

# ZONING ADMINISTRATOR DECISION CONDITIONAL USE PERMIT



**DECISION NO. 2015-032**

**HEARING DATE:** December 7, 2015

**DECISION DATE:** December 23, 2015

**FILE NO.:** PCUP15-023

**SUBJECT:** A Conditional Use Permit (**File No. PCUP15-023**) to establish a Type 23 ABC License - Small Beer Manufacturer (Chino Valley Brewery, Inc.) with an ancillary beer tasting room within a 1,619 square foot space in The Pepper Grove Business Center located at 1609 South Grove Avenue, Suite 109, within the Business Park land use designation of the Grove Avenue Specific Plan. Submitted by Matt Maldonado (APN: 113-361-08).

**STAFF**

**RECOMMENDATION:**  Approval     Approval subject to conditions     Denial

## PART A: BACKGROUND & ANALYSIS

MATT MALDONADO, (herein after referred to as "Applicant") has filed an application requesting Conditional Use Permit approval, File No. PCUP15-023, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**(a) Project Setting:** The project site is comprised of 5.17 acres of land located at 1609 South Grove Avenue, Suite 109, and is depicted in **Exhibit A: Aerial Photograph**, attached. Existing land uses, Policy Plan and zoning designations, and specific plan land uses on and surrounding the project site are as follows:

	<i>Existing Land Use</i>	<i>Policy Plan Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use</i>
<i>Site</i>	Business Park Light Industrial	Business Park	Grove Avenue SP	Business Park
<i>North</i>	Bank & Warehousing	Business Park	Grove Avenue SP	Business Park
<i>South</i>	Auto Repair	Business Park	Grove Avenue SP	Business Park
<i>East</i>	Business Park Light Industrial	Business Park	Grove Avenue SP	Business Park
<i>West</i>	Business Park Light Industrial	Business Park	Grove Avenue SP	Business Park

Approved By:

-1-

\_\_\_\_\_ Senior Planner

**(b) Project Analysis:**

(1) Location and Proposed Use — Chino Valley Brewery, Inc. is proposing to establish a Type 23 ABC license (Small Beer Manufacturer) with an ancillary beer tasting room at 1609 South Grove Avenue, Suite 109. Chino Valley Brewery is leasing a 1,619 square foot suite within a light industrial business park (Pepper Grove Business Center). The Pepper Grove Business Center was constructed in 1988 on a 5.17 acres of land and is comprised of three multi-tenant buildings totaling approximately 84,000 square feet and there is shared parking and access throughout the site (**Exhibit B: Aerial of Pepper Grove Business Center**).

The 1,619 square foot suite will be divided into three general areas: a brew area totaling 518 square feet, where the craft beer will be manufactured; an ancillary tasting area comprising of 541 square feet with the ability to seat 30 patrons; and 560 square feet devoted to offices, a restroom and reception area (**Exhibit C: Floor Plan**). No outside beer or any other type of alcoholic beverage, not created at the site, is allowed to be brought in for tasting or sale. Beer may be purchased on-site for wholesale or to the public in kegs and is required to follow keg registration rules and regulations (Business and Professions Code 25659.5). Beer may also be sold for off-site consumption in growlers one liter to ½ gallon in size, and shall comply with Business and Professions Code 25200-Refilling and Labeling containers supplied by the consumer.

The business will operate with two employees and have manufacturing hours from 9:00 A.M. to 10:00 P.M. daily and the tasting area will be open to the public from 2:00 P.M. to 10:00 P.M. pm daily with last call 45 minutes before closing.

(2) Parking —The Pepper Grove Business was developed with a total of 213 parking spaces which included a surplus of 28 spaces. The Development Code requires the proposed use provide a total of 7 parking spaces. The majority of businesses within the center operate Monday thru Friday 8:00 A.M. to 5:00 P.M. and the proposed business is open to the public during the business parks off-peak hours, staff believes that there is sufficient amount of parking being provided on-site.

(3) ABC License Concentrations — The California Department of Alcoholic Beverage Control (ABC) is the controlling State entity which grants, renews, and revokes all ABC licenses. ABC determines how many On-Sale and Off-Sale alcoholic beverage license types should be issued per Census Tract, based upon their populations. However, alcoholic beverage manufacturing/brewing and wholesale activities are exempt from concentration restrictions. Although, beer manufactures do not require a CUP the ancillary beer tasting area does require the CUP and the Police Department is recommending approval provided that all City and State Department of Alcohol Beverage Control rules, regulation and conditions are met and followed. For reference, Chino Valley Brewery is located within Census Tract 18.03, and has a total number of 4 On-Sale licenses, 4 Off-Sale licenses, and 14 Wholesale licenses (**Exhibit D: Census Tract**).

(4) **Land Use Compatibility** — A Conditional Use Permit review is required to ensure the compatibility of adjacent uses by identifying potential nuisance activities and establishing measures for mitigation accordingly. The project site is located within the Business Park land use designation of the Grove Avenue Specific Plan and is surrounded by other business park light industrial uses (**Exhibit E: Site Photos & Surrounding Businesses**). Within the Business Park district, the alcoholic beverage manufacturing is permitted however the ancillary beer tasting area is a conditionally permitted use. It is staff's belief that the recommended conditions of approval will sufficiently mitigate any potential impacts that may be associated with the proposed use. Additionally, businesses within the surrounding area will not be exposed to any impacts beyond those that would normally be associated with any other use similarly allowed within the Business Park land use designation of the Grove Avenue Specific Plan.

