



City of Sonoma

Agenda Item Summary

Meeting: City Council - Apr 01 2019

Department

City Council

Staff Contact

Cathy Capriola, City Manager
David A. Storer, AICP, Planning & Community
Services Director

Agenda Item Title

Waive Further Reading, Conduct Second Reading and Adopt an Ordinance Establishing New Zoning Regulations for Wine Tasting Facilities / Wine Bars in Specified Zoning Districts

Summary

At the meeting of March 18th, 2019, the City Council introduced and conducted the first reading of an ordinance amending Title 19 of the Sonoma Municipal Code that establishes new zoning regulations for wine tasting facilities/wine bars in specified zoning districts. The ordinance provides for (among other things) establishing a numerical limit of 25 wine tasting facilities/wine bars inside the Plaza Retail Overlay District (PROD), a numerical limit of two wine tasting facilities/wine bars on "block faces" and requires a Wine Tasting Use Permit (WTUP) for new wine tasting facilities/wine bars citywide. It also establishes new timelines for abandonment of uses and non-conforming uses.

Recommended Council Action

Staff recommends that the City Council conduct the second reading and adopt the ordinance.

Alternative Actions

Do not approve and request additional information.

Financial Impact

No immediate financial impact.

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
 - No Action Required
 - Action Requested
-

Attachments

[Wine Tasting Ordinance - FINAL EXHIBIT A WTO](#)

Alignment with Council Goals:

Not Applicable

Compliance with Climate Action 2020 Target Goals:

N/A

CC:

n/a

City of Sonoma

ORDINANCE # _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONOMA AMENDING TITLE 19 OF THE SONOMA MUNICIPAL CODE TO ESTABLISH NEW ZONING REGULATIONS FOR WINE TASTING FACILITIES/WINE BARS INCLUDING, BUT NOT LIMITED TO, DEFINITIONS, AND STANDARDS, ESTABLISHING USE PERMIT REQUIREMENTS IN SPECIFIED ZONING DISTRICTS IN THE CITY, ESTABLISHING NUMERICAL, LOCATIONAL AND OPERATIONAL LIMITS REQUIREMENTS AND REGULATIONS RELATING TO NON-CONFORMING USES INCLUDING FINDINGS THAT THE PROPOSED AMENDMENTS TO THE MUNICIPAL CODE ARE EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) PURSUANT TO CEQA GUIDELINES SECTION 15061(B)3.

WHEREAS, Sonoma is a community steeped in history with a small town environment. The City has endeavored to balance the City’s rich historic roots and small town character with growth in the wine industry and an influx of tourists. This balance is vitally important to the health of the City and of great value to the citizens. The City’s history, its residential districts, its beauty and its location in the midst of wine country have made Sonoma a special place in which to live and work. These special qualities of the City must be respected so that Sonoma can continue to retain its unique attributes and thrive; and

WHEREAS, Sonoma is also a City with an active and growing wine industry. The proximity of the City to Sonoma Valley and other wineries has contributed to establishing the City as a unique and desirable tourist destination. The location of the City has also made it an attractive location for wineries to establish retail locations for wine tasting and the sale of wine and related products; and

WHEREAS, the City’s 2020 General Plan states, that “Sonoma should continue to be characterized by variety in terms of land uses, building types, and housing, and this diversity should be consistent with preserving the town’s small-scale and historic character.”; and

WHEREAS, over the last several years, and due to the desirability of Sonoma as a tourist destination, the City has been and continues to experience a proliferation of Wine Tasting Facilities located in the City and primarily concentrated in the Plaza Retail Overlay District and Downtown areas. Between 2012 and the present the location of Wine Tasting Facilities in the roughly 4 block area of the Plaza Retail Overlay District has increased more than 77% ; and

WHEREAS, the City has received numerous expressions of concern from residents and business owners regarding the effects of the rapid proliferation of Wine Tasting Facilities in the City and specifically the downtown area. These concerns have been primarily related to the effect on the City’s historic and small town character, the balance of tourism related business to resident serving business, the secondary effects related to traffic, economic vitality, business diversity and the rapid rise in retail rent rates in the downtown; and

