

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

305B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 22, 2013

SUBJECT: CONDITIONAL USE PERMIT NO. 3692 – Fourth/Fourth Supervisorial District – Thousand Palms Zoning District – Location: Northerly of Woburn Court, southerly of Pet Land Place at 30640 Gunther Street - **REQUEST:** Proposal to open a Brewery and Bottling plant (Type 23 ABC License – Small Beer Manufacturer) within an existing 7,045 square foot industrial building producing approximately 3,000 barrels of beer per year (93,000 gallons) with manufactured product being delivered to local restaurants and retail stores. The project includes a 500 square foot “tasting room” with stand-up bar that will be used for marketing and showcasing the product to potential vendors.

Departmental Concurrence

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials CSL:jo

(Continued on next page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	Yes
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
	Annual Net County Cost:	\$ 0	For Fiscal Year:	2013

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE
BY: *Tina Grande*

Tina Grande

County Executive Office Signature

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Policy
- Consent
- Consent

2013 APR 23 6W 1:38
RECEIVED PLANNING DEPARTMENT

Prev. Agn. Ref.

District: 4th/4th **Agenda Number:**

1-2

The Honorable Board of Supervisors
RE: CONDITIONAL USE PERMIT NO. 3692
April 22, 2013
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RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on April 17, 2013.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 5-0 VOTE:

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42570**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3692, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Condition 10.Planning.25 in the CUP was amended by staff to clarify the use of the 500 square foot "tasting room". The amended condition was accepted by the Planning Commission to read as follows: "The "tasting room" depicted on the APPROVED EXHIBIT A is an accessory use to the main operation of the facility as a Small Beer Manufacturer (Type 23 ABC License). Vendors and suppliers visiting the property are typically by appointment only with a stand-up bar. No seating areas are allowed within the "tasting room"." No public testimony or concerns arose at the hearing.