



AGENDA PLANNING COMMISSION CITY OF EASTVALE

**Regular Meeting
Wednesday, December 16, 2015
6:00 p.m.**

**Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880**

1. CALL TO ORDER

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Commissioners: Bill Van Leeuwen, Karen Patel, Howard Feng
Vice-Chair: Larry Oblea
Chair: Daryl Charlson

3. REORGANIZATION OF THE PLANNING COMMISSION/SELECTION OF NEW CHAIR AND VICE CHAIR FOR 2016

Per Section 2.2 of the Planning Commission Bylaws, the Commission will select a Chair and Vice Chair to preside over the Planning Commission meetings in 2016.

4. PUBLIC COMMENT

This is the time when any member of the public may bring a matter to the attention of the Planning Commission that is within the jurisdiction of the Commission. The Ralph M. Brown act limits the Commission's and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may discuss or ask questions for clarification, if desired, at this time. Although voluntary, we ask that you fill out a "Speaker Request Form," available at the side table. The completed form is to be submitted to the Recording Secretary prior to being heard. Public comment is limited to two (2) minutes each with a maximum of six (6) minutes.

5. PRESENTATIONS

None

6. ADDITIONS/DELETIONS TO THE AGENDA

7. CONSENT CALENDAR

7.1 Planning Commission Minutes

RECOMMENDATION: Approve the minutes from the November 18, 2015, regular meeting.

8. PUBLIC HEARING

8.1 PROJECT NO. 15-06013 – Conditional Use Permit for the on-site sale of alcohol (beer and wine) in a new restaurant, Pacific Fish Grill, in Eastvale Gateway North retail center. The project qualifies for a categorical exemption for environmental review pursuant to the California Environmental Quality Act.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 15-_____:

1. Approving an exemption pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA) for Conditional Use Permit No. 15-06013; and
2. Approving Conditional Use Permit No. 15-06013 for the sale of beer and wine at the Pacific Fish Grill restaurant, subject to conditions of approval.

9. BUSINESS ITEMS

10. CITY STAFF REPORT

10.1 Planning Department Updates

11. COMMISSION COMMUNICATIONS

12. ADJOURNMENT

The next regular meeting of the Eastvale Planning Commission will be held on **January 20, 2016**, at 6:00 p.m. at Rosa Parks Elementary School.



In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Marc Donohue, City Clerk, or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted seventy-two (72) hours prior to the meeting, per Government Code Section 54954.2, at the following locations: City Hall, 12363 Limonite Avenue, Suite 910; Rosa Parks Elementary School, 13830 Whispering Hills Drive; Eastvale Library, 7447 Scholar Way; and on the City's website (www.eastvaleca.gov).

City of Eastvale

12363 Limonite Avenue
Suite 910
Eastvale, CA 91752
www.EastvaleCA.gov
951.361.0900



MEMORANDUM

DATE: DECEMBER 16, 2015

TO: PLANNING COMMISSION

FROM: ERIC NORRIS, PLANNING DIRECTOR

SUBJECT: REORGANIZATION OF THE PLANNING COMMISSION

The Bylaws of the Planning Commission require that the Commission each year select a Chair and Vice Chair to preside over the meetings. The Bylaws include this requirement:

2.2 The Chairperson and the Vice-Chairperson shall be elected by a majority of the Planning Commission annually, to serve at the pleasure of the Commission. Selections shall coincide with City Council's selection of the Mayor and Mayor Pro Tem.

Beyond the requirements of section 2.2, the Bylaws do not provide additional information or requirements on how the Chair and Vice Chair are to be selected. The current Chair and/or Vice Chair could remain in their positions for 2016, or either position could be filled by another member of the Planning Commission.

Staff suggests that the process include:

- Chair Charlson requesting nominations (by motion and second) of a Chair to serve for 2016.
- Voting on the motion for the Chair.
- Repeat this process for Vice Chair, with the new Chair presiding over the discussion and vote.

This process is traditionally used by City Councils and City Commissions.

Following the completion of the selection process, the new Chair will preside over the remainder of the Planning Commission meeting.

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF EASTVALE
Wednesday, November 18, 2015
6:00 P.M.
Rosa Parks Elementary School
13830 Whispering Hills Drive
Eastvale, CA 92880

1. CALL TO ORDER - 6:03 p.m.

2. ROLL CALL/PLEDGE OF ALLEGIANCE

Commissioners present: Commissioners Feng, Patel, Van Leeuwen, Vice Chair Oblea, and Chair Charlson.