WHEREAS, the City has evaluated these concerns and has determined that wine tasting rooms have increased from 9% to 13% of the business establishments in the Plaza Retail Overlay District in the last 5 years, that other retail business in the downtown area have decreased substantially in the same time period and that rents for retail space in the area have

increased from the \$2.00 range to \$6.00 range per square foot in the zoning district in the last 8 years (a roughly 200% increase); and

WHEREAS, there is currently no restriction on the location of Wine Tasting Facilities in commercial areas of the City, including the downtown and the Plaza Retail Overlay District as such businesses are currently treated as General Retail uses which are permitted uses in those districts. Wine Tasting Facilities continue to increase in numbers in the Plaza Retail Overlay District and the downtown; and

WHEREAS, Sonoma desires to protect its existing historic and small town character, as well as its vibrant tourism industry and at the same time retain a livable, supportive environment for its existing residents and businesses, and to thrive in a manner consistent with its community values. Permitting the unregulated establishment of additional Tasting Room Facilities undermines the City's General Plan policy to maintain a variety of land uses and diversity consistent with preserving the small-scale and historic character of the City. ; and

WHEREAS, the City has studied the issue over the past two years, to identify the regulations necessary to foster an appropriate mix of uses and harmonize and prioritize the various policies relating to the mix of commercial business and proliferation of Wine Tasting Facilities and the impacts they have on community and historic character, neighboring land uses, economic vitality and quality of life; and

WHEREAS, on December 3, 2018, the City Council provided broad policy direction to staff on the regulation of wine tasting facilities. The City Council discussed policies specifically relating to the total number of wine tasting facilities, the location, size and concentration of said facilities within the City and asked for information regarding licensing as an option, the implications of establishing an amortization process for non-conforming uses and the timeline for the development of a draft ordinance.

WHEREAS, on January 14, 2019, staff returned to the City Council for additional discussion, consideration, and direction on regulations for wine tasting facilities. The City Council directed staff to present a draft ordinance to the Planning Commission for its review and consideration; and

WHEREAS, the Planning Commission held a duly noticed public hearing on February 25, 2019, to review a draft ordinance regulating wine tasting facilities and wine bars, consider the merits of the ordinance, and hear testimony in favor of, and in opposition to the ordinance; and

WHEREAS, on February 25, 2019, the Planning Commission found the proposed ordinance consistent with the General Plan and provided recommendations to the City Council on a draft ordinance regulating wine tasting facilities and wine bars; and

WHEREAS, the City Council held a duly noticed public hearing on March 18, 2019, to review a draft ordinance regulating wine tasting facilities and wine bars, consider the merits of the ordinance, and hear testimony in favor of, and in opposition to the ordinance; and

WHEREAS, the purpose of this ordinance is to establish new zoning regulations for wine tasting facilities/wine bars including, but not limited to, definitions, and standards, establishing use permit requirements in specified zoning districts in the City, establishing numerical and locational and operational limits and requirements and a specific time period relating to abandonment of non-conforming uses; and

WHEREAS, the City Council hereby finds this ordinance has been evaluated in accordance with the authority and criteria contained in the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines and the adoption of this ordinance is exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption and implementation of the ordinance to regulate wine tasting facilities and wine bars in that the ordinance establishes a permitting requirement which will ensure that each proposed wine tasting/wine bar facility is independently reviewed for adherence to specific criteria and the requirements of CEQA. The proposed ordinance is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) because it does not involve a commitment to any specific project that may result in a potentially significant physical impact on the environment; and

WHEREAS, the recitals set forth herein represent the findings of the City Council, are based on the record as a whole before the City and reflect the independent judgment of the City Council. The custodian of records is the City Clerk, #1 The Plaza, Sonoma, CA 95476.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SONOMA DOES ORDAIN AS FOLLOWS:

SECTION 1.

Section 19.10.050 Allowable land uses and permit requirements – Tables 2-2 and 2-3 are hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 2.