(c) **Airport Land Use Compatibility Plan:** This project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. Any special conditions of approval associated with uses in close proximity to the airport are attached to this report.

(d) **Departmental Review:** Each City department has been provided the opportunity to review and comment on the subject application and recommend conditions of approval to be imposed upon the application. At the time of the Decision preparation, recommended conditions of approval were provided and are attached to this report.

(e) **Public Notification:** The subject application was advertised as a public hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper). In addition, notices were mailed to all owners of real property located within 300 feet of the exterior boundaries of the property that is the subject of the hearing, as shown on the records of the County Assessor.

(f) **Correspondence:** As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners of properties surrounding the project site or from the public in general, regarding the subject application.

### **PART B: RECITALS**

WHEREAS, the City of Ontario has received a request for Conditional Use Permit approval as described in Part A, above; and

WHEREAS, Ontario Municipal Code § 9-1.0405(f) provides that the Zoning Administrator has the responsibility and authority to review and act upon Conditional Use Permits for existing structures; and

WHEREAS, all members of the Development Advisory Board of the City of Ontario were provided the opportunity to review and comment on the requested Conditional Use Permit, and no comments were received opposing the proposed use; and

WHEREAS, on December 7, 2015, the Zoning Administrator of the City of Ontario conducted a duly noticed public hearing on the application, as follows:

- (a) Lorena Mejia, Associate Planner, presented the staff report on the proposed use, indicating the staff recommendation of approval subject to conditions. Following staff's presentation, the Zoning Administrator opened the public hearing.
- (b) Orlando Hernandez, the applicant's representative, explained that Chino Valley Brewery has outgrown their current location and is the reason for locating to the project site.
- (c) Matt Maldonado, the applicant, explained the business operations at their former location and further explained the need for a larger site to operate their business.
- (d) The Zoning Administrator asked the applicant how many patrons they typically receive at their current location and asked Police Corporal Steven Munoz if there were any calls for service at the previous location of Chino Valley Brewery.
- (e) The applicant explained that the volume of people was low and patrons typically arrived after 4:30 P.M.
- (f) Corporal Munoz explained that there had been no calls for service at their previous location.
- (g) There being no one else to offer testimony regarding the application, the Zoning Administrator closed the public hearing.

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

### **PART C: THE DECISION**

NOW, THEREFORE, it is hereby found, determined and resolved by the Zoning Administrator of the City of Ontario as follows:

- (a) All facts set forth in this Zoning Administrator Report and Decision are true and correct.
- (b) Based upon the evidence presented to the Zoning Administrator during the above-referenced public hearing, the Zoning Administrator hereby finds as follows:

(1) The proposed location of the requested Conditional Use Permit, and the proposed conditions under which it will be operated or maintained, will be consistent with the Policy Plan component of The Ontario Plan and will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed Type 23 ABC License - Small Beer Manufacturer (Chino Valley Brewery, Inc.) with an ancillary beer tasting room is located within the Business Park land use designation of the Grove Avenue Specific Plan.

(2) A Type 23 ABC License - Small Beer Manufacturer (Chino Valley Brewery, Inc.) with an ancillary beer tasting room is allowed upon approval of a Conditional Use Permit. The project has been conditioned so that the facility and use are operated in a manner that will not be detrimental to the health and safety of the surrounding community.

(3) The proposed location of the Conditional Use Permit is in accord with the objectives and purposes of the Ontario Development Code and the zoning designation within which the site is located. Small beer manufacturing in conjunction with an ancillary tasting area is permitted with Conditional Use Permit approval within the Business Park land use designation of the Grove Avenue Specific Plan.

(4) Traffic generated by the proposed Conditional Use Permit will not overload the capacity of the surrounding street system and will not create a hazard to public safety. The addition of a small beer manufacturer and tasting room within the existing business park, will not generate a substantial amount of trips, nor overload the surrounding circulation system. In addition a sufficient amount of parking is provided on site.

(5) The proposed Conditional Use Permit will comply with each of the applicable provisions of the Ontario Development Code and applicable municipal codes. The small brewery with ancillary tasting area will comply with the applicable provisions in the Ontario Development Code and the Grove Avenue Specific Plan.


(c) The Zoning Administrator hereby finds and determines that the project identified in this Decision is categorically exempt from the requirements of the California Environmental Quality Act of 1970, as amended, and the Guidelines promulgated thereunder, pursuant to § Section 15301: Existing Facilities of the State CEQA Guidelines. Existing Facilities consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use is located within an existing building and does not include any negligible building additions or operational changes and is therefore categorically exempt.

