



**REPORT TO THE PLANNING COMMISSION**

AGENDA ITEM NO. VIII-A COMMISSION MEETING 01-12-11
APPROVED BY
 DEPARTMENT DIRECTOR

January 12, 2011

FROM: JOHN M. DUGAN, AICP, Director  
Development & Resource Management Department

THROUGH: MIKE SANCHEZ, Planning Manager  
Development Services Division

BY: ISRAEL TREJO, Planner  
Development Services Division

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION NO. C-10-166  
AND ENVIRONMENTAL FINDING FOR ENVIRONMENTAL ASSESSMENT NO.  
C-10-166

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

1. APPROVE the finding of a Categorical Exemption for Environmental Assessment No. C-10-166 issued January 4, 2011.
2. APPROVE Conditional Use Permit Application No. C-10-166 to allow for the operation of a micro-brewery, which includes the production of specialty beers for delivery to an off-site local distributor, the sale of packaged beer (produced on site) for off-site consumption and private beer tastings for invited guests (limited to 2 oz. samples). The applicant has requested authorization for the establishment of a State of California, Alcohol Beverage Control license, allowing beer production, the sale of beer produced on-site (for off-site consumption) and beer sampling (ABC Type 23 license), subject to the following conditions:
  - a. Development shall comply with Exhibits A and F dated July 29, 2010 and Exhibit E dated September 22, 2010.
  - b. Development shall comply with the conditions of approval for the project dated January 12, 2011.

**EXECUTIVE SUMMARY**

Sol Development Associates, on behalf of Central Valley Craft Beer, LLC, has filed Conditional Use Permit Application No. C-10-166 requesting authorization to allow for the operation of a micro-brewery, which includes the production of specialty beers for delivery to an off-site local distributor, the sale of packaged beer (produced on site) for off-site consumption and private beer tastings for invited guests (limited to 2 oz. samples). The applicant has requested authorization for the establishment of a State of California, Alcohol Beverage Control license, allowing beer production, the sale of beer produced on-site (for off-site consumption) and beer sampling (ABC Type 23 license). The subject site is located on Broadway between Inyo and Mono Streets. The site is zoned C-M (*Commercial and Light Manufacturing District*). Pursuant to Section 12-406.C of the Fresno Municipal Code (FMC), the Director on his discretion and for good cause, may refer a special permit to the Planning Commission for approval. Though the subject project may have been granted approval by the Director of Development and Resource Management Department, in an effort to expedite this downtown project and in anticipation of appeal, this project was scheduled for review by the Fresno City Planning Commission. Staff recommends that the Planning Commission approve Conditional Use Permit Application No. C-10-166, subject to the conditions of approval noted above.

**PROJECT INFORMATION**

PROJECT	Conditional Use Permit Application No. C-10-166 requests authorization to allow for the operation of a micro brewery, which includes the production of specialty beers for delivery to an off-site local distributor, the sale of packaged beer (produced on site) for off-site consumption and private beer tastings for invited guests (limited to 2 oz. samples). The applicant has requested authorization for the establishment of a State of California, Alcohol Beverage Control license, allowing beer production, the sale of beer produced on-site (for off-site consumption) and beer sampling (ABC Type 23 license)		
APPLICANT	Sol Development Associates on behalf of Central Valley Craft Beer, LLC		
LOCATION	Broadway between Inyo and Mono Streets (746 & 748 Broadway) <b>(Council District 3, Councilmember Sterling)</b>		
SITE SIZE	Two 3,400 square foot buildings (total of 6,800 square feet)		
LAND USE	Existing	-	Vacant buildings
	Proposed	-	Micro-brewery
ZONING	Existing	-	C-M ( <i>Commercial and Light Manufacturing District</i> )
PLAN DESIGNATION AND CONSISTENCY	The request to allow for the operation of a micro-brewery, which includes the production of specialty beers for delivery to an off-site local distributor, the sale of packaged beer produced on site (for off-site consumption) and private beer tastings for invited guests (limited to 2 oz. samples) is consistent with the existing C-M zone district and the Commercial Mixed Use Level II planned land use designation of the 2025 General Plan, the Central Area Community Plan and the Convention Center Redevelopment Area		
ENVIRONMENTAL FINDING	Categorical Exemption, dated January 4, 2011		
PLAN COMMITTEE RECOMMENDATION	The District 3 Plan Implementation Committee is currently in recess		
STAFF RECOMMENDATION	Staff recommends approval of Conditional Use Permit Application No. C-10-166, subject to Exhibits A and F dated July 29, 2010 and Exhibit E dated September 22, 2010, and the Conditions of Approval dated January 12, 2011		

**BORDERING PROPERTY INFORMATION**

	<b>Planned Land Use</b>	<b>Existing Zoning</b>	<b>Existing Land Use</b>
<b>North</b>	Commercial Mixed Use Level II	<b>C-M</b> <i>Commercial and Light Manufacturing District</i>	Commercial
<b>South</b>	Commercial Mixed Use Level II	<b>C-M</b> <i>Commercial and Light Manufacturing District</i>	Parking lot
<b>East</b>	Commercial Mixed Use Level II	<b>C-4</b> <i>Central Trading District</i>	Commercial
<b>West</b>	Light Industrial	<b>C-M</b> <i>Commercial and Light Manufacturing District</i>	Commercial

**ENVIRONMENTAL FINDING**

The proposed project was determined to be exempt from CEQA on January 4, 2011, under a Class 1 and Class 32 Categorical Exemption. The Section 15301/Class 1 exemption 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. Under the Section 15332/Class 32 exemption, in-fill development that meets the following conditions is exempt from the California Environmental Quality Act (CEQA): a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, c) the project site has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) the site can be adequately served by all required utilities and public services. The proposed project consists of a proposed micro-brewery in existing vacant buildings within the City limits and is consistent with the 2025 Fresno General Plan policies. The property is zoned C-M which is consistent with the 2025 General Plan, Central Area Community Plan and the Convention Center Redevelopment Plan land use designation of Commercial Mixed Use Level II. The operation of a micro-brewery on this site is allowed within the designated zone district. The site has no value as habitat for endangered, rare or threatened species and complies with the conditions of the Class 1 and Class 32 Categorical Exemptions. No adverse environmental impacts would occur as a result of the proposed project.

**BACKGROUND / ANALYSIS**

Sol Development Associates, on behalf of Central Valley Craft Beer, LLC, has filed Conditional Use Permit Application No. C-10-166 requesting authorization to allow for the operation of a micro-brewery, which includes the production of specialty beers for delivery to an off-site local distributor, the sale of packaged beer (produced on site) for off-site consumption and private beer tastings for invited guests (limited to 2 oz. samples). The applicant has requested authorization for the establishment of a State of California, Alcohol Beverage Control license, allowing beer production, the sale of beer produced on-site (for off-site consumption) and beer sampling (ABC Type 23 license). The subject site is located on Broadway between Inyo and Mono Streets. The site is zoned C-M (*Commercial and Light Manufacturing District*). Pursuant to section 12-406.C of the Fresno Municipal Code (FMC), the Director on his discretion and for good cause, may refer a special permit to the Planning Commission for approval. Though the subject project may have been granted approval by the Director of Development and

Resource Management Department, in an effort to expedite this downtown project and in anticipation of appeal, this project has been scheduled for review by the Fresno City Planning Commission.

The proposed use includes the production of specialty beers for delivery to an off-site local distributor where shipment will occur to areas in the Central San Joaquin via an existing truck fleet. The brewing operation will include the equipment and processes utilizing raw materials typical of a small beer manufacturing facility such as malts, malted barley, hops, wheat and yeast. The applicant is proposing to sell packaged beer (produced on site) for off-site consumption. The applicant is proposing to hold private beer tastings for invited guests. Beer samples will be given to guests and will be limited to 2 oz. portions. The applicant also proposes to sell merchandise such as shirts, caps, glasses, etc.

#### **Previously approved entitlement**

Conditional Use Permit Application No. C-06-234, was approved on June 21, 2007, and authorized the development of a micro-brewery at 746 Broadway (748 Broadway was not included). Authorization for an ABC Type 23 license was approved as part of the Conditional Use Permit application. Conditional Use Permit Application No. C-06-234 was not pursued due to the death of one of the owners. It is noted that the ABC Type 23 license application with the Alcoholic Beverage Control was withdrawn by the applicant.

#### **Micro-brewery**

Pursuant to Director's Classification No. 185, a micro-brewery is allowed in the C-M (*Commercial and Light Manufacturing District*) zone district subject to a conditional use permit. Additionally, the sale of alcoholic beverages for off-site consumption is allowed pursuant to Section 12-304-B-24 of the Fresno Municipal Code.

#### **Type 23 Alcoholic Beverage Control (ABC) license**

The applicant has requested authorization for the establishment of a State of California, Alcohol Beverage Control license, allowing beer production, the sale of beer produced on-site (for off-site consumption) and beer sampling (ABC Type 23 license). Pursuant to the conditions of approval dated January 12, 2011, the applicant must comply with the requirements of the ABC Type 23 license (and any other ABC requirements), including those regulations regarding the giving of samples to consumers at beer tastings (i.e. maximum of six courses of instruction per calendar year if the course of instruction includes consumer tastes of beer and maximum of eight ounces of beer per person, per day, etc.).

An ABC Type 23 license allows the applicant to fill an original bottle or container with beer and sell it to a consumer for consumption off the premises where sold. A consumer may return the bottle or container to the manufacturer to be refilled and resold to that consumer. Pursuant to the conditions of approval dated January 12, 2011, the applicant must comply with labeling requirements as mandated by the ABC.