Section 19.50.120 Wine Tasting Facilities, is hereby repealed and replaced in its entirety as follows:

19.50.120 Wine Tasting Facilities and Wine Bars.

This section sets forth requirements for the establishment and operation of Wine Tasting Facilities and Wine Bars in zoning districts where they are allowed pursuant to SMC 19.10.050 (Allowable land uses and permit requirements).

A. All Wine Tasting Facilities and Wine Bars in zoning districts where they are allowed pursuant to 19.10.050 shall be subject to the issuance of a Wine Tasting Use Permit ("WTUP").

1. Purpose. A WTUP is intended to allow for a limited number of Wine Tasting Facilities and Wine Bars in the City. The numerical limitation on Wine Tasting Facilities and Wine Bars in specified zoning districts is intended promote the health, safety and welfare of the City of Sonoma, it's residents and visitors, by addressing an overconcentration of such establishments, providing for a mix of uses to promote a vibrant and healthy community, retail synergy, and a balance of visitor serving and resident serving uses. In addition, the provisions set forth in this section are intended to provide specific regulations for activities and uses which may be desirable in the applicable zoning district and compatible with adjacent land uses, but whose effect on the site and surroundings cannot be determined prior to being proposed for a particular location. The procedures of this section provide for the review of the location, design, configuration, and potential impacts of the proposed use, to evaluate the compatibility of the proposed use with surrounding uses and the suitability of the use to the site.

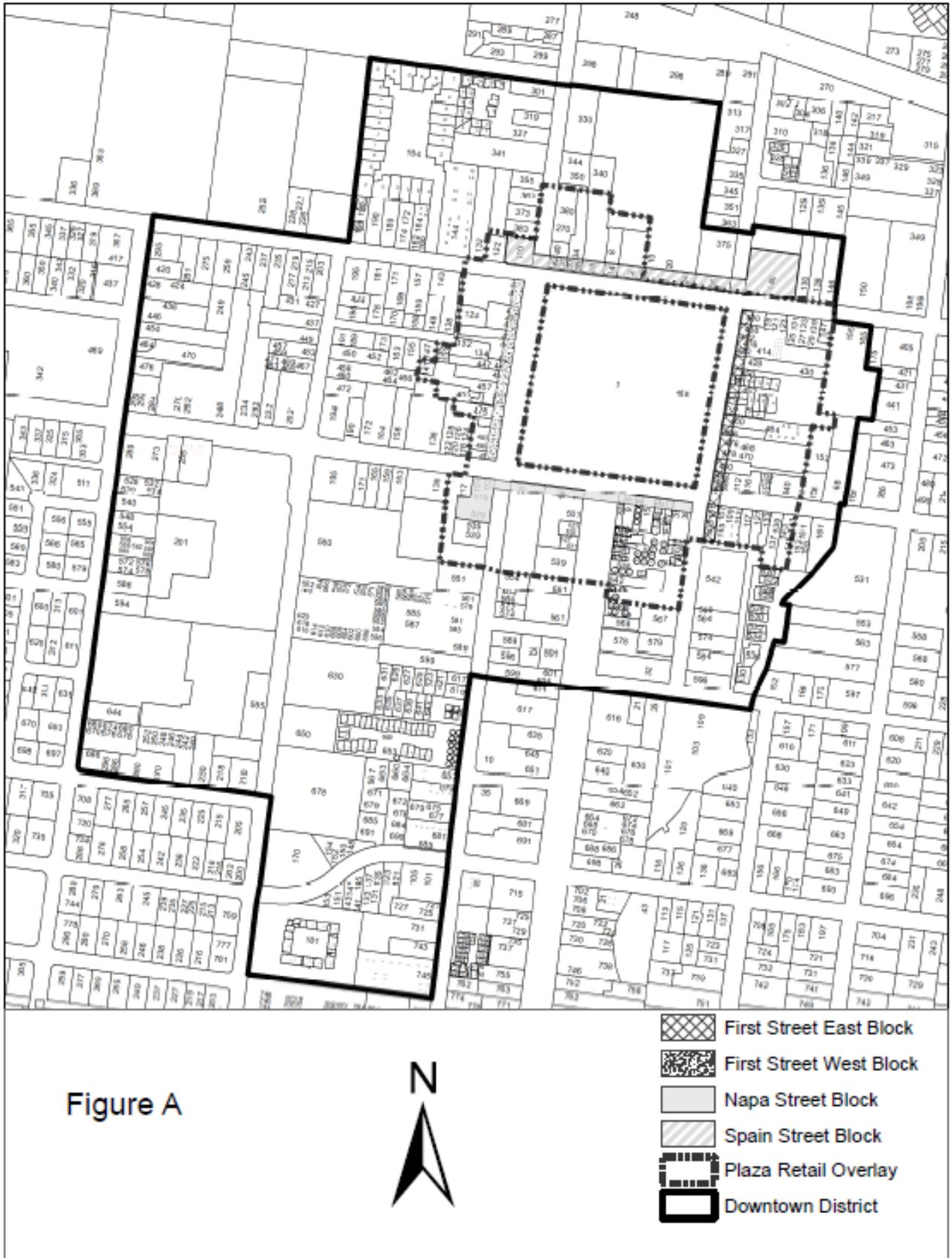
2. Applicability. A WTUP is required to authorize all new Wine Tasting Facilities and Wine Bars in the City. No WTUP shall be issued for any such use in the Plaza Retail Overlay District (PROD) until the number of existing non-conforming Wine Tasting Facilities and Wine Bars in the PROD are less than 25 in combined total. A WTUP may be issued for Wine Tasting Facilities and Wine Bars not proposed to be located in the PROD without regard to the numerical limitations set forth herein.

