

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



410 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 17, 2013

SUBJECT: **CONDITIONAL USE PERMIT NO. 3694** – Applicant: La Quinta Brewing Co., LLC – Fourth/Fourth Supervisorial District – Location: Southwesterly corner of Wildcat Drive and Raccoon Street – REQUEST: A microbrewery facility with a sales and tasting area within an existing 4,429 square foot building on 0.5 gross acres.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on at the Planning Commission meeting on July 17, 2013.

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42581** 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,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3694**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project was approved at the Planning Commission meeting on July 17, 2013. The applicant,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director
(Continued Page 2)

Initials:
CSL:pr

REVIEWED BY EXECUTIVE OFFICE
DATE 8/5/13 MGT
Tina Grande

Departmental Concurrence

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

2013 JUL 18 - 8 6W 3: 37

Prev. Agn. Ref.

District: 4/4

Agenda Number:

1-3

La Quinta Brewing Co. submitted a letter to staff requesting the modification of condition of approval 10.PLANNING.43 to allow for seating in the tasting room area. Staff reviewed and researched this request, and determined that they could support this request. As such, condition of approval 10.PLANNING.43 was amended by staff to allow a certain number of unfixed tables and chairs in the tasting room area. The modified condition was accepted by the Planning Commission to read as follows "10.PLANNING.43. The "tasting room" depicted on the approved Exhibit C is an ancillary 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. Unfixed tables and chairs are permitted in the tasting room area as shown in Exhibit C and described in the applicant's business plan. The maximum occupancy of the tasting area in conjunction with the use of unfixed tables and chairs shall not exceed 13 persons, or as otherwise indicated by the Building and Safety Department."

No public testimony or concerns arose at the hearing.