#### **Historic property**

There are two buildings associated with the subject project, namely, 746 and 748 Broadway. The property at 748 Broadway is a historic site (Carmel Saddlery) and is listed as Historic Property No. 162 (built in 1917).

As noted in the conditions of approval, pursuant to Section 12-1617 of the FMC, no exterior or interior work which requires permits may be performed at 748 Broadway without review and approval of the Historic Preservation Project Manager, or as applicable, the Historic Preservation Commission

The building at 746 Broadway is not listed as a historic property. It should be noted that the applicant is proposing minor façade changes to this building. The front entrance to this building is proposing double doors in a store front system. The applicant is also proposing to remove the existing stucco towards the top end of the façade and install cultured brick.

### **Off-street parking**

Pursuant to section 12-306-I.2.1.d. (1) of the FMC, parking space requirements shall not apply upon a change of occupancy for any building which was constructed before February 13, 1954, provided that the parking area or space existing immediately before a change of occupancy is not reduced. Staff has located building permits for 746 Broadway dating back to 1924. Building permits dating back to 1917 were located for 748 Broadway. As such, no off-street parking spaces are required for the project.

### **Time to Stop Sampling and Sales (for Off-Site Consumption) of Alcohol**

Pursuant to the requirements within the conditions of approval dated January 12, 2011, the time to stop beer sampling and beer sales (for off-site consumption) is 2:00 a.m.

### **Fresno Police Department**

The Fresno Police Department has conditioned the proposed project subject to their letter (enclosed) dated December 15, 2010. Among other conditions from the police department, the applicant is required to maintain a video camera system and comply with the requirements from the Alcoholic Beverage Control.

### **District 3 Plan Implementation Committee**

The District 3 Plan Implementation Committee is currently in recess.

### **Notice of Planning Commission Hearing**

The Development and Resource Management Department mailed notices of this Planning Commission hearing to surrounding property owners within 500 feet of the subject property, pursuant to Section 12-326-G-2 of the FMC.

Pursuant to Section 12-406.C of the FMC, the Director on his discretion and for good cause, may refer a special permit (i.e. a conditional use permit) to the Planning Commission for approval. Though the subject project may have been granted approval by the Director of Development and Resource Management Department, in an effort to expedite this downtown project and in anticipation of appeal, this project was scheduled for review by the Fresno City Planning Commission.

### **FINDINGS**

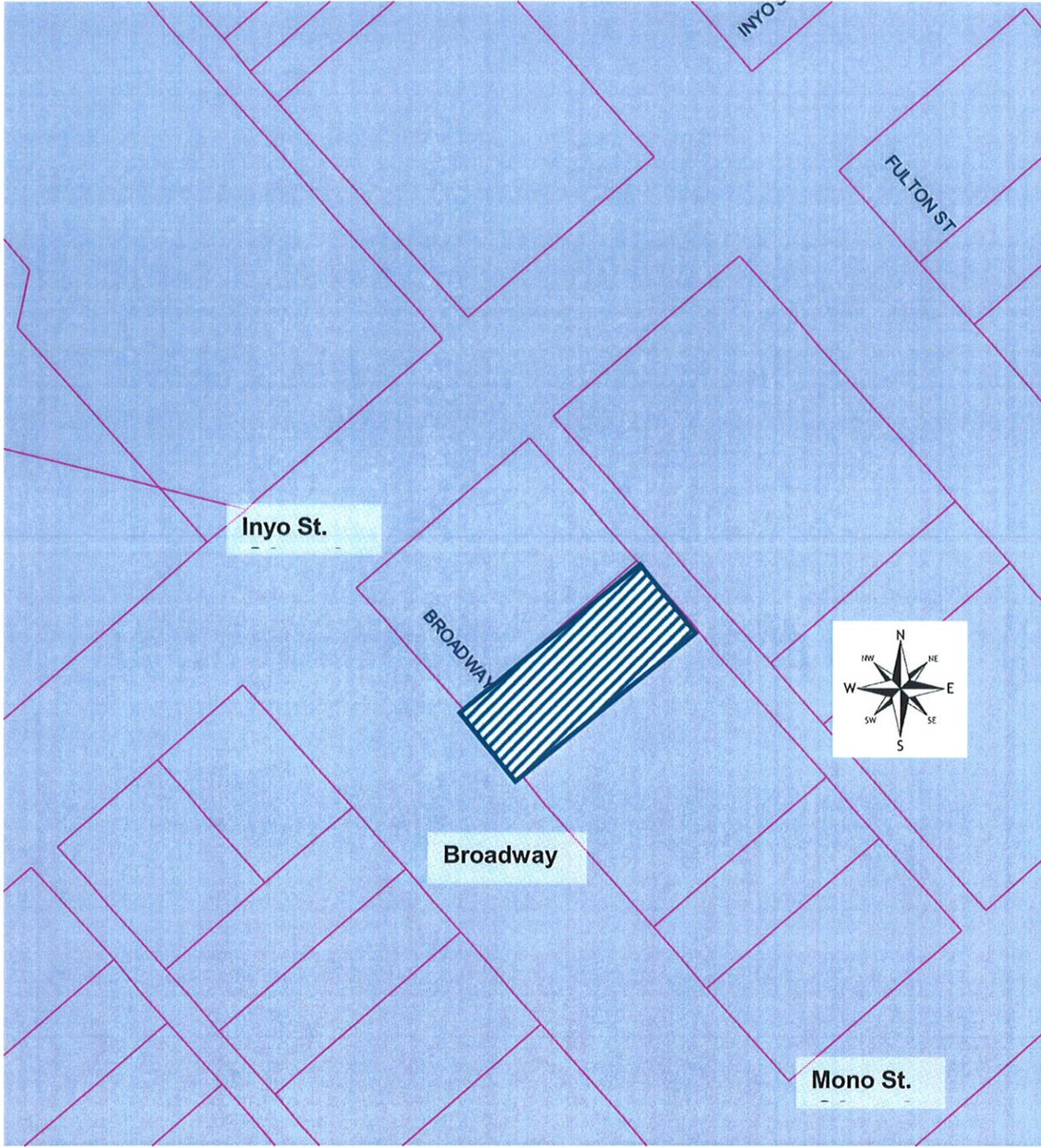
The appropriateness of the proposed project has been examined with respect to its consistency with the goals and policies of the 2025 Fresno General Plan, the Central Area Community Plan and the Convention Center Redevelopment Plan; its compatibility with surrounding existing or proposed uses; and, its avoidance or mitigation of potentially significant adverse environmental impacts. Conditional Use Permit Application No. C-10-166 will comply with all applicable codes, including parking, landscaping, walls, etc.

No special permit may be issued unless it is found that the privilege exercised under the permit, conforms to the findings of 12-405-A-2 of the Fresno Municipal Code. Based upon analysis of the conditional use permit application, staff concludes that all of the required findings can be made for Conditional Use Permit Application No. C-10-166.

<b>Findings per Fresno Municipal Code Section 12-405-A-2</b>	
<p>a. <i>All applicable provisions of this Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,</i></p>	
Finding a:	Conditional Use Permit Application No. C-10-166 will comply with all applicable codes, including parking, landscaping, walls, etc.
<p>b. <i>The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,</i></p>	
Finding b:	The subject property is adjacent to a collector street (Broadway) and is capable of handling the traffic generated by the subject site.
<p>c. <i>The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. The third finding shall not apply to uses which are subject to the provision of Section 12-306-N-30 of the FMC.</i></p>	
Finding c:	The subject site is intended to function with commercial and industrial uses. In addition, the applicant will be required to comply with the project conditions of approval, including those required by the Police Department, which stipulate certain requirements that must be met by the applicant. These conditions are intended to help protect the public health, safety and welfare of patrons and neighbors, alike.

- Attachments:
- Vicinity Map
  - 2008 Aerial Photograph of site
  - Noticing Map (500 foot radius)
  - Exhibits A and F dated July 29, 2010
  - Exhibit E dated September 22, 2010
  - Conditions of Approval dated January 12, 2011
  - Comments from Responsible Agencies
  - Environmental Assessment No. C-10-166 dated January 4, 2011