3. Application Requirements. An application for a WTUP shall be filed and processed in compliance with Chapter 19.52 SMC, Applications: Filing and Processing.

4. Project Review, Notice and Hearing. Each WTUP permit application shall be analyzed by the city planner to ensure that the application is consistent with the purpose and intent of this section. The Planning Commission shall conduct a public hearing on an application for a WTUP. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 19.88 SMC, Public Hearings.

5. Findings, Decision. Following a public hearing, the Planning Commission may approve or disapprove an application for a WTUP. The Planning Commission shall record the decision and the findings upon which the decision is based. The Planning Commission may approve a WTUP only if the Planning Commission first finds that:

- a. The proposed use is consistent with the General Plan and any specific plan;
- b. The proposed use is allowed with a WTUP within the applicable zoning district and complies with all applicable standards and regulations of this development code (except for approved variances and exceptions);
- c. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity;
- d. For a WTUP in the PROD, the total number of Wine Tasting Facilities and Wine Bars in the PROD, including all legal non-conforming and all existing Wine Tasting Facilities and Wine Bars with a valid WTUP are less than 25 in combined total;
- e. For Wine Tasting Facilities and Wine Bars proposed to face the Plaza on West Napa Street, First Street East, First Street West or Spain Street, there is no more than two Wine Tasting Facilities/Wine Bars already located or permitted by WTUP on the block face set forth in the application. For the purpose of this subsection 'block face' shall mean the block upon which the main entrance to the Wine Tasting Facility or Wine Bar is located and shall include the structures located at each corner of the above mentioned streets as depicted in Figure A. below.



- f. The proposed use will not adversely affect the welfare of the area residents, or result in an undue concentration of establishments dispensing alcoholic beverages in the area.
- g. The proposed use is located at an appropriate distance from:
 - 1. Potentially sensitive or incompatible uses such as religious facilities, schools, public parks and playgrounds, and other similar uses; and
 - 2. The size and proposed activity level of the use will be compatible with the uses, and/or character of, the surrounding area.
- h. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

6. Conditions of Approval. In approving a WTUP, the Planning Commission may adopt any conditions of approval deemed necessary to achieve consistency with the General Plan and any applicable specific plan, compliance with the provisions and purposes of this development code, and the protection of the public health, safety, and welfare. In addition, all WTUPs shall be subject to the following conditions:

- a. Ongoing compliance with applicable requirements and licensing of the California Department of Alcoholic Beverage Control and the Sonoma County Health Department is required.
- b. Hours for visits by appointment and by invitation-only wine functions (e.g., wine club events, marketing lunches, and winemaker dinners) shall not exceed 8:00 a.m. to 10:00 p.m. or as otherwise specified in the WTUP.
- c. Hours of operation for general public access shall not exceed 11:00 a.m. to 10:00 p.m. or as otherwise specified in the WTUP.
- d. Invitation-only functions shall be limited and shall occur no more frequently than 26 times per calendar year and no more than two times per week or as otherwise specified in the WTUP.
- e. no outdoor seating is permitted unless specifically allowed in the WTUP.
- f. all activity shall be limited specifically to the activity described in the WTUP. No expansion, enlargement of the area of use, or relocation/reconfiguration of any number of tables or seats shall be permitted without an issuance of amendment to the WTUP by the Planning Commission.

7. Expiration. A WTUP shall be exercised within one year from the date of approval or the permit shall become void, unless an extension is approved in compliance with Chapter 19.56 SMC, Permit Implementation, Time Limits, Extensions.

8. Wine Tasting Use Permit to Run with the Land. A WTUP granted in compliance with this section shall continue to be valid upon a change of ownership of the site, business, service, use or structure that was the subject of the permit application, provided that the use allowed pursuant to the such WTUP remains in continuous operation at the subject site without

interruption or abandonment. It shall be conclusively presumed that such use has been interrupted or abandoned if such use is discontinued for a period in excess of sixty (60) calendar days. In the event any of the following circumstances, the WTUP shall expire and be of no further force and effect: (1) the discontinuance of the Wine Tasting Facilities or Wine Bar use for a period in excess of sixty (60) calendar; or (2) the establishment of a different use at the site.

9. In all building permit and business license applications, the description of the premises shall match that provided to and approved by the California Department of Alcoholic Beverage Control.

B. Non-Conforming Wine Tasting Facilities and Wine Bars.

Notwithstanding the provisions of Chapter 19.82, the following shall apply to all non-conforming Wine Tasting Facilities and Wine Bars in the City.

1. Nonconforming Wine Tasting Facilities and Wine Bars may be continued subject to the following provisions, except as otherwise provided by subsection C. 3 below.

2. Nonconforming Uses of Land. A nonconforming Wine Tasting Facility or Wine Bar use may be continued, transferred, or sold; provided, that:

a. The use shall conform to all conditions of approval for any previously issued Use Permit, if any, and in all circumstances, the use shall not be enlarged, increased, extended to occupy a greater floor area or portion of the site or structure, than it lawfully occupied before becoming a nonconforming use; and no increase, relocation or reconfiguration of any number of tables or seats shall be permitted without an issuance of a WTUP by the Planning Commission.

b. Additional uses on the site shall not be allowed unless the nonconforming use is first discontinued or made to conform, and any replacement use complies with all applicable provisions of this development code.

c. The use shall be operated in ongoing compliance with applicable requirements and licensing of the California Department of Alcoholic Beverage Control and the Sonoma County health department.

d. Hours of operation for general public access shall not exceed 11:00 a.m. to 10:00 p.m., or as otherwise set forth in any use permit conditions of approval.

e. For Wine Tasting Facilities, hours for visits by appointment and by invitation-only wine functions (e.g., wine club events, marketing lunches, and winemaker dinners) shall not exceed 8:00 a.m. to 10:00 p.m.

f. For Wine Tasting Facilities, invitation-only functions shall be limited and shall occur no more frequently than 26 times per calendar year and no more than two times per week.

3. Loss of nonconforming status. If a nonconforming Wine Tasting Facility or Wine Bar use is discontinued for a continuous period of sixty (60) calendar days, it shall be concluded that the use has been abandoned. Without further action by the city, further use of the site or structure shall comply with all the regulations of the applicable zoning district and all other applicable provisions of this development code. The owner of the property in which a non-conforming

Wine Tasting Facility or Wine Bar is located and the owner of the non-conforming Wine Tasting Facility or Wine Bar, shall notify the City Clerk, on a form approved and provided by the City, and delivered to the City Clerk of the date that the wine tasting or wine bar use of any site or structure ceases for any period of time and the date that such use is re-established after a period of discontinuance. Such notice shall be delivered by personal delivery or certified mail, to the City Clerk no later than ten (10) days following the date that any wine tasting or wine bar use of any site or structure ceases, The failure to provide notice pursuant to this subsection shall result in a presumption that the discontinuance has been in effect for a continuous period in excess of sixty (60) calendar days.