(d) The Zoning Administrator hereby finds and determines that the proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

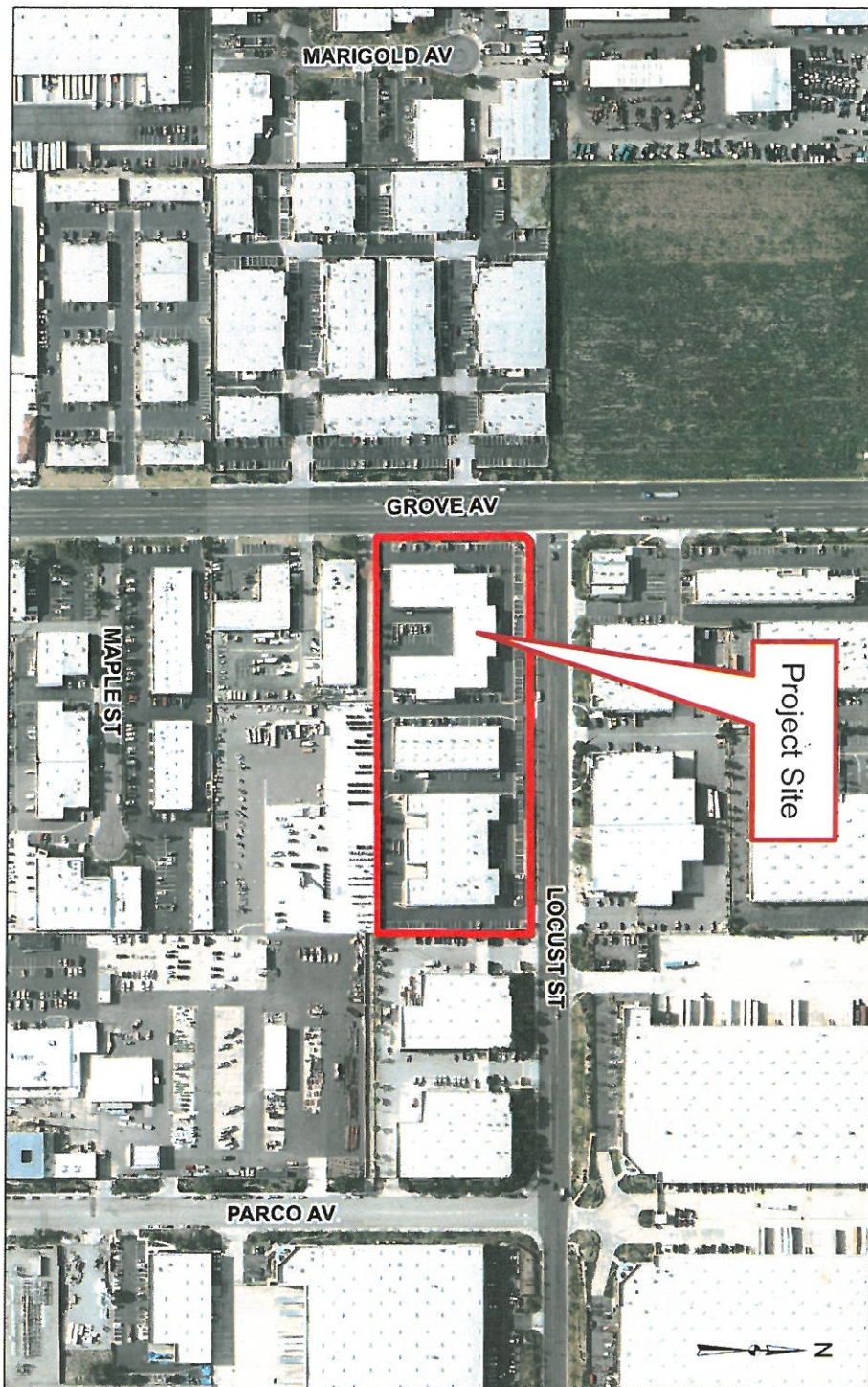
(e) Based upon the findings and conclusions set forth in Parts A, B and C above, the Zoning Administrator hereby approves File No. PCUP15-23, subject to the conditions of approval attached hereto and incorporated herein by this reference.



APPROVED by the Zoning Administrator of the City of Ontario on this 23<sup>rd</sup> day of December, 2015.

  
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Scott Murphy  
Zoning Administrator