# VICINITY MAP

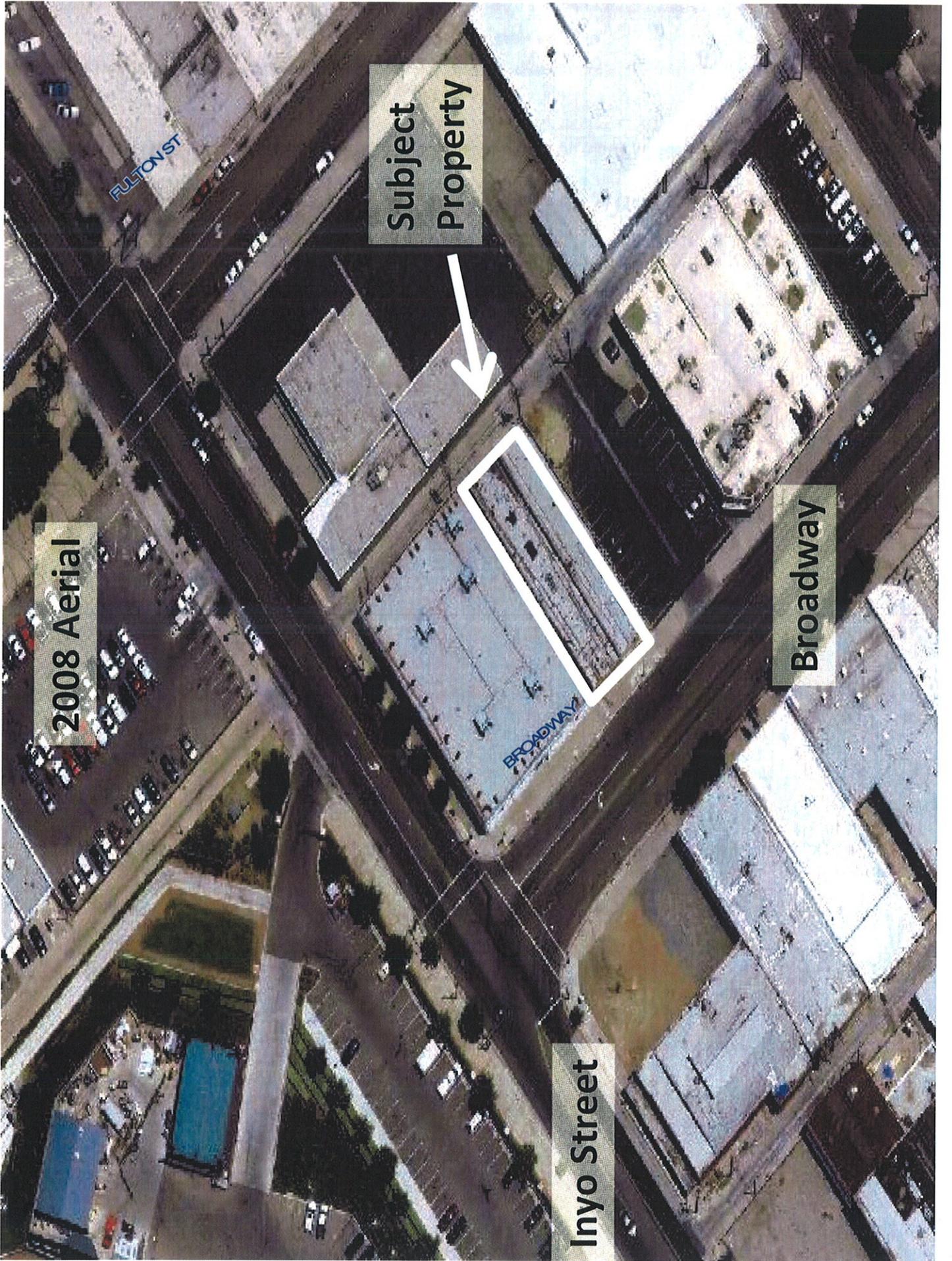


## CONDITIONAL USE PERMIT APPLICATION NO. C-10-166

746 & 748 Broadway

### LEGEND

 Subject Property



2008 Aerial

Subject  
Property

Broadway

Inyo Street

FULTON ST

BROADWAY



DATE	REVISION

This document, its contents and any drawings or attachments are the property of Verrillfort Architects and Planning, Inc. and shall remain the confidential property of Verrillfort Architects and Planning, Inc. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Verrillfort Architects and Planning, Inc.

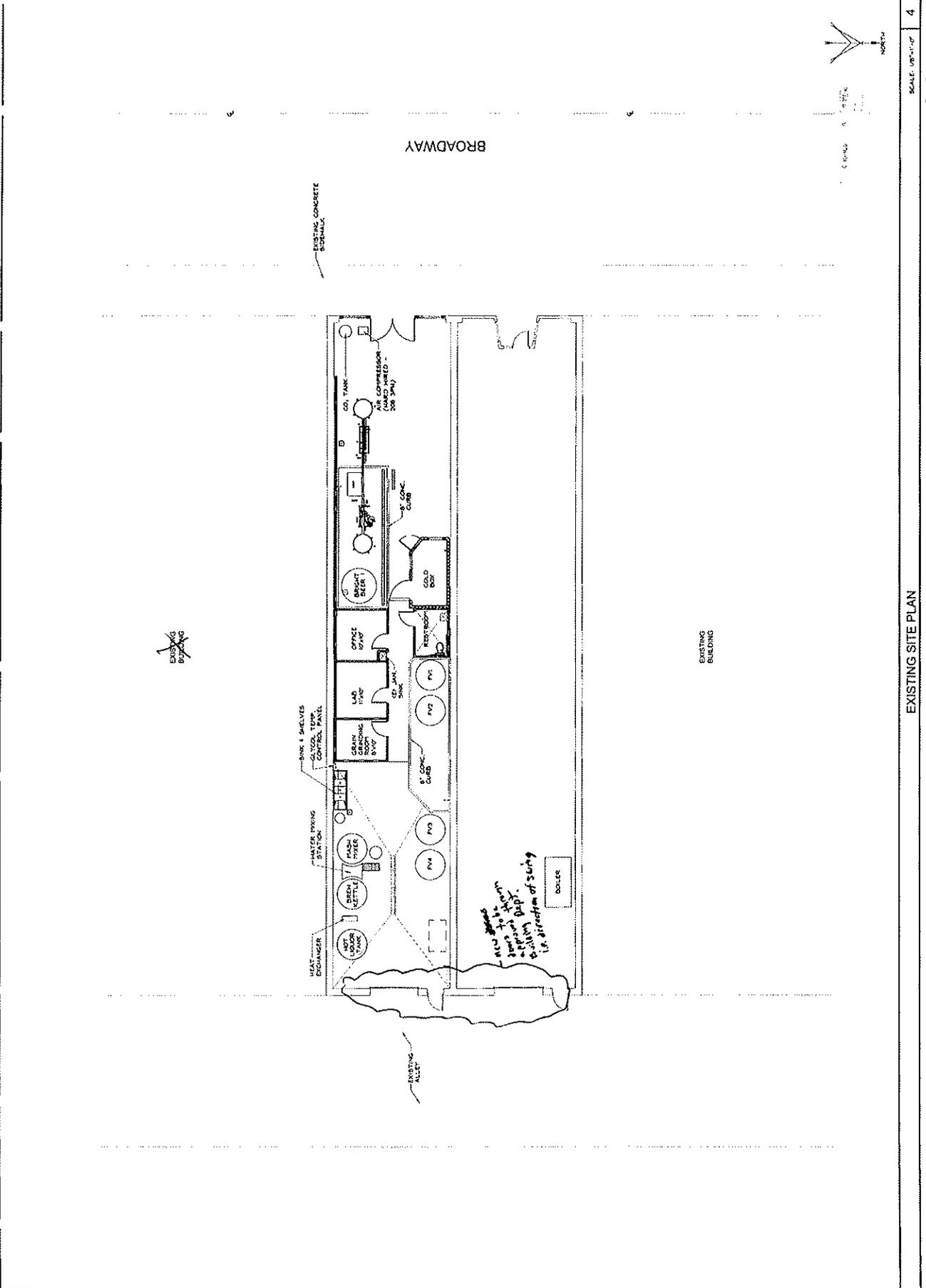
Verrillfort Architects, Inc.  
 Architecture and Planning  
 8525 North Cold Avenue  
 Suite 106  
 Fresno, California 93720  
 Office: 559-432-6744  
 Fax: 559-432-6745



FLOOR PLAN STUDY  
 PROPOSED BREWERY  
 EXISTING SITE PLAN

DATE	3/10/10
BY	MM
CHECKED	MM
DESIGNED	MM
SCALE	AS SHOWN

A100  
 SHEET



EXISTING SITE PLAN

FILE

DATE	REVISION

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

Vermeltoft Architects, Inc.  
 8525 North Cedar Avenue  
 Suite 100  
 Fresno, California 93720  
 (Office) 559.432.6744  
 Fax: 559.432.6745