SECTION 3.

Section 19.50.130 Wine Bars/tap rooms, is hereby repealed and replaced in its entirety as follows:

19.50.130 Tap Rooms.

This section sets forth requirements for the establishment and operation of tap rooms in zoning districts where they are allowed pursuant to SMC 19.10.050 (Allowable land uses and permit requirements).

A. General Requirements. All tap rooms shall be subject to the following requirements:

1. In use permit and building permit applications for any tap room, the description of the premises shall match that provided to and approved by the California Department of Alcoholic Beverage Control.
2. Ongoing compliance with applicable requirements and licensing of the California Department of Alcoholic Beverage Control and the Sonoma County health department is required.
3. Hours of operation for general public access shall not exceed 11:00 a.m. to 10:00 p.m., although more restrictive hours may be imposed through the use permit review process.

B. Additional Use Permit Findings. In addition to the findings set forth in SMC 19.54.040, the approval of a use permit for a tap room shall be subject to the following additional findings of the planning commission:

1. The proposed use will not adversely affect the welfare of the area residents, or result in an undue concentration of establishments dispensing alcoholic beverages in the area.
2. The proposed use is located at an appropriate distance from:
 - a. Potentially sensitive or incompatible uses such as religious facilities, schools, public parks and playgrounds, and other similar uses; and
 - b. The size and proposed activity level of the use will be compatible with the uses in, and/or character of, the surrounding area.
3. The proposed use will provide a service not currently available in the area that it will serve, or unique or unusual circumstances justify a new wine bar in a location where there are similar uses nearby.

SECTION 4.

Section 19.82.010 of the Sonoma Municipal Code is hereby amended to read as follows

19.82.010 Purpose of chapter.

This chapter establishes uniform provisions for the regulation of nonconforming land uses, structures, and parcels, with the exception of Wine Tasting Facilities and Wine Bars which are governed by section 19.50.120 B. of the Sonoma Municipal Code. Within the zoning districts established by this development code, there exist land uses, structures, and parcels that were lawful before the adoption, or amendment of this development code, but are prohibited, regulated, or restricted differently under the terms of this development code or future amendments. It is the intent of this development code to discourage the long-term continuance of these nonconformities, but to permit them to exist under limited conditions.

SECTION 5.

Section 19.92.020 Definitions, “T” , is amended to add the following:

Definitions, “T”.

“Tap room” means an establishment licensed under a Type 42 license issued by the California Department of Alcoholic Beverage Control devoted to the sampling and sale of only beer produced by one or multiple breweries for consumption on or off premises. Food may be served; provided, that: (1) food items are made off premises; (2) the facilities are approved by Sonoma County department of health services; (3) food items provided for consumption on site limited to cheeses, crackers, charcuterie and similar items made available strictly in conjunction with and ancillary to the wine tasting experience; and (4) the establishment is not a restaurant. Nothing in this definition or elsewhere in the development code pertaining thereto is intended to limit the rights and obligations imposed by the Department of Alcoholic Beverage Control with regard to issuance of a Type 42 license. Additional standards and regulations applicable to this use are found in SMC 19.50.130.

SECTION 6.

Section 19.92.020 Definitions, “W” – “Wine Bar/Tap room” and “Winery accessory uses” are amended to read as follows:

“Wine bar” means an establishment licensed under a Type 42 license issued by the California Department of Alcoholic Beverage Control devoted to the sampling and sale of wine produced by one or multiple wineries for consumption on or off premises. Food may be served; provided, that: (1) food items are made off premises; (2) the facilities are approved by Sonoma County department of health services; (3) food items provided for consumption on site limited to cheeses, crackers, charcuterie and similar items made available strictly in conjunction with and ancillary to the wine tasting experience; and (4) the establishment is not a restaurant. Nothing in this definition or elsewhere in the development code pertaining thereto is intended to limit the rights and obligations imposed by the Department of Alcoholic Beverage Control with regard to issuance of a Type 42 license. Additional standards and regulations applicable to this use are found in SMC 19.50.120.

