Evidence: The proposed use will not adversely affect the health of safety of persons living or working in the vicinity or be detrimental to the public welfare of the City and/or its residents. The sale of on-site alcoholic beverages (beer and wine) is considered a normal experience at a restaurant establishment, and is similar to multiple restaurant establishment located within the jurisdiction of San Juan Bautista.

CONDITIONAL USE PERMIT APPROVAL

The Conditional Use Permit approval runs with the land, and is not specific to the existing business and/or business owner/operator, and is transferrable to any subsequent restaurant use and/or business operator/owner on the same site/location and within the existing structure. Any new business would need to obtain their own alcohol license, from the Department of Alcoholic Beverage Control (ABC) and have the city complete the required Zoning Affidavit prior to commencement of sales of alcoholic beverages (**Attachment 3**).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The project can be considered to be categorically exempt from the California Environmental Quality Act, per Section 15301 (Class 1) which exempts the operation, permitting, leasing, or licensing of existing public or private structures/facilities, involving negligible or no expansion of the existing use.

The granting of the CUP to allow on-site sales of alcoholic beverages at an existing restaurant establishment will not involve any expansion or change in the existing use, and will not require an expansion of the existing structure/facility.

None of the exceptions found in Section 15300.2 apply to the project site, in so much as the project is not located in an area of critical concern, will not pose a cumulative impact, is not located on or adjacent to a scenic highway, and is not located on or near a hazardous materials site.

ATTACHMENTS:

1. Draft Resolution of Approval
 - a. Recommended Conditions of Approval.
2. Application Form
3. ABC – Zoning Affidavit Form

**DRAFT
RESOLUTION 2020-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A CONDITIONAL USE PERMIT TO ALLOW ON-SITE SALES OF ALCOHOLIC BEVERAGES (TYPE 41 – BEER AND WINE) FOR THE PROPERTY LOCATED AT 300 THIRD STREET (CURRENTLY MISSION CAFÉ), ASSESSOR’S PARCEL NUMBER 002-160-010.

WHEREAS, on December 3, 2020, the City of San Juan Bautista Community Development Department received an application for a Conditional Use Permit (CUP) to allow on-site alcohol sales at an existing restaurant establishment located at 300 Third Street; and

WHEREAS, on December 4, 2020, the Conditional Use Permit Application was deemed complete by all departments and recommended conditions of approval were developed; and

WHEREAS, City Staff reviewed the application, made the required determination under San Juan Bautista Municipal Code (SBJMC) Section 11-20-030 (Use Permit – Required Findings); and

WHEREAS, the Planning Commission timely conducted a public hearing on December 14, 2020 to consider approval of the Conditional Use Permit to allow on-site sales of alcoholic beverages (Type 41 – Beer and Wine) for the property located at 300 Third Street (currently the Mission Café); and

WHEREAS, the Conditional Use Permit approval runs with the land, and is not specific to the existing business and/or business owner/operator, and is transferrable to any subsequent restaurant use and/or business operator/owner on the same site/location and within the existing structure; and

WHEREAS, the Planning Commission, upon reviewing the application materials, staff report, and draft resolution, determined that the project is Categorically Exempt under Section 15303 of the California Environmental Quality Act. Section 15301 (Class 1) of the California Environmental Quality Act exempts the operation, permitting, leasing, and/or licensing of existing public or private structures/facilities, involving negligible or no expansion of the existing use. The granting of the Conditional Use Permit to allow on-site sale of alcoholic beverages at an existing restaurant establishment will not involve any expansion of change in the existing use, and will not require an expansion of the existing structure/facility. None of the exceptions found in Section 15300.2 apply to the project site, in so much as the project is not located in an area of critical concern, will not pose a cumulative impact, is not located on or adjacent to a scenic highway, and is not located on or near a hazardous materials site.

WHEREAS, upon reviewing the application materials, staff report, and draft resolution, the Planning Commission finds that the project meets all of the Use Permit requirements in Section 11-20-030 of the San Juan Bautista Municipal Code, as detailed below:

SECTION 11-20 – USE PERMIT REQUIRED FINDINGS:

The following findings are required for the approval of a Conditional Use Permit Application (11-20-030):

- A) *That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, Zoning Ordinance, and the economic, social and environmental status of the City.*

Evidence: The proposed use is a conditionally permitted use in the zoning ordinance, and a normal use for a restaurant establishment. The proposed use will provide potential economic benefit to the business establish and city as a whole, by providing additional merchant and sale tax revenue.