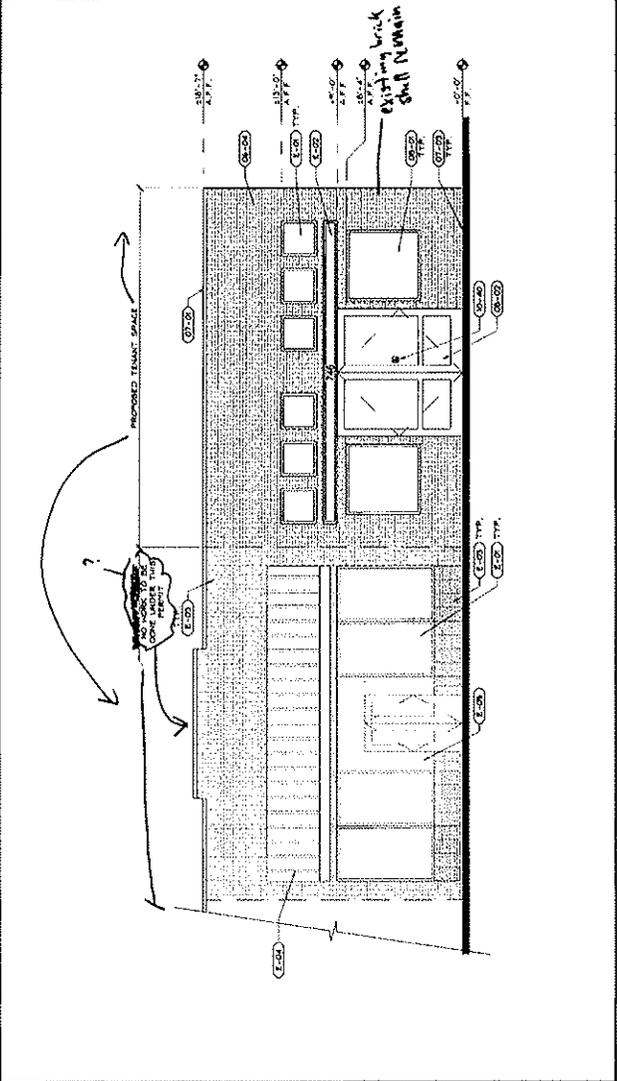


FLOOR PLAN STUDY  
 PROPOSED BREWERY  
 FRESNO, CALIFORNIA  
 EXTERIOR ELEVATION & DETAILS

SHEET NO. 4  
 DRAWN BY: [Name]  
 PROJECT NO. 00017  
 REV. DATE: 11-20-10  
 DATE: 3-18-10

**KEYNOTES**

(E-20) TO GLAZING TO REMAIN.  
 (E-21) FABRIC AROUND TO REMAIN.  
 (E-22) BRICK TO REMAIN.  
 (E-23) METAL PANELS TO REMAIN.  
 (E-24) STUCCO TO REMAIN.  
 (E-25) REMOVE TO STUCCO & REPAIR WOOD. INSTALL METAL LATH AND GYPSUM BOARD OVER EXISTING METAL LATH. FINISH WITH 1/2" G.C. PER ASTM C-1103. INSTALL UNFINISHED DOOR FRAME & VENER @ TOP PER MFG. INSTRUCTIONS.  
 (E-26) 2x4 GA. 6.1" CAP & CORNER - PAINT TO MATCH BRICK.  
 (E-27) 2x4 GA. 5.1" FLASHING.  
 (E-28) 2x4 GA. FLASHING & CONT. CAULK.  
 (E-29) GLAZING, SEE FLOOR PLAN.  
 (E-30) DOOR PACKAGE, SEE FLOOR PLAN.  
 (E-31) 3/4" SYMBOL OF ACCESSIBILITY, MOUNTED @ 40" A.F.F.

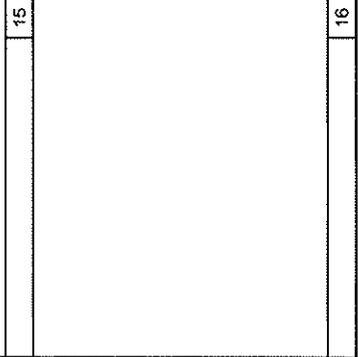
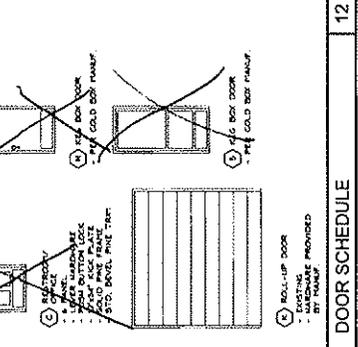
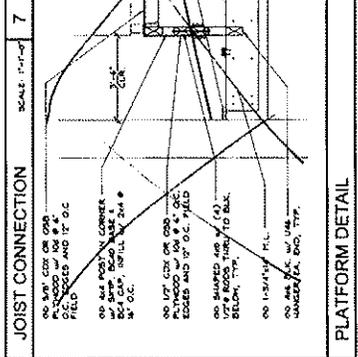
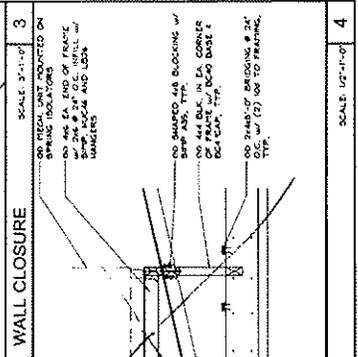
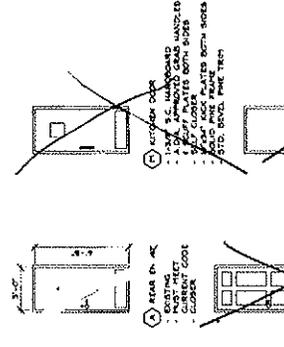
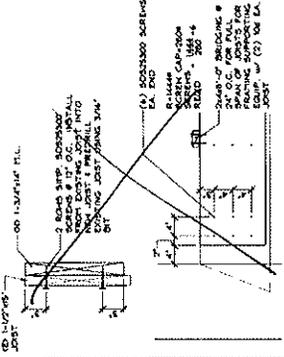
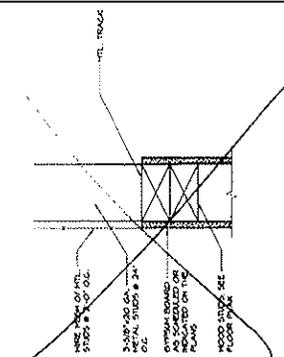


EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"



KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - FRONT

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

JOIST CONNECTION

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WALL CLOSURE

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

PLATFORM DETAIL

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

KEYNOTES

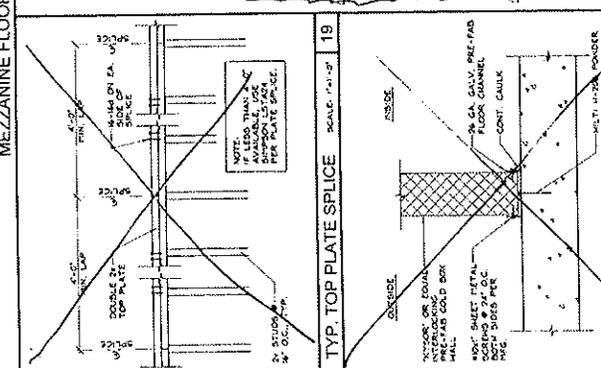
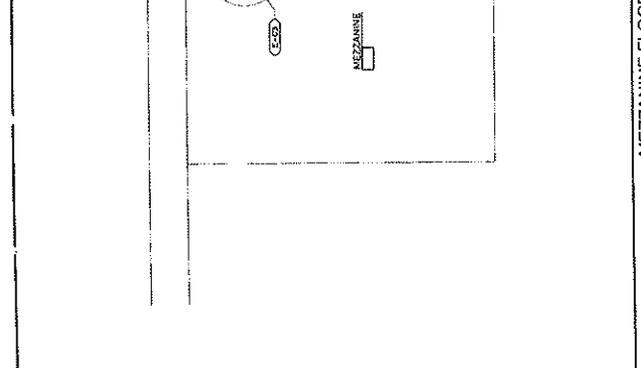
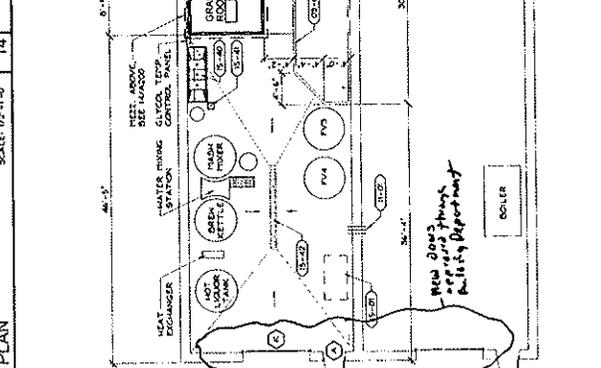
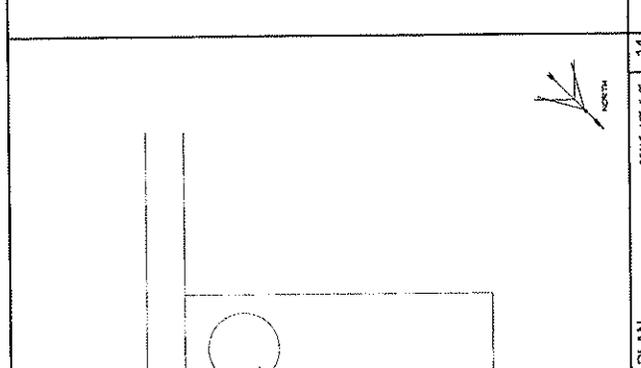
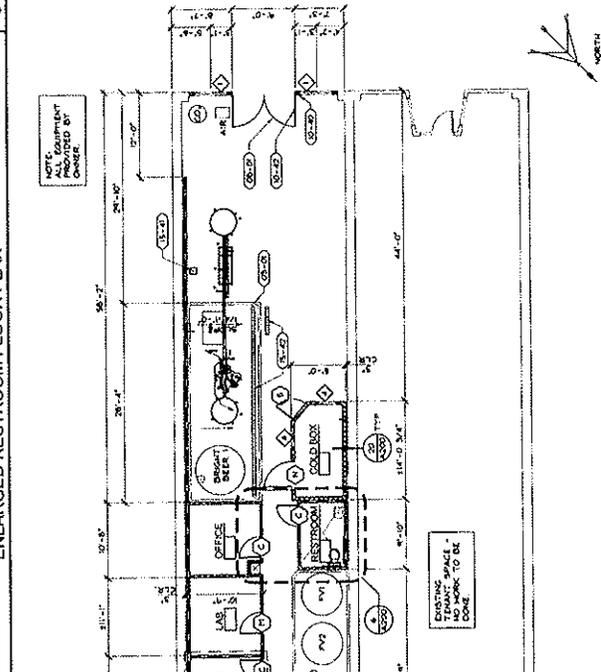
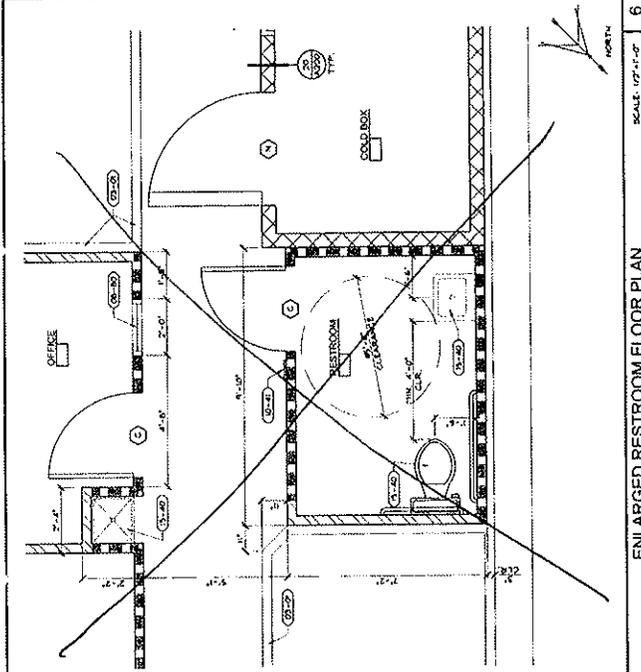