“Winery accessory uses” means uses and activities conducted in conjunction with, and upon the same site as, a winery, including wine tasting, food service and restaurants, gift sales, and special events.

SECTION 7. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

The City Council hereby declares that it would have passed this and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more sections, subsections, phrase or clauses be declared unconstitutional on their face or as applied.

SECTION 8. PUBLICATION

This Ordinance shall be published in accordance with applicable provisions of law, by either:

publishing the entire Ordinance once in the Sonoma Index Tribute, a newspaper of general circulation, published in the City of Sonoma, within fifteen (15) days after its passage and adoption, or

publishing the title or appropriate summary in the Sonoma Index Tribune at least five (5) days prior to adoption, and a second time within fifteen (15) days after its passage and adoption with the names of those City Councilmembers voting for and against the Ordinance.

SECTION 9. EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after the date of its passage.

THE FOREGOING ORDINANCE was first read and introduced at a regular meeting of the Sonoma City Council on the 18th day of March, 2019, and was passed and adopted at a regular meeting of the Sonoma City Council on the _____ day of _____, 2019.

AYES: Councilmembers
NOES: Councilmembers
ABSENT: Councilmembers
ABSTAIN:

Mayor of the City of Sonoma

Attest:

City Clerk of the City of Sonoma

Approved as to form:

City Attorney of the City of Sonoma

EXHIBIT A

Amendments to “Zones and Allowable Uses” (Title 19, Section 19.10.050) of the Sonoma Municipal Code.

A. Table 2-2 (Commercial Uses and Permit Requirements) is amended as follows:

<i>RETAIL TRADE</i>			
Accessory Retail Uses	P	P	
Adult Business	UP	–	
Art, Antique, Collectible and Gift Sales	P	P	
Artisan Shops	P	UP	
Auto and Vehicle Sales/Rental	UP	–	
Building Material Stores	UP	UP	
Drive-In and Drive-Through Sales	UP	–	
Furniture, Furnishings and Equipment Stores	P	P	
General Retail	P	P	
Grocery Store	P	P	
Music Venue	L	L	Chapter <u>5.34</u> SMC
Outdoor Retail Sales and Activities	UP	UP	
Plant Nurseries and Garden Supply Stores	P	P	
Restaurant	UP	UP	
Second Hand Stores	P	P	
Shopping Center	UP	UP	
Special Event Venue	UP	UP	
Wine Bar/ Tap Rooms	UP	UP	SMC <u>19.50.130</u>
Wine Tasting Facilities	P	P	SMC <u>19.50.120</u>
Wine Tasting Facilities/Wine Bars	WTUP	WTUP	SMC 19.50.120
Tap Rooms	UP	UP	SMC 19.50.130

B. Table 2-3 (Mixed Uses and Permit Requirements) is amended as follows:

<i>RETAIL TRADE (3)</i>			
Accessory Retail Uses	UP		
Art, Antique, Collectible and Gift Sales	UP		
Artisan Shops	UP		
Auto and Vehicle Sales/Rental	–		
Building Material Stores	–		
Drive-In and Drive-Through Sales	UP		
Farmers Market	UP		
Fueling Station	UP		
Furniture, Furnishings and Equipment Stores	UP		
General Retail	UP		
Grocery Store	UP		
Music Venue	L		Chapter <u>5.34</u> SMC
Outdoor Retail Sales and Activities	UP		
Plant Nurseries and Garden Supply Stores	UP		
Restaurant	UP		
Second Hand Stores	UP		
Shopping Center	UP		
Special Event Venue (6)	UP		
Wine Bar/ Tap Rooms	UP		SMC <u>19.50.130</u>
Wine Tasting Facilities	UP		SMC <u>19.50.120</u>
Wine Tasting Facilities/Wine Bars	WTUP		SMC 19.50.120
Tap Rooms	UP		SMC 19.50.130