**Exhibit A: Aerial Photograph**



**Exhibit B: Site Plan**

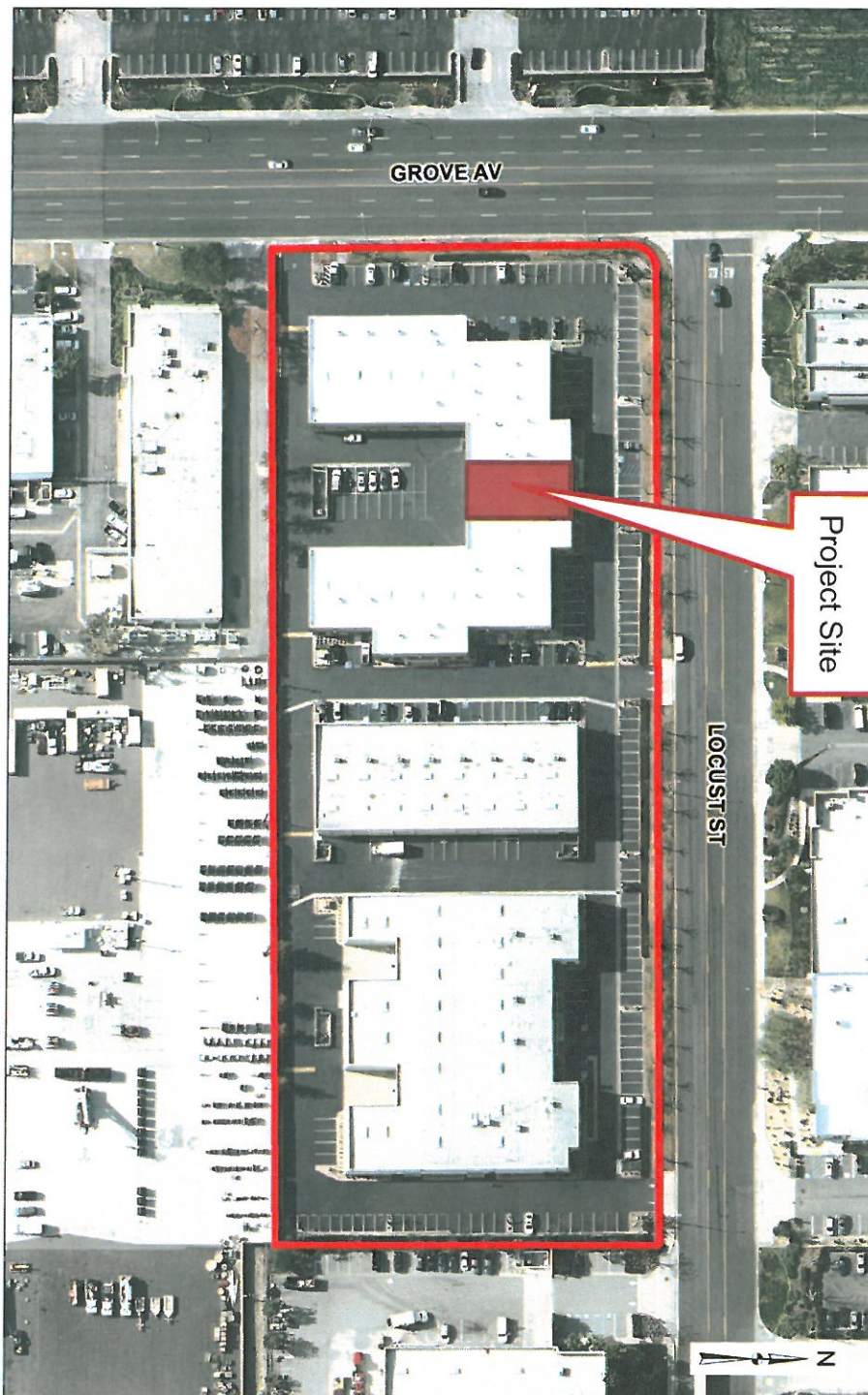




Exhibit C: Floor Plan

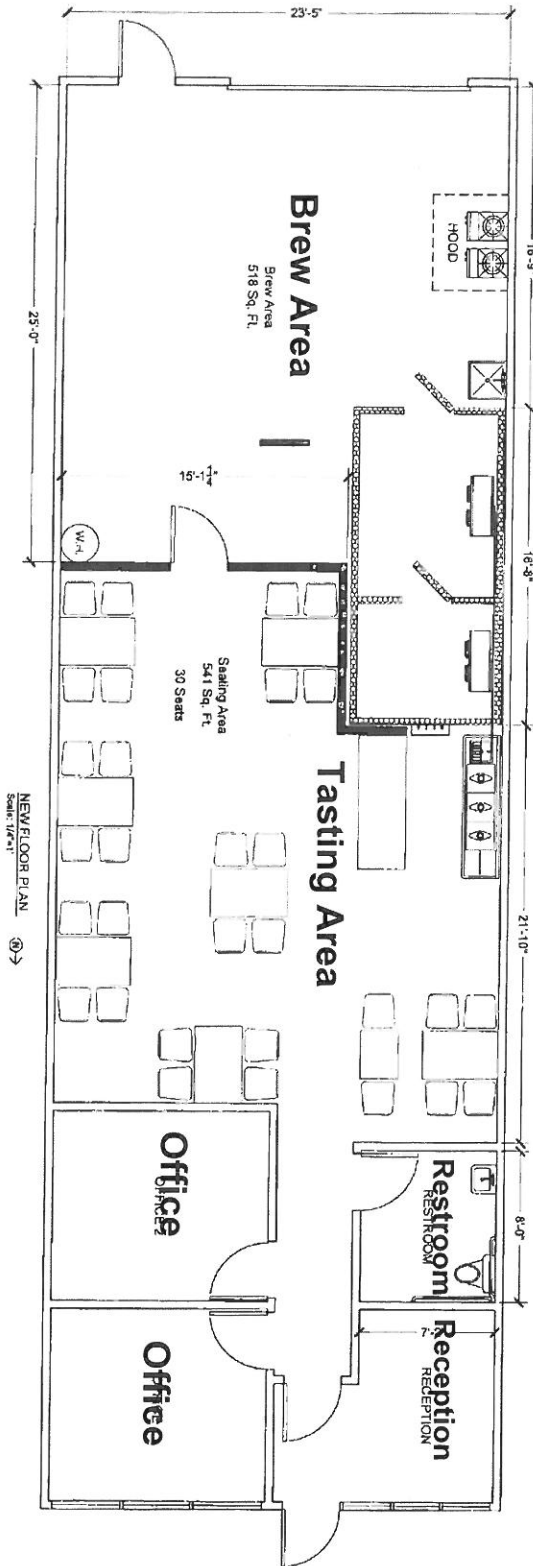
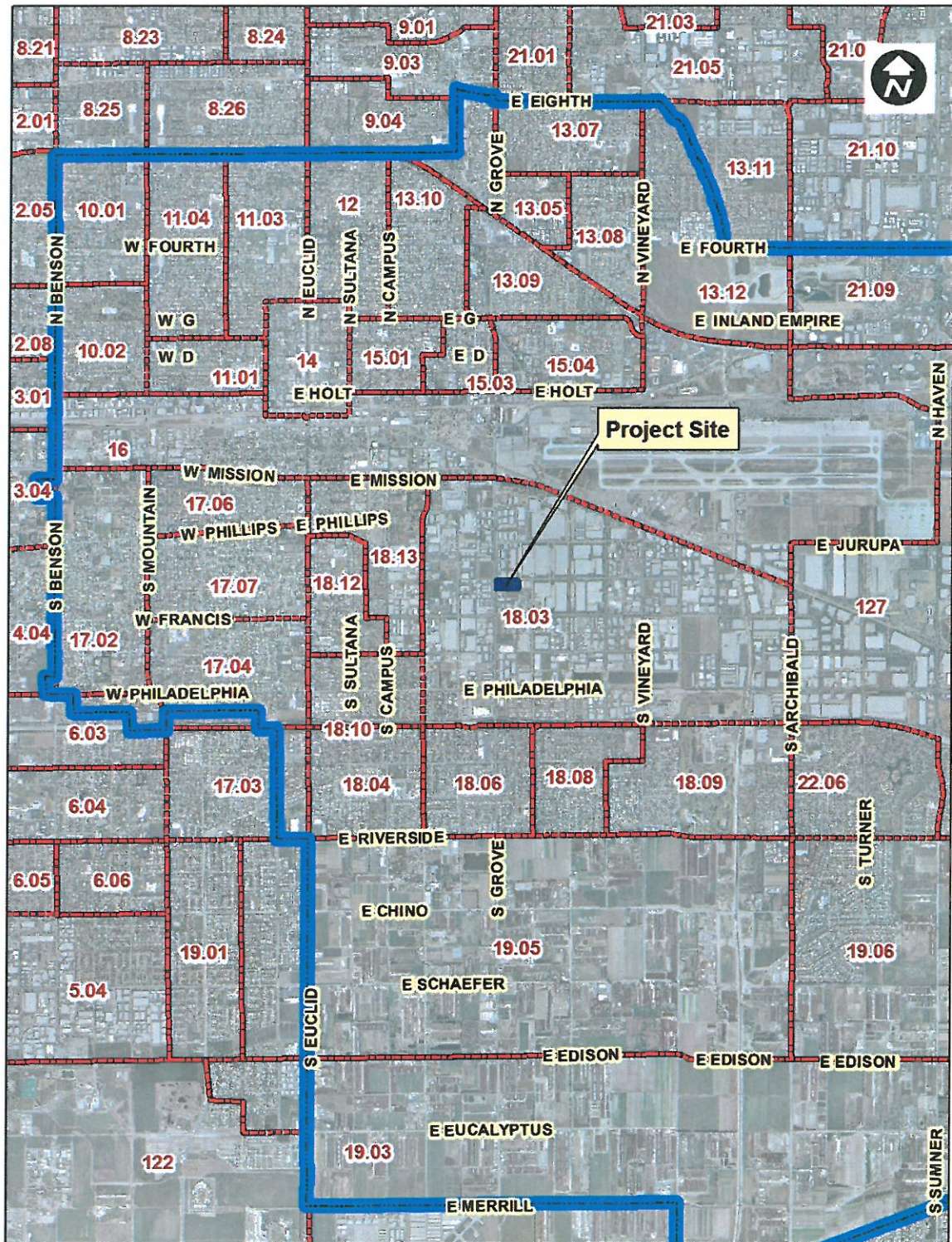


Exhibit D: Census Tract



***Exhibit E: Site Photos & Surrounding Businesses***



*Above: Project Site*



*Above: North of Project Site*



*Above: East of Project Site*



*Above: South of Project Site*



*Above: West of Project Site*



## ***Planning Department Conditions of Approval***

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**Prepared:** December 7, 2015

**File No:** PCUP15-023

**Related Files:** N/A

**Project Description:** A Conditional Use Permit (File No. PCUP15-023) to establish a Type 23 ABC License - Small Beer Manufacturer (Chino Valley Brewery, Inc.) with an ancillary beer tasting room within a 1,619 square foot space in The Pepper Grove Business Center located at 1609 South Grove Avenue, Suite 109, within the Business Park land use designation of the Grove Avenue Specific Plan. (APN: 113-361-08); **submitted by Matt Maldonado**

**Prepared by:** Lorena Mejia, Associate Planner

**Phone:** (909) 395-2036; **Email:** lmejia@ci.ontario.ca.us; **Fax:** (909) 395-2420

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### **CONDITIONS OF APPROVAL**

**The above-described Project shall comply with the following conditions of approval:**

**1.0 Standard Conditions of Approval.** Conditional Use Permit approval become null and void one (1) year following the effective date of application approval, unless:

**1.1** All conditions of approval have been complied with to the satisfaction of the Planning Director and the approved use has commenced; or

**1.2** Prior to the expiration date, a time extension request is filed with the Planning Department on a City application form, accompanied by the required filing fee, and is subsequently approved by the City.