- KEYNOTES**
- 1. EXISTING PORTION OF SLABS TO BE REMOVED & REPLACED.
  - 2. 4"x4" CONC. CURB.
  - 3. PAIR OF 4"x4"x4" STOREFRONT DOORS.
  - 4. 2'-0"x3'-0" ALUM. STOREFRONT GLAZING, TOP OF WINDOW @ 1'-0" A.F.F.
  - 5. FACILE CURT. SIGNAGE, SEE SHEET 1.4.
  - 6. 1"x4" SYMBOL OF ACCESSIBILITY, MOUNTED @ 4'-0" A.F.F.
  - 7. 3 AREA THIRD WALL @ 10'-0" A.F.F. PROTECT APPROVED EQUAL WALL W/ 3" GIPS CALUMINUM OR APPROVED EQUAL.
  - 8. NON ROOF MOUNTED REFRIGERATED COMPRESSOR PUMPING FUTURE, SEE PUMPING DRAWINGS.
  - 9. FLOOR SINK, SEE PUMPING DRAWINGS.
  - 10. TRENCH DRAIN, SEE PUMPING DRAWINGS.

- KEYNOTES**
- 1. HIGH 2x4 D.F. #2 STUDS @ 16" O.C. W/ R-11 BATT INSULATION.
  - 2. HIGH 2x4 D.F. STUDS @ 16" O.C. W/ R-13 BATT INSULATION.
  - 3. HIGH 2x4 D.F. STUDS @ 16" O.C. W/ R-13 BATT INSULATION.
  - 4. 1/2" OR EQUAL GILD. COIL BOX WALLS.
  - 5. EXISTING GLAZ. BRCKE EXTERIOR WALL TO REMAIN.

- WALL LEGEND**
- 1. COB. CONTROL, SEE SHEET 1.4
  - 2. ROOM
  - 3. ROOM
  - 4. KEYNOTE SYMBOL

- SYMBOLS**
1. THE TYPICAL ACCESSIBLE VENTURE CLEARANCE FINISHING HEIGHTS, SEE SHEET 1.3
  2. THE CURB BOARD IS REQUIRED TO BE POSTED IN A HIGHLY VISIBLE LOCATION. IT WILL BE UNDERSTOOD THAT IF NO JOB CARD IS LOCATED NO INSPECTION SHALL TAKE PLACE.
  3. ALLUMINUM FRAMING FOR STOREFRONT GLAZING SHALL BE CALCULATED FOR ALL APPLICABLE WIND SPEEDS AND OTHER LOADS BY ONE OF THE FOLLOWING METHODS:
    1. AS PER UBC 1997 STANDARDS AS ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      1. PROVIDE SAFETY GLASS (TINTED GLASS) AT ALL WINDOWS IN GREATER THAN 8' HIGH AND CLOSER THAN 18" TO THE FLOOR, AND ALL BUILDING GLASS DOORS.
      2. WALL SURFACE SHALL BE CRACKED TILE OR OTHER FINISH WALL ADVERSALLY AFFECTED BY WATER OTHER THAN RAINFALL TO BE ADVISORILY PROTECTED BY WATER RESISTANT BOARD, INCLUDING ADHESION TO THE WALL.
    2. ALL INTERIOR SURFACES TO BE PLATE GLASS 1/2" (3/4") FLOOR TO CEILING INTERSECTIONS, STAIR STRINGERS AND WALL FLOOR INTERSECTIONS.
    3. ALL INTERIOR SURFACES TO BE PLATE GLASS 1/2" (3/4") FLOOR TO CEILING INTERSECTIONS, STAIR STRINGERS AND WALL FLOOR INTERSECTIONS.
    4. PROVIDE APPROVED FLASHING AND COUNT DOWNERS AND EXTERIOR OPERINGS TO COMPLETE WALLS, CEILING AND ROOF WALL CONNECTIONS IN COMPLIANCE WITH THE CODE.



**CITY OF FRESNO  
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

**CONDITIONS OF APPROVAL  
JANUARY 12, 2011**

**CONDITIONAL USE PERMIT APPLICATION NO. C-10-166**

**PART A - PROJECT INFORMATION**

1. Assessor's Parcel No: 468-283-10 & -11
2. Zone Map No: 2450
3. Job Address: 746 & 748 Broadway Street
4. Street Location: Located on Broadway between Inyo and Mono Streets
5. Existing Zoning: C-M (*Commercial and Light Manufacturing District*) zone district
6. Planned Land Use: Commercial Mixed Use Level II
7. Plan Areas: The 2025 Fresno General Plan, the Central Area Community Plan and the Convention Center Redevelopment Area
8. Project Description: Conditional Use Permit Application No. C-10-166 is a request to operate a micro-brewing operation. The proposed use includes the production of specialty beers for delivery to an off-site local distributor where shipment will occur to areas in the Central San Joaquin via an existing truck fleet. The applicant is proposing the sale of packaged beer produced on-site (for off-site consumption). The applicant is also proposing to hold private beer tastings for invited guests. Beer samples will be provided to guests at no charge and will be limited to 2 oz. portions. The applicant also proposes to sell merchandise such as shirts, caps, glasses, etc. The applicant has applied with the State of California Alcoholic Beverage Control to obtain a Type 23 license, which allows for the sale of beer produced on-site (for off-site consumption) and beer tastings

**PART B - GENERAL CONDITIONS AND REQUIREMENTS**

The proposed project is approved subject to the enclosed list of conditions and Exhibits A and F dated July 29, 2010, and Exhibit E dated September 22, 2010.

Environmental Assessment No. C-10-166, resulting in a Categorical Exemption Class 1 and Class 32, was prepared for the project on January 4, 2011.

**To complete the back-check process for building permit relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with two copies of the elevations, landscape, and irrigation plans, and any required covenants and/or studies or analyses to the Planning Division, Current Planning Section, for final review and approval, ten days before applying for building permits.**

Copies of this final approved site plan, elevations, landscape, and irrigation plans stamped by the Planning Division **must be substituted** for unstamped copies of same in each of the four sets of construction plans submitted for plan check prior to issuance of building permits. The final approved site plan must also include all corrections identified in the plan check process.

Be advised that on-site inspections will not be authorized unless the final stamped approved site plan, elevations, landscape, and irrigation plans are included in the plan check file copy.

**Please call for an appointment for final sign-off for building permits following your receipt and substitution of the four copies of the stamped, corrected, approved exhibits in the plan check sets. Contact Israel Trejo at (559) 621-8044 or via e-mail at [Israel.Trejo@fresno.gov](mailto:Israel.Trejo@fresno.gov) to schedule an appointment.**

**IMPORTANT: PLEASE READ CAREFULLY**

Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval are listed in the last section of this list of conditions under the heading "Part F - Miscellaneous" and may be appealed. All code requirements, are mandatory and may only be modified by variance, provided the findings pursuant to Fresno Municipal Code (FMC) Section 12-405.A can be made.

**Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:**

1. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
2. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property;

3. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

**Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.**

No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted. **(Include this note on the site plan.)**

Transfer all red line notes, etc., shown on all original site plan exhibits to the final site plan. **CORRECTIONS SHALL INCLUDE ALL THOSE LISTED IN THIS DOCUMENT AND THOSE LISTED IN THE CORRECTION LIST PROVIDED BY THE PLAN CHECK PROCESS.**

The exercise of rights granted by this special permit must be commenced by January 12, 2015 (four years from the date of approval). There is no exception.

#### NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservation or exactions imposed on the development project.

This notice does not apply to those fees, dedications, reservations or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

#### PART C - PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, for which this review process is dependent, will be imposed whenever such conditions are disclosed. Questions relating to dedications, street improvements or off-street parking lot geometrics may be directed to Mario Rocha at (559) 621-8684 of the Public Works Department, Engineering Division.

#### *TRAFFIC SIGNAL MITIGATION IMPACT FEE*

- a) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual.

## OTHER AGENCIES IMPACT FEES

- a) Satisfy the Fresno County Facilities Impact Fee Obligation. Provide County Facilities Impact Fee receipt from the County Public Works and Planning Department (488-3496) as proof of payment or exemption prior to issuance of permits.
- b) Satisfy the Fresno County Regional Transportation Mitigation Fee (RTMF), as required by the RTMF Joint Powers Agency (559-233-4148). The RTMF Informational Summary and the Record of Payment forms are available at the Planning and Development public counter.
- c) The completed Record of Payment of the RTMF form of the must be submitted to the City prior to the issuance of building permits. Prior to issuance of the Certificate of Occupancy, the Record of Payment of the RTMF form must be signed indicating the Disposition of the RTMF by the RTMF Joint Powers Agency.