- B) *That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts related to noise, odor, pollution, etc.; and*

Evidence: The proposed use is consistent with the normal activities of a restaurant establishment, and will not cause undue environmental impacts related to noise, odor or pollution. On-site alcoholic sales, in general, do not result in additional noise, release of odor of trash generation, above the level that is sustainable for a restaurant establishment.

- C) *That the use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the City and its residents.*

Evidence: The proposed use will not adversely affect the health of safety of persons living or working in the vicinity or be detrimental to the public welfare of the City and/or its residents. The sale of on-site alcoholic beverages (beer and wine) is considered a normal experience at a restaurant establishment, and is similar to multiple restaurant establishment located within the jurisdiction of San Juan Bautista.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista approves a Conditional Use Permit to allow on-site sales of alcoholic beverages for the property located at 300 Third Street (currently the Mission Café), San Juan Bautista (APN: 002-160-010), subject to the recommended Conditions of Approval attached.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 14th day of December, 2020, by the following vote:

AYES, COMMISSION MEMBERS:

NOES, COMMISSION MEMBERS:

ABSENT, COMMISSION MEMBERS:

ABSTAIN, COMMISSION MEMBERS:

Scott Freels, Planning Commission Chair

ATTEST:

Trish Paetz, Deputy City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL

- 1) Prior to the commencement of alcohol sales, the Owner/Applicant shall submit the ABC Zoning Affidavit to the City for completion and approval.
- 2) Prior to the commencement of alcohol sales, the Owner/Applicant shall submit proof of a finalized Type 41 Alcohol License, issued by the Department of Alcoholic Beverage Control (ABC).
- 3) Prior to the commencement of alcohol sales, the Owner/Applicant shall post signs within the establishment and near the border of the on-street parklet that state "*No consumption of alcohol outside of these premises*" or similar language.

Revised
DEC 03 2020
LST

ITY 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

PLANNING APPLICATION COVER PAGE

TYPE OF APPLICATION (CHECK ALL THAT APPLY).

- Historic Resource Design Review
 - Informal Project Review
 - Major Projects
 - Minor Projects
- Design Review
 - Informal Project Review
 - Major Projects
 - Minor Projects
 - Sign Permit
- Conditional Use Permit/Amendment
- Tentative Map Major
- Tentative Map Minor
- Planning Unit Development
- Annexation
- Urban Growth Boundary
- Rezoning / Pre-zoning
- General Plan Amendment
- Zoning Text Amendment
- Certificate of Compliance
- Lot Line Adjustment
- Secondary Dwelling Unit
- Variance
- Permit Amendment
- Appeal
- Other _____

Applicant(s):

Name: Veronica Pineda
Mailing Address: PO Box 733 San Juan Bautista CA 95045
Phone: 831-801-9929 email: veronica.pineda@hotmail.com

Property/Land Owner(s):

Name: Mary Ann Barragan
Mailing Address: 473 5th St. Hollister CA 95023
Phone: 831-636-9120

Name and mailing address of property owner's or applicant's duly authorized agent who is to be furnished with notice of hearing (Section 65091 - California Government Code):

Name: Veronica Pineda Clara Pineda
Mailing Address: PO Box 733 San Juan Bautista CA
Phone: 831-801-9929 email: veronica.pineda@hotmail.com

Project Address/Location: _____

Most Current Assessor's Parcel Number: 002-160-010

For Office Use Only:		
Date Application Submitted _____	Deposit Collected \$ _____	Date _____
Date Application Complete _____	Billing Number _____	
File Number(s) _____		



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

PROJECT DESCRIPTION

Name of Project Applicant: VERONICA PIRL MISSION CAFE

Mailing Address: PO BOX 733 SAN JUAN BAUTISTA CA 95045 Phone: 831-8019929

Name of the project: mission cafe

Project location (address and/or Assessor's Parcel Number(s): 002-160-010
300 third street san j8an bautista ca 95045

Size of project site (acreage): 900 sq ft within existing building

Existing General Plan Land Use Designation: mixed- use

Existing Zoning Designation: MU - mixed- Use

Describe the existing land use(s) of the site: _____

The building current contains breakfast and lunch cafe and we will expand for dinner as well plus is several retail shops around.