**1.3** Alcoholic Beverage Sales—General.

**(a)** No upgrade/change of an alcoholic beverage license type may occur until a minimum one-year of operations under the approved license type has occurred.

**(b)** The business shall be operated in strict compliance with the rules, regulations and orders of the State of California Department of Alcoholic Beverage Control. Failure to comply with this requirement shall be deemed just cause for revocation of conditional use permit approval.

**(c)** Coinciding with the annual Police Department inspection, the Planning Department shall conduct a review of the approved use and shall prepare for Zoning Administrator consideration, a status report identifying impacts associated with the use and any non-compliance with the conditions of approval. In addition, such status report shall contain a police report regarding calls for service to the subject premises during the prior one year period. Nothing herein shall modify or limit the City's ability to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public health, safety and welfare.

**(d)** Signs shall comply with all City of Ontario sign regulations. No more than 25 percent of the total window area shall bear advertising or signs of any sort. Window signs shall be placed

and maintained in a manner so that there is clear and unobstructed view of the interior of the premises from the building exterior.

(e) The rear doors shall be kept closed at all times during the operation of the premises, except in case of emergency or to permit deliveries.

(f) In the event that security problems occur as a result of the approved subject use and at the request of the Police Department, the permittee, at his/her own expense, shall provide a California licensed, uniformed security guard(s) on the subject premises, during such hours and in such number as requested by the Police Department.

(g) The licensee shall attend a LEAD (Licensee Education on Alcohol and Drugs) training secession sponsored by the State of California Department of Alcoholic Beverage Control, within 6 months following commencement of the approved use.

(h) A clearly legible copy of the herein-listed conditions of approval shall be posted at all times at a prominent place in the interior of the premises.

(i) Live entertainment shall be prohibited. Any future request for live entertainment shall require conditional use permit approval by the Zoning Administrator. Karaoke, DJs, live musical acts, and other similar forms of entertainment, are considered live entertainment.

(j) Amplified prerecorded music may be permitted; however, the sound emitted from the premises shall not be audible outside the walls of the business establishment.

(k) Electronic arcade and amusement games shall be prohibited on-site, unless specifically permitted by the Police Department and shown on the approved site plan.

#### 1.4 Environmental Review.

(a) The proposed project is categorically exempt from the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15301(Class 1, Existing Facilities) of the CEQA Guidelines.

(b) The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

#### 1.5 Additional Fees.

(a) After project's entitlement approval and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

(b) Within 5 days following final application approval, the  Notice of Determination (NOD),  Notice of Exemption (NOE), filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which will be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time specified may result in the 30-day statute of limitations for the filing of a CEQA lawsuit being extended to 180 days.

# CITY OF ONTARIO

## MEMORANDUM

**TO:** PLANNING DEPARTMENT, Lorena Mejia  
**FROM:** BUILDING DEPARTMENT, Kevin Shear  
**DATE:** September 23, 2015  
**SUBJECT:** PCUP15-023

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- The plan **does** adequately address the departmental concerns at this time.  
 No comments  
 Report below.

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### Conditions of Approval

1. Permits are required for all construction on the site.
2. Men's and women's restrooms are required.
3. Permits are required for all brewery equipment.

KS:kb



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Associate Planner

**FROM:** Eric Quinones, Police Corporal, COPS Unit, ABC Detail

**DATE:** November 11, 2015

**SUBJECT:** FILE NO. PCUP15-023  
1609 S. Grove Avenue #109, Ontario, CA 91761-Chino Valley  
Brewery

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This location has applied for a Type 23 Small Beer Manufacturer license that is granted certain on-sale and off-sale privileges. The business is located within Census Tract No. 18.03. According to the Department of Alcohol Beverage Control (ABC), this type of license is listed as “non-retail,” and is not counted for the purposes of tracking Census Tract Concentrations. The Police Department does not object to allowing the license. The location must follow all Department of Alcoholic Beverage Control rules and conditions. In addition, the following conditions of approval shall be imposed by the Police Department:

### CONDITIONS

1. The hours of alcohol sales allowed will be from 2:00 P.M to 10:00 PM daily. Last call will be 45 minutes prior to closing.
2. Beer sampling containers will be limited in size to no more than 16 ounces.
3. Alcohol consumption at the location is only allowed of the applicants own manufactured product.
4. No sales or service to minors.
5. The business is required to have in place a driver’s license and/or ID card reading device.
6. No sales or service to intoxicated patrons.
7. Distilled spirits are not allowed to be sold or consumed at the location.



8. No drug paraphernalia to be sold at any time.
9. No smoking inside the establishment is permitted, including electronic nicotine delivery devices.
10. There will be no narcotic sales or usage on the premises at any time.
11. Beer may be sold wholesale or to the public in kegs and is required to follow keg registration rules and regulations (Business and Professions Code 25659.5).
12. Beer may be sold for off-site consumption in growlers one liter to ½ gallon in size, and shall comply with Business and Professions Code 25200-Refilling and Labeling containers supplied by the consumer.
13. Employees engaged in the sale of alcohol must be 21 years of age or older.
14. No more than 25% of advertisements allowed on the windows of the business.
15. The business shall maintain a security camera surveillance system in proper working order. A minimum of one camera will record the interior area, a minimum of one camera will record the parking lot. Each camera will record at least 640x480 recording resolution levels, and at least fifteen (15) frames per second. The field of view for each camera will be to maximize the coverage of patrons. Recorded video will be stored for a minimum of 30 days and made available to the Police Department upon request.
16. Loitering shall not be permitted on any property adjacent to the licensed premise, which is under the control of the applicant. No Loitering signs must be posted.
17. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal, or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.
18. The applicant will be responsible for keeping the grounds of the business clean from debris and litter as much as possible.
19. The parking lot of the premises shall be equipped with a functioning lighting device capable of providing a minimum of one foot-candle of light at ground level.
20. Applicant shall not encourage or permit alcoholic beverages to be consumed on any property adjacent to the licensed premises under the control of the applicant.