## PART D - PLANNING/ZONING REQUIREMENTS

### 1) PLANNING

- a) Development is subject to the following plans and policies:
  - i) C-M (*Commercial and Light Manufacturing District*) zone district
  - ii) Central Area Community Plan
  - iii) Convention Center Redevelopment Plan
  - iv) 2025 Fresno General Plan
- b) The subject application is a request to operate a micro-brewing operation. The proposed use includes the production of specialty beers for delivery to an off-site local distributor where shipment will occur to areas in the Central San Joaquin via an existing truck fleet. The applicant is proposing the sale of packaged beer produced on-site (for off-site consumption). The applicant is also proposing to hold private beer tastings for invited guests. Beer samples will be provided to guests at no charge and will be limited to 2 oz. portions. The applicant also proposes to sell merchandise such as shirts, caps, glasses, etc. The applicant has applied with the State of California Alcoholic Beverage Control to obtain a Type 23 license, which allows for the sale of beer produced on-site (for off-site consumption) and beer tastings.
- c) Pursuant to Director's Classification No. 185, a micro-brewery is allowed in the C-M (*Commercial and Light Manufacturing District*) zone district subject to a conditional use permit. Additionally, the sale of alcoholic beverages for off-site consumption is allowed pursuant to Section 12-304-B-24 of the Fresno Municipal Code.

### 2) ALCOHOLIC BEVERAGE CONTROL

- a) Comply with the requirements of the Alcoholic Beverage Control (ABC) Type 23 license and any other ABC requirements, including those regulations regarding the giving of samples to consumers at beer tastings (i.e., maximum of six courses of instruction per calendar year if the course of instruction includes consumer tastes of beer and maximum of eight ounces of beer per person, per day, etc.). Comply with beer labeling requirements as mandated by the ABC.

3) TIME TO STOP SAMPLING AND SALES (FOR OFF-SITE CONSUMPTION) OF ALCOHOL

- a) The time to stop beer sampling and beer sales (for off-site consumption) is 2:00 a.m.

6) OFF-STREET PARKING

- a) Pursuant to section 12-306-l.2.1.d. (1) of the Fresno Municipal Code, parking space requirements shall not apply for a building which was constructed before February 13, 1954, provided that the parking area or space existing immediately before a change of occupancy is not reduced. Since the subject buildings were constructed prior to February 13, 1954, (with no parking spaces), no off-street parking spaces are required for the project.

7) OUTDOOR ADVERTISING

- a) Signs are not approved for installation as part of this special permit. **(Include this note on the site plan.)** Should signs be required, the applicant must submit for a Sign Review Permit.

**PART E - CITY AND OTHER SERVICES**

8) BUILDING AND SAFETY SERVICES

- a) Plans and permits are required for the tenant space improvement and façade improvement.

9) DEPARTMENT OF PUBLIC UTILITIES

- a) Comply with the letter dated August 2, 2010, from the Department of Public Utilities relative to solid waste requirements.

10) HISTORIC PRESERVATION

- a) The property at 748 Broadway is a historic site (Carmel Saddlery) and is listed as Historic Property No. 162 (built in 1917). Pursuant to Section 12-1617 of the Fresno Municipal Code, no exterior or interior work which requires permits may be performed at 748 Broadway without review and approval of the Historic Preservation Project Manager, or as applicable, the Historic Preservation Commission. The building elevations (Exhibit E dated September 22, 2010) show no work planned for the exterior of 748 Broadway.

11) DEPARTMENT OF PUBLIC UTILITIES

- a) Comply with the letter dated August 11, 2010, from the Department of Public Utilities relative to sewer requirements.

12) DEPARTMENT OF PUBLIC WORKS

- a) Comply with the letter dated December 24, 2010, from the Department of Public Works relative to street tree requirements.

- a) Comply with the letter dated August 9, 2010, from the Fresno Metropolitan Flood Control District.

14) HEALTH PROTECTION REQUIREMENTS

- a) Comply with the letter dated December 9, 2010, from the County of Fresno, Department of Public Health.

15) REDEVELOPMENT AGENCY

- a) Comply with the letter dated August 11, 2010, from the Redevelopment Agency of the City of Fresno.

16) SJVAPCD

- a) Comply with the letter dated August 4, 2010, from the San Joaquin Valley Air Pollution Control District.

17) POLICE DEPARTMENT

- a) Comply with the letter dated December 15, 2010, from the Police Department.

18) FIRE DEPARTMENT

- a) The occupant load for the subject buildings, determined through the tenant improvement process, shall be posted within both of the buildings. Provide the maximum amount of occupants allowed within each building to the project planner prior to occupancy.

**PART F - MISCELLANEOUS**

Approval of this site plan is contingent upon the submittal of corrected site plans showing all existing/proposed on-site conditions as reflected on all exhibits and the following:

- 1) Include a color and material schedule on the elevations for the exterior of all buildings. Additionally, provide an elevation for the southerly side of the building at 746 Broadway.
- 2) Roof-mounted and detached mechanical equipment shall be screened from view and acoustically baffled to prevent the noise level rating for the equipment from exceeding 55 Ldn measured at the nearest property line. **(Include this note on the site plan.)**
- 3) If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
- 4) If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: 916/653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: 805/644-2289) shall be contacted to obtain a referral list of recognized

archaeologists. An archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**

- 5) If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. A paleontologist shall conduct an assessment and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**



DEPARTMENT OF PUBLIC UTILITIES



Date: August 02, 2010

To: ISREAL TREJO, Planner II  
Planning and Development Department

From: CHRIS WEIBERT, Management Analyst II  
*CW* Public Utilities Department, Administration

**Subject:** C-10-166 ABCUP was filed as a minor amendment by Bill Robinson on behalf of Central Valley Craft Beer, LLC, and pertains to 0.08 acre of property located on the east side of Broadway between Inyo and Mono Streets in downtown Fresno, 746 & 748 Broadway, APN 468-283-10, 11. The applicant requests authorization to allow a small wholesale brewery operation in two approximately 3,400 square feet adjacent buildings, total of 6,800 square feet, with a State of California Alcoholic Beverage Control Type 23 license. The property is zoned C-M, Commercial and Light Manufacturing, zone district.

**Does Project Affect Your Agency/Jurisdiction**

Yes - Project is currently serviced by Solid Waste Division.

**Suggestions to Reduce Impacts/Address Concerns**

None

**Recommended Conditions of Approval**

Project will continue to be serviced by Solid Waste Division.



## DEPARTMENT OF PUBLIC UTILITIES



Providing Life's Essential Services

**Date:** August 11, 2010

**To:** *Israel Trejo*  
 BONIQUE SALINAS, Planner III  
 Planning and Development Department

**From:** GREG CONTRERAS, Senior Engineering Technician *GC*  
 Department of Public Utilities, Planning and Engineering

**Subject:** SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT C-10-166

### General

C-10-166 ABCUP was filed as a minor amendment by Bill Robinson on behalf of Central Valley Craft Beer, LLC, and pertains to 0.08 acre of property located on the east side of Broadway between Inyo and Mono Streets in downtown Fresno, 746 & 748 Broadway, APN 468-283-10, 11. The applicant requests authorization to allow a small wholesale brewery operation in two approximately 3,400 square feet adjacent buildings, total of 6,800 square feet, with a State of California Alcoholic Beverage Control Type 23 license. The property is zoned C-M, Commercial and Light Manufacturing, zone district.

### Environmental Recommendations

**A NEGATIVE DECLARATION MAY BE ISSUED:** The project may have adverse impacts but impacts can be mitigated without further study or are not serious enough to warrant an Environment Impact Report.

### Sewer Requirements

The nearest sewer main to serve the proposed project is a 10-inch main located in the Broadway-Fulton alley. Sewer facilities are available to provide service to the site subject to the following requirements:

1. On-site sanitary sewer facilities shall be private.
2. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

### Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Section 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.

2. Sewer Facility Charges are collected after occupancy on a bi-monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.

7

---

## DEPARTMENT OF PUBLIC WORKS

---

TO: **Israel Trejo, Planner III**  
Planning Division

FROM: **Hilary Kimber, Parks Supervisor II (559-621-8794)**  
Public Works, Engineering

DATE: December 24, 2010

SUBJECT: **SITE PLAN REVIEW NO. C-10-166 AMENDED**

The Department of Public Works offers the following comments regarding the proposed site plan for 746 & 748 Broadway Street (APN: 468-283-10, 11):

***GENERAL REQUIREMENTS***

1. The Public Works Department requires one street tree for every 24 lineal feet of street frontage in the Downtown Area. There are approximately 50 lineal feet of street frontage resulting in the requirement of two (2) street trees in 4' x 6' tree wells.
2. Street tree installation is deferred at this time due to water source inaccessibility (water main is located in the alleyway) and the Master Plan development of the Downtown & Community Revitalization Department under Director Craig Scharton.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

File No. 210.413

Page 1 of 4

**PUBLIC AGENCY**

ISRAEL TREJO, PLANNER III  
PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721

**DEVELOPER**

TARA FLORES, CENTRAL VALLEY CRAFT BEER,  
LLC  
PO BOX 1626  
FRESNO, CA 93717

PROJECT NO: 2010-166  
ADDRESS: 746 & 748 BROADWAY STREET  
APN: 468-283-10, 11

SENT: 8/9/10

Drainage Area(s)	Preliminary Fee(s)
FF	\$0.00
<b>TOTAL FEE: \$0.00</b>	

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/11 based on the site plan submitted to the District on 7/30/10 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**Approval of this development shall be conditioned upon compliance with these District Requirements.**

- 1.  a. Drainage from the site shall REMAIN AS EXISTING.
- \_\_\_\_\_ b. Grading and drainage patterns shall be as identified on Exhibit No.

