



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Cover Memo

File #: PH 19-073, **Version:** 1

DATE: September 12, 2019

TO: Planning Commission

FROM: Planning Manager

SUBJECT

Proposed Establishment of an Off-Sale Retail Establishment (Wine Shop) with Ancillary On-Site Tastings Located at 1013 "B" Street, Assessor Parcel No. 428-0066-024-00. Paul Houston (Applicant); B Street Apartments Group LP (Property Owners), Requiring Approval of Conditional Use Permit Application No. 201903274.

RECOMMENDATION

That the Planning Commission approve the Conditional Use Permit application based on the analysis set forth in this report and the required Findings (Attachment II), and subject to the Conditions of Approval (Attachment III).

SUMMARY

Paul Houston of Houston Family Vineyards is requesting approval of a Conditional Use Permit (CUP) application to occupy an existing, vacant 975 square-foot ground floor tenant space located at 1013 "B" Street in the B Street Apartment Building for a new off-sale boutique wine shop, also referred to as a "winery". The proposed artisanal winery will include on-site fermentation, bulk aging, storage, bottling, tasting, and retail wine sales for off-site consumption (Alcoholic Beverage Control License Type 02). The project will also include several tenant improvements, retrofitting the interior tenant space for compliance with the Americans with Disabilities Act (ADA) and to meet compliance with current California Building and Fire Code requirements.

ATTACHMENTS

Attachment I	Staff Report
Attachment II	Findings for Approval
Attachment III	Conditions of Approval
Attachment IV	Business Plan and Floor Plan