21. Applicant and all employees must attend an Alcohol Beverage Control (ABC) L.E.A.D.'s training class or a certified responsible beverage service class, which has been approved by ABC and Ontario Police Department, within six months of this dated conditional use permit. Proof of re-certification is required every 3 years. New employees must attend the training class within three months of their hire date. This class is given free of charge by the Ontario Police Department.
22. Camping as defined by Ontario Municipal Code 5-23.02 will not be allowed on the premises.
23. A no trespass letter will be on file with the Police Department.

### **ENTERTAINMENT CONDITIONS**

1. No entertainment is allowed per City conditions.

If alcohol related crimes at this location are higher than other similar establishments in the overall City during any quarter, the CUP will automatically be referred to the Zoning Administrator for review and re-conditioning or revocation of the permit. The Police Department may, at their sole discretion, request a revocation hearing if they determine that the establishment is being operated in violation of this CUP or has violated the laws of the State or City, or the intent of this action.

Ontario Police Officers have the right to limit or reduce the occupancy inside the establishment, if situations arise that may compromise the safety of patrons and the officer. Any additional police resources requested to bring peace in the establishment may be charged to the business owner.

A copy of the listed conditions of approval must be posted with your ABC license at all times in a prominent place in the interior of the premises.

Any special event outside the scope of the Conditional Use Permit will require a TUP (Temporary Use Permit) which will be processed by the Planning Department and conditioned by the Ontario Police Department. (For example a radio station promotion held at the restaurant, or an outdoor event with alcoholic beverages would be a special event requiring Police or security personnel.) Situations may arise where the applicant/business owner will request an event that does not violate the intent of this Conditional Use Permit. The applicant/business owner will notify the Police Department within a reasonable time frame, but not less than fifteen (15) days prior to the event, to determine the necessity for a Temporary Use Permit.

The Police Department will conduct a review in six months to determine whether additional conditions will be needed.

If you have any questions regarding this matter, please call Officer Quinones at (909) 395-2812.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PCUP15-023

Address: 1609 S Grove Avenue

APN: 011-336-108

Existing Land Use: Retail- Janitorial Supplies

Proposed Land Use: Beer Manufacturing with ancillary beer tasting area (Type 23 ABC License) Chino Valley Brewery (1,619 SF building lease area)

Site Acreage: 5.17 Proposed Structure Height: n/a

ONT-IAC Project Review: N/A

Airport Influence Area: ONT

Reviewed By:

Lorena Mejia

Contact Info:

909-395-2276

Project Planner:

Lorena Mejia

Date: 10/22/15

CD No.: 2015-050

PALU No.: n/a

### The project is impacted by the following ONT ALUCP Compatibility Zones:

#### Safety

- Zone 1
- Zone 1A
- Zone 2
- Zone 3
- Zone 4
- Zone 5

#### Noise Impact

- 75+ dB CNEL
- 70 - 75 dB CNEL
- 65 - 70 dB CNEL
- 60 - 65 dB CNEL

#### Airspace Protection

- High Terrain Zone
  - FAA Notification Surfaces
  - Airspace Obstruction Surfaces
  - Airspace Avigation Easement Area
- Allowable Height: 202 feet

#### Overflight Notification

- Avigation Easement Dedication
- Recorded Overflight Notification
- Real Estate Transaction Disclosure

### The project is impacted by the following Chino ALUCP Compatibility Zones:

- Zone A
- Zone B1
- Zone C
- Zone D
- Zone E

### CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP  Consistent  Consistent with Conditions  Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: \_\_\_\_\_



## CITY OF ONTARIO MEMORANDUM

**Date:** 10/29/2015, 2015  
**To:** Arij Baddour, Engineering Department  
**From:** Jeff Krizek, Utilities Engineering Division  
**Subject:** DAB1 - Utilities Comments (#4101)  
**Project No.:** PCUP15-023 – Micorbrewery – 1609 S Grove Ave, Suite 109

**Conditions of  
Approval**

1. Project shall comply with the requirements as set forth in the Standard Conditions of Approval adopted by the City Council (Resolution No. 2010-021) on March 16, 2010; as well as project-specific conditions/requirements as outlined below.
2. The Occupant/Applicant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply will all the requirements of their Wastewater Discharge Permit. Requirements of Wastewater Discharge Permit may include, but not to limited to possibly including: having the onsite sewer plumbed to have the Sanitary Sewer Wastewater (such as restrooms) leave the building/unit separate from the Process Wastewater; and, installing a monitoring manhole, or clarifier, or grease interceptor on onsite sewer line for the Process Water Discharge.