**FR CUP No. 2010-166**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 4

FR  
CUP No. 2010-166

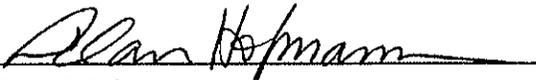
- c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:  
Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".  
 None required.  
 None required.
3. The following final improvement plans shall be submitted to the District for review prior to final development approval:  
 Grading Plan  
 Street Plan  
 Storm Drain Plan  
 Water & Sewer Plan  
 Final Map  
 Other  
 None Required
4. Availability of drainage facilities:  
 a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).  
 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.  
 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available. TEMPORARY SERVICE IS AVAILABLE THROUGH  
 d. See Exhibit No. 2.
5. The proposed development:  
Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)  
 Does not appear to be located within a flood prone area.
6. The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 3 of 4

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, approved August 1999, (modified December 2002) A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
  - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
  - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10.   X   See Exhibit No. 2 for additional comments, recommendations and requirements.

FR  
CUP  
No. 2010-166

  
Gerald E. Lakeman  
District Engineer

  
Rick Lyons  
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

BILL ROBINSON, SOL DEVELOPMENT ASSOCIATES, LLC

906 "N" STREET, SUITE 100

FRESNO, CA 93721

JANE WHITEHURST ARNOLD

9117 SELBORNE LANE

CHATT HILLS, GA

**FR CUP No. 2010-166**

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

In an effort to improve storm water runoff quality, outdoor storage areas shall be constructed and maintained such that material which generates contaminants will not be conveyed by runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be directed through landscaped areas or otherwise treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas that directly connect to the District's system will not be permitted. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements are attached.

Development No.     CUP 2010-166



## County of Fresno

Department of Public Health  
Edward L. Moreno, M.D., M.P.H., Director-Health Officer

---

December 9, 2010

FA0280173  
LU0015744  
PE 2602

Israel Trejo  
City of Fresno  
Development Department  
2600 Fresno Street  
Fresno, CA 93721

Dear Mr. Trejo:

**SUBJECT:** C-10-166 ABCUP Revised Comments

**Conditional Use Permit Application No. C-10-166** ABCUP was filed as a minor amendment by Bill Robinson on behalf of Central Valley Craft Beer, LLC, and pertains to 0.08 acre of property located on the east side of Broadway Street between Inyo and Mono Streets in downtown Fresno. The applicant requests authorization to allow a small wholesale brewery operation in two approximately 3400 square feet adjacent buildings (total of 6800 square feet) with a State of California Alcoholic Beverage Control Type 23 license. The applicant is also proposing to hold private tastings of alcoholic beverages for invited guests; the samples will be provided at no charge. Additionally, the applicant is proposing to sell packaged alcohol products, produced on-site, to the general public. The property is zoned C-M (*Commercial and Light Manufacturing*) zone district.

**APN: 468-283-10, 11      ZONING: C-M      ADDRESS: 746 & 748 Broadway Street**

Recommended Conditions of Approval:

- Prior to **retail food and beverage operations**, the applicant shall submit updated floor plans for review and approval, complete the Environmental Health Application, and obtain a permit to operate from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 445-3334 for more information.
- Prior to operation, the applicant shall contact the California Alcoholic Beverage Control Department at (559) 225-6334 for information relative to applying for and obtaining a license to sell alcoholic beverages.

---

REVIEWED BY:

**Janet Gardner**

R.E.H.S., M.P.H.  
Environmental Health Specialist

Digitally signed by Janet Gardner  
DN: cn=Janet Gardner, o=Environmental Health Division,  
ou=Fresno County Public Health Department,  
email=jjgardner@co.fresno.ca.us, c=US  
Date: 2010.12.09 14:10:51 -0800

---

(559) 445-3271

---

cc: Casagrande/Tolzmam, Environmental Health Division

C-10-166 Revised Comments

**REDEVELOPMENT AGENCY OF THE CITY OF FRESNO**  
2344 Tulare Street, Suite 200, Fresno, CA 93721 (559) 621-7600

Application No.: C-10-166-ABCUP (Israel Trejo)  
Assessor Parcel No.: 468-283-10,11  
Site address: 746 and 748 Broadway Street  
Redevelopment Area: Convention Center

Date: 8/11/2010  
Reviewer: Jeff Findley,  
Senior Project Coordinator  
Telephone: 621-7609

Agency Staff Recommendation:

**APPROVE PROJECT WITH THE FOLLOWING CONDITIONS:**

1. The property identified in Application No. C-10-166-ABCUP is located within the adopted Convention Center Redevelopment Project Area and is subject to all requirements of the Redevelopment Plan.
2. The Redevelopment Agency does not object to the proposed small wholesale brewery operation and the issuance of a State of California Alcoholic Beverage Control Type 23 license. Agency support of this project is conditioned on the ability of the development to be in conformance with all requirements of the Redevelopment Plan and the C-M (Commercial and Light Manufacturing) zone district and Section 12-304 (including subsequent applicable Sections of the Fresno Zoning Ordinance.
3. The Agency reserves the right to reconsider the issuance of Conditional Use Permit Application No. C-10-166-ABCUP to Central Valley Craft Beer, LLC (business), should the City of Fresno or the Redevelopment Agency of the City of Fresno receive any complaints about the business operations that are inconsistent with the requirements of Application No. C-10-166-ABCUP; which can result in a recommendation to the Alcoholic Beverage Control (ABC) Department of the State of California to revoke the license.
4. The project shall also be subject to and be in conformance with the requirements of the Industrial Development Design Guidelines as applicable.
5. The project shall be subject to all applicable requirements associated with any active approved Site Plan or permits that are enforced for the development of the overall 0.08-acre site located at 746 and 748 Broadway Street.
6. The project identified in this entitlement application shall be developed in accordance with the Operational Statement and Site Plan (or as revised by the City of Fresno) submitted for Conditional Use Permit Application No. C-10-166-ABCUP.
7. ~~A City street tree shall be provided along the Broadway Street frontage in front of the site.~~ *Removed per RDA  
I. Trejo  
12-6-10*
8. All future landscaped areas shall be properly maintained and any dead plants, trees or ground cover will be removed and immediately replaced with the appropriate landscaping. All landscaping irrigation systems on site shall be properly maintained or repaired to ensure the healthy growth of plants and trees.
9. Approval of this entitlement applies only to the development identified in Application No. C-10-166-ABCUP, any modifications or additions shall not be allowed without the modification of this Conditional Use Permit Application with prior approval from the City of Fresno Development Department and the Redevelopment Agency.

---

**PLEASE MAKE APPLICANT AWARE OF AGENCY COMMENTS**

---

10. All outdoor storage areas shall be screened in conformance with requirements of both the Fresno Zoning Ordinance and Agency Industrial Development Design Guidelines.
11. All on-site fencing shall be in conformance with the Agency's Industrial Development Design Guidelines, as well as the City of Fresno Municipal Code Ordinance.
12. All proposed sign applications for the business shall be by separate application and approved by both the Development Department and the Redevelopment Agency.
13. 748 Broadway is the former C.B. Melikian Harness & Saddlery, which was built in 1920 and is listed on Fresno's Local Register of Historic Resources as #162. As a result, any alterations or repairs made to the exterior of the building shall be reviewed and approved by the City's Historic Preservation Manager.
14. All broken glass on exterior of buildings shall be replaced.



# San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



August 4, 2010

Israel Trejo  
 City of Fresno  
 Development Services/Planning  
 2600 Fresno Street, Third Floor  
 Fresno, CA 93721-3604

**Project: Conditional Use Permit Application No. C-10-166-ABCUP**

**District CEQA Reference No: 20100640**

Dear Mr. Trejo:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of Conditional Use Permit Application for a wholesale brewery operation on a total of 6,800 square feet located at 746 & 748 Broadway Street, in Fresno, CA. The District offers the following comments:

### District Comments

- 1) Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
- 2) Based on information provided to the District, the proposed project is not subject to District Rule 9510 (Indirect Source Review).
- 3) The proposed project will require District permits. Prior to the start of construction the project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.

Sayed Sadredin  
 Executive Director/Air Pollution Control Officer

**Northern Region**  
 4800 Enterprise Way  
 Modesto, CA 95356-8718  
 Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
 1990 E. Gettysburg Avenue  
 Fresno, CA 93726-0244  
 Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
 34946 Flyover Court  
 Bakersfield, CA 93308-9725  
 Tel: 661-392-5500 FAX: 661-392-5585

- 4) The proposed project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
- 5) The District recommends that a copy of the District's comments be provided to the project proponent.

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call Mark Montelongo at (559) 230-5905.

Sincerely,

David Warner  
Director of Permit Services



*for:* Arnaud Marjollet  
Permit Services Manager

DW: mm

December 15, 2010

City of Fresno, Development & Resource Management Department  
Director of Planning & Development.  
Special Permit, Conditional Use Permit  
2600 Fresno Street  
Fresno, California, 93721-3604

**Attn. Israel Trejo, Planning Division**

**Re: SPECIAL PERMIT NO. C-10-166 ABCUP**  
**Applicant: Central Valley Beer Craft, LLC**  
**Address: 746 & 748 Broadway**  
**Fresno, Ca. 93721**  
**A.P.N. 468-283-10 & 11**

Dear Mr. Trejo,

The City of Fresno has requested that the Fresno Police Department review the Conditional Use Permit application for the property located at 746 and 748 Broadway. The property is zoned **C-M (*Commercial and Light Manufacturing District*)** for commercial and industrial development. We understand that along with this CUP application, the applicant has also applied for a Type 23 license which if approved by Department of Alcoholic Beverage Control will allow for the operation of a micro-brewery, private beer tastings for invited guests (limited to 2 oz. samples and provided at no charge) and the sale of packaged beer (produced on-site) for off-site consumption.