Describe the existing land use of properties surrounding the site: _____

300 third street is flanked buy other mixed- use buildings, including retail shops and other restaurants.



CITY OF SAN JUAN BAUTISTA

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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 \$1575.00 for major/minor \$787.50 or \$603.75 for amendment to existing permit
- 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)
- 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

P:\Forms\Conditional Use Permit Major_Minor_Amendment.doc

- 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
- 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
- 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.

10/16/2020

P:\Forms\Conditional Use Permit Major_Minor_Amendment.doc

Describe the proposed land use(s)/Project: _____

We intend to sell wine and beer at our restaurant and we will expand our hours for dinner.

We would like to add part of our menu from our Basque restaurant that we where forced to close for the pandemic, so we would like to fusion both restaurants in one.

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: _____

We have already 4 employes and we will hire 4 more employess. Our operations will be from 8;00am to 3;00pm Monday -Thursday and 8:00am to 8:00pm Friday -Sunday

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

We are applying for 41- sale beer and wine eating place, just like the Basque restaurant

Please describe the proposed scheduling and implementation of the project: _____

We plan to begin operation as soon as our ABC license is approved. _____

Please provide any additional relevant information that can assist in the processing of this application: _____

Instructions to the Applicant: Complete Items 1 - 14. Sign and date the form and submit it to ABC.

1. APPLICANT(S) NAME (Last first middle): Paul Veronica Paul

2. PREMISES ADDRESS (Street number and name, city, zip code): 300 Third St San Juan Bautista, CA 95045

3. PARCEL NUMBER OF PROPERTY (Local Parcel Number, Assessor's Parcel #): 002-160-010

4. TYPE OF LICENSE APPLIED FOR: 41

5. UPGRADE OF LICENSED PRIVILEGES: Yes No

6. CURRENT LICENSE TYPE AT THIS LOCATION IF ANY: _____

7. TYPE OF BUSINESS (e.g., restaurant, non-alcohol dispensation, etc.): Restaurant

8. ARE THE PREMISES INSIDE THE CITY LIMITS? Yes No

9. HOW ARE APPLICANT PREMISES ZONED? STATE TYPE (i.e., "C" commercial, "R" residential, etc.): _____

10. IS THE APPLICANT A MINOR? Yes No

11. IS THE APPLICANT A FOREIGNER? (If yes, please attach copy of receipt or C.U.P.): Yes No

12. IS THE APPLICANT A FOREIGNER? (If yes, please attach copy of receipt or C.U.P.): Yes No

13. NAME OF PLANNER CONTACTED AT PLANNING DEPARTMENT: _____

14. PLANNER'S PHONE NUMBER: _____

Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge and belief.

Signature: [Signature] Date: 10-20-20

FOR DEPARTMENTAL USE ONLY

C.U.P. Approved IF APPROVED, EFFECTIVE DATE: _____ FILE NUMBER: _____

C.U.P. Denied DATE DENIED: _____

GENERAL INFORMATION

*Section 23790 of the Business and Professions Code says that ABC may not issue a retail license contrary to a valid zoning ordinance. This does not mean that you cannot obtain a license if your proposed use is contrary to a valid zoning ordinance. This does not mean that you cannot obtain a license if your proposed use is contrary to a valid zoning ordinance.

*A conditional use zoning permit grant land-use has been in the proposed use in neighbors and other be affected by the p not make a final rec until after the local If the local governa your license applica

MISSION CAFE
 VERONICA PIRL D1827330
 300 THIRD STREET
 SAN JUAN BAUTISTA 95045-0733
 831-623-2220

16 49/1220 **834**

11-5-2020

Pay to the order of City of San Juan \$ 1,575.00
 Fifteen hundred seventy five dollars

UnionBank
 (609) 238-4465
 unionbank.com

for Zoning Affidavit. [Signature]

⑆ 22000496⑆ 0103294930⑆ 0834