# CITY OF ONTARIO

## MEMORANDUM

### DEVELOPMENT PLAN REVIEW COMMENTS

Engineering Department/Land Development Section

**DATE:** 10.01.2015 (1<sup>st</sup> review)

**PROJECT PLANNER:** Lorena Mejia, Planning Department

**PROJECT:** PCUP15-023, a request for Conditional Use Permit approval to establish a 1,619-square foot micro-brewery (Type 23 ABC license) in conjunction with ancillary beer tasting area at 1609 S Grove Ave, Suite 109, within the Business Park land use district of the Grove Avenue Specific Plan.

**APN:** 0113-361-08

**LOCATION:** 1609 S Grove Ave, Suite 109

**PROJECT ENGINEER:** Arij Baddour, Engineering Department

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**ENGINEERING DEPARTMENT'S CONDITIONS OF APPROVAL TO BE PROVIDED UPON THE FOLLOWING COMMENTS BEING SATISFACTORILY ADDRESSED PRIOR TO THE DEVELOPMENT ADVISORY BOARD AND/OR ZONING ADMINISTRATOR HEARING.** *Please note that additional comments from the Transportation Division, Ontario Municipal Utilities Company, and Environmental Section, which will be incorporated into the final conditions of approval as appropriate are not listed below and will be provided under a separate memorandum.*

- No comments



# CITY OF ONTARIO

## MEMORANDUM

TO: Otto Kroutil, Development Director  
Scott Murphy, Planning Director  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Raymond Lee, Assistant City Engineer (Arij)  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Art Andres, Deputy Fire Chief/Fire Marshal  
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)  
Julie Bjork, Housing Manager  
Tom Danna, T. E., Traffic/Transportation Manager  
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director

FROM: Lorena Mejia,

DATE: September 23, 2015

SUBJECT: FILE #: PCUP15-023

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, October 7, 2015**.

- Note:
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A request for Conditional Use Permit approval to establish a 1,619-square foot micro-brewery (Type 23 ABC license) in conjunction with ancillary beer tasting area at 1609 S Grove Ave, Suite 109, within the Business Park land use district of the Grove Avenue Specific Plan. APN 011336108

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Engineering (Env.) Stephen Wilson Env. Eng. 10/27/15

Department

Signature

Title

Date



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Arij Baddour, ENGINEERING DEPARTMENT  
**FROM:** Stephen Wilson  
**DATE:** October 28, 2015  
**SUBJECT:** File No. PCUP15-023 (Micro Brewery at 1609 S. Grove Area, Ste 109)

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### Summary

- The plan(s) adequately addresses the Engineering Department's concerns regarding compliance with the City's NPDES requirements.
- The plan presented is insufficient for an adequate assessment of the project and its compliance with NPDES requirements. Please respond to items that are checked below.
- 

### Required

### Conditions/Comments

1. Outside storage of solid or liquid waste or materials shall not be allowed at this site. In a telecon with the applicants, they explained that all raw material storage, finished product storage, and waste solids storage shall be done inside the building and that no outside storage shall be conducted at this site.
2. Discharges of any wastewater or waste fluids to outside areas at this site, are strictly prohibited. All washing/rinsing of brewery tanks, hoses and equipment shall be performed inside the building with all discharges to a sanitary sewer drain connection.
3. Applicant shall obtain necessary coverage under the statewide General Industrial Stormwater Permit and shall provide proof of permit coverage with a WDID#, prior to obtaining a business license from the City.



# CITY OF ONTARIO MEMORANDUM

TO: Otto Kroutil, Development Director  
Scott Murphy, Planning Director  
Cathy Wahlstrom, Principal Planner (Copy of memo only)  
Charity Hernandez, Economic Development  
Kevin Shear, Building Official  
Raymond Lee, Assistant City Engineer  
Carolyn Bell, Landscape Planning Division  
Sheldon Yu, Municipal Utility Company  
Doug Sorel, Police Department  
Art Andres, Deputy Fire Chief/Fire Marshal  
Brent Schultz, Housing and Neighborhood Revitalization Director (Copy of memo only)  
Julie Bjork, Housing Manager  
Tom Danna, T. E., Traffic/Transportation Manager  
Lorena Mejia, Associate Planner, Airport Planning (Copy of memo only)  
Steve Wilson, Engineering/NPDES  
Bob Gluck, Code Enforcement Director

FROM: Lorena Mejia,

DATE: September 23, 2015

SUBJECT: FILE #: PCUP15-023

Finance Acct#:

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by **Wednesday, October 7, 2015**.

- Note:
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** A request for Conditional Use Permit approval to establish a 1,619-square foot micro-brewery (Type 23 ABC license) in conjunction with ancillary beer tasting area at 1609 S Grove Ave, Suite 109, within the Business Park land use district of the Grove Avenue Specific Plan. APN 011336108

- The plan does adequately address the departmental concerns at this time.
  - No comments
  - Report attached (1 copy and email 1 copy)
  - Standard Conditions of Approval apply
- The plan does not adequately address the departmental concerns.
  - The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

10/19/15

Landscape Planning Carolyn Bell Sr Landscape Planner  
Department Signature Title Date





# CITY OF ONTARIO

## MEMORANDUM

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Housing & Municipal Services

Department

Signature

Housing & Municipal Services Dir.

Title

Date