As you know, to approve any Conditional Use Permit, the City must make the following findings:

1. All applicable provisions of the Fresno Municipal Code are complied with and the site of the proposed use is adequate in size and shape to accommodate the use, including, all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,
2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,
3. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. This third finding

shall not apply to uses which are subject to the provisions of Section 12-306-N-39 of the Fresno Municipal Code (Regulating Adult Businesses).

The conditions are established to ensure public safety, and to minimize any impact for the surrounding area. If approved, this CUP would allow for the operation of a micro-brewery, private beer tastings for invited guests (limited to 2 oz. samples and provided at no charge) and the sale of beer (produced on site) for off-site consumption. We request the following conditions be included as Conditions of Approval for Conditional Use Permit Application No. C-10-166. These conditions will maintain an environment that is least likely to generate public complaints and calls for service.

The Fresno Police Department is not in opposition of this Conditional Use Permit, provided the applicant agrees to the listed conditions. If the following conditions are not included as conditions of approval of CUP No. C-10-166 the Fresno Police Department shall oppose the approval of this Conditional Use Permit, and shall appeal such approval to the Planning Commission.

**Requested Conditions of Approval:**

**1. Fresno Municipal Codes**

The applicant shall comply with all applicable provisions of the Fresno Municipal Codes (“FMC”), including but not limited to:

- FMC 9-502 (Amusement Devices - Permit Required)
- FMC 9-1803 (Hours of Operation Billiard Hall)
- FMC 9-1804 (Restriction on Attendance of Minors in Billiard Rooms)
- FMC 9-1805 (Minors allowed: Family Billiard Rooms)
- FMC 10-105 (Noise Ordinance)
- FMC 10-708 (Unlawful Nuisances - High Calls for Police Service)

A current version of the Fresno Municipal Code may be viewed at the City of Fresno’s website: [www.Fresno.gov](http://www.Fresno.gov). The link to the FMC is located on the Home Page of that website.

**2. State and Federal Law**

The applicant shall comply with all applicable state, federal, and local law, including but not limited to the following California Business and Professions Code sections and the California Department of Alcoholic Beverage Control rules:

- BP 24046 (Required to Post ABC License on Premises)
- BP 25612.5 (Loitering, Open Alcoholic Beverage Containers, Consuming Alcoholic Beverages on Premises, Exterior Lighting, Litter Removal, Graffiti Removal, Signs and Barriers in Windows and Doors, Public Phones Blocked From Incoming Calls, Areas to Display Harmful Matter, Required Copies of Operating

Standards Available for Public Viewing)  
BP 25631 (No sale of alcoholic beverages between 2:00 a.m. and 6:00 a.m.)  
BP 25665 (Minors Remaining in Public Premises)  
ABC Act Rule 106 (No Buy One Get One Free Drinks)  
ABC Act Rule 107 (No One Under 21 Allowed Signs Posted)  
ABC Act Rule 139 (Interior Lighting Required for Identification of Patrons)

**3. Video Camera**

Prior to exercising any privileges granted by CUP No. C-10-166 the applicant must install a fully functional color digital video camera system "System" that meets the following requirements:

3.1 The System must continuously record, store, be capable of playing back images and be fully functional at all times, including during hours the business is closed. The System must be maintained in a secured location inside of the business.

3.2 The System shall have the correct date and time stamped onto the image at all times.

3.3 The camera storage capacity should be for at least one week (seven calendar days). Such cameras must be capable of producing a retrievable and identifiable image that can be made a permanent record and that can be enlarged through projection or other means.

3.4 Digital video recorder must be capable of storing at least seven days of real-time activities.

3.5 The System shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Fresno Police Department within 24 hours of the initial request relating to a criminal investigation only.

3.6 The interior of the business must have at least one camera placed to focus on each cash register transaction to include the clerk as well as the customer waiting area. There should be at least one camera focused on the entrance and the camera view should clearly show an image of the color coded height tape installed on the inside of the door jamb.

3.7 There shall be at least one exterior camera placed so as to record activities in the primary customer parking areas of the business. These cameras should be of sufficient quality to be able to identify persons and/or vehicles utilizing the business parking area.

**4. ABC Education**

Any and all employees hired to sell alcoholic beverages shall provide evidence that they have either:

- (1) Completed training from the State of California Department of Alcoholic Beverage Control--Fresno District Office-administered "Leadership and Education in Alcohol and Drugs" (LEAD) Program as confirmed by receipt of an ABC-issued certificate of completion; or,
- (2) Completed equivalent training acceptable to the ABC-- Fresno District Office to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.

If any prospective employee designated to sell alcoholic beverages, tobacco or inhalants does not currently have such training then:

- (1) The ABC-licensed proprietors shall have confirmed with the Development Department within 15 days of the final approval of the CUP or within 15 days of the opening to the public, that a date certain has been scheduled with the local ABC Office for the prospective employees to take the LEAD Program course; and
- (2) Within 30 days of taking the course the employee(s) or responsible employer shall deliver each required LEAD Program Certificate evidencing completion of said course.

## 5. Sale of Malt and Wine-Cooler Alcoholic Beverages

5.1 Malt liquor or malt beverage products shall not be sold in less than six (6) pack quantities for sale. They must be sold in manufacturer pre-packaged multi-unit quantities. This will include all sizes of containers.

5.2 Single sales of any other beer product, of any size, is permitted.

## 6. Posting Property

The applicant shall post the property with the appropriate Fresno Municipal Code signs advising that consumption of alcoholic beverages, gambling, trespassing or loitering will be in violation of municipal ordinances. The applicant must send a letter to the Fresno Police Department, signed and dated by the applicant, every 180 days that authorizes FPD peace officers to enter the applicant's real property and/or establishment to enforce against the aforementioned activities at the business. The owners and employees are responsible for abating those activities when they occur during business hours.

## 7. Consumption of Alcoholic Beverages and Loitering

7.1 The establishment shall not allow alcoholic beverages to be consumed outside the building premises or any other adjacent property under its control. No alcoholic beverage will be consumed on any property adjacent to the premises (i.e., parking lot and sidewalks). If the alcoholic beverages are consumed on property not owned or controlled

by the applicant, the applicant shall immediately report such consumption to the Fresno Police Department.

7.2 The establishment shall not allow any loitering on building premises or any adjacent property under its ownership or control.

7.3 The establishment shall not allow any gambling on building premises or any adjacent property under its control.

**8. Security Plan**

The applicant is proposing to hold private beer tastings for invited guests. Beer samples will be given to guests and will be limited to 2 oz. portions at no charge. The applicant has applied with the State of California Alcoholic Beverage Control to obtain a Type 23 license, which allows for the sale of packaged beer and beer tastings. The alcohol sales and beer tastings on the subject property must meet the requirements of the Alcoholic Beverage Control. The Police Department reserves the right to require an approved security plan when the operation conducts its private tasting events.

**9. Property Responsibility**

“Frequent” responses by the FPD arising out of or relating to the operation or management of the real property owned or controlled by the permittee causing any combination of the following: animal disturbances; violent criminal acts; illegal consumption of intoxicants in public view; gaming activities; and juvenile disturbances, or any of the other activities set forth in the Fresno Municipal Code section 10-708(g) may result the commencement of CUP revocation proceedings. In addition to recommending the commencement of revocation proceedings, the FPD may pursue any of the other remedies set forth in FMC, section 10-710, including assessing fines against the proprietor for the violations of the Management of Real Property Ordinance.

“Frequent” means response by the Fresno Police Department is occurring more than 1.5 times the average number of such responses (3 calls for every 2) for property of a similar size and character within the same policing district.

**10. The establishment shall ensure that all employees are aware of and comply with these conditions. The establishment shall have each employee sign a written acknowledgment that he/she has reviewed and understood each of these conditions. The written acknowledgement shall be maintained by the establishment and made available to the Fresno Police Department upon reasonable request.**

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. C-10-166**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY  
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS  
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

**APPLICANT:** Sol Development Associates, LLC  
906 N Street #100  
Fresno, CA 93721

**PROJECT LOCATION:** 746 and 748 Broadway  
(APN: 468-283-10 & -11)

**PROJECT DESCRIPTION:** Conditional Use Permit Application No. C-10-166 is a request to operate a micro-brewing operation, which includes the production of specialty beers for delivery to an off-site local distributor, the sale of packaged beer (produced on site) for off-site consumption and private beer tastings for invited guests (limited to 2 oz. samples). The applicant has requested authorization for the establishment of a State of California, Alcohol Beverage Control license, allowing beer production, the sale of beer produced on-site (for off-site consumption) and beer sampling (ABC Type 23 license)

**This project is exempt under Sections 15301/Class 1 and 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.**

**EXPLANATION:** Section 15301/Class1 consists of the operation, repair, maintenance, permitting, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Section 15332/Class 32 consists of projects characterized as in-fill development meeting the conditions described in this Section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The proposed project consists of a micro-brewery to be operated within two existing buildings. Brewing equipment will be installed within the building at 746 Broadway; this building will also undergo a façade improvement. The project is consistent with the 2025 Fresno General Plan and is allowed within the designated zone district subject to a conditional use permit. The subject site is located within the City and contains less than five acres. The she site has no value as habitat for endangered, rare or threatened species and complies with the conditions of the Class 1 and Class 32 Categorical Exemptions. No adverse environmental impacts would occur as a result of the proposed project.

Date: January 4, 2011

Prepared By: Israel Trejo, Planner

Submitted By:

  
\_\_\_\_\_  
Mike Sanchez, Planning Manager  
City of Fresno  
Development & Resource Management Department  
(559) 621-8277