Staff Members present: City Attorney Cavanaugh, Planning Director Norris, Deputy Engineer Indrawan, Engineer Castaneda, Planner Teague, and Recording Secretary Wuence.

The Pledge of Allegiance was led by Commissioner Oblea.

3. PUBLIC COMMENT

There was no public comment.

4. PRESENTATIONS

There were no presentations.

5. ADDITIONS/DELETIONS TO THE AGENDA

There were no Additions or Deletions to the Agenda.

6. CONSENT CALENDAR

6.1 Planning Commission Minutes

RECOMMENDATION: Approve the minutes from the November 4, 2015 regular meeting.

Motion: Moved by Van Leeuwen, seconded by Patel, to approve the Consent Calendar

Motion carried 5-0 with Feng, Patel, Van Leeuwen, Vice Chair Oblea, and Chair Charlson voting aye.

7. PUBLIC HEARING

- 7.1 **Project No. 15-0958 – EASTVALE MARKETPLACE** – (1) Major Development Review for the development of a 72,779-square-foot neighborhood retail center on 7.64 acres; (2) a Conditional Use Permit for the establishment and operation of a tire store and associated shop space; (3) Conditional Use Permit for the establishment and operation of a bank with a drive-through facility; (4) Conditional Use Permit for the establishment and operation of a fast-food restaurant with a drive-through facility at Pad 1; (5) Conditional Use Permit for the establishment and operation of fast-food restaurant with a drive-through facility at Pad 2; (6) Conditional Use Permit for the sale of alcoholic beverages (for off-site consumption) in a grocery store; and (7) Tentative Parcel Map 37031 to subdivide Lot 10 of Tract Map 30633, a 7.64-acre lot, into seven parcels. A Mitigated Negative Declaration has been prepared for the project pursuant to the California Environmental Quality Act.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following Resolutions:

1. Resolution 15-_____ to adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the project; and
2. Resolution 15-_____ to approve a Major Development Review for the development of a neighborhood retail center consisting of multi-tenant and single-tenant buildings with associated parking and landscape improvements, subject to conditions of approval; and
3. Resolution 15-_____ to approve a Conditional Use Permit for the establishment and operation of a tire store, subject to conditions of approval; and
4. Resolution 15-_____ to approve a Conditional Use Permit for the establishment and operation of a bank with a drive-through facility, subject to conditions of approval; and
5. Resolution 15-_____ to approve a Conditional Use Permit for the establishment and operation of a fast-food restaurant with a drive-through facility at Pad 1, subject to conditions of approval; and
6. Resolution 15-_____ to approve a Conditional Use Permit for the establishment and operation of a fast-food restaurant with a drive-through facility at Pad 2, subject to conditions of approval; and

7. Resolution 15-_____ to approve Conditional Use Permit for the sales of alcoholic beverages in a proposed grocery store, subject to conditions of approval; and
8. Resolution 15-_____ to approve a Tentative Parcel Map 37031 to subdivide Lot 10 of Tract Map 30633, a 7.64-acre lot, into seven parcels, subject to conditions of approval.

Planning Director Norris provided a PowerPoint presentation for the item, including a summary of the project and a lengthy noise analysis for the tire store. He reviewed staff recommended changes to the conditions of approval for the Tire Center, Bank, and Fast Food Pads 1 and 2.

The Public Hearing was opened at 6:33 p.m.

Applicant Dana Dragon of Evergreen Development explained the reason they are requesting a change to Condition #10. She noted that the Tire Center was recommending to be allowed to help stranded motorists in emergency situations in front of their stores.

Commissioner Feng commented that residents have objected to the Tire Center at this location. He believes the City should be cautious to bring more fast food establishments as the City is almost built out.

Commissioner Van Leeuwen inquired about the height and depth of the bays at the Tire Center and if there was a way to mitigate the noise from the tire store. He expressed concern about the traffic flow within the project, as other shopping centers in the city seem to have traffic issues.

Luke Sexon, representative of the applicant, cited a noise study and noted that several measures were taken in the design of the project to mitigate the noise from the Tire Center. He discussed noise levels from the Tire Center in comparison to average noise levels in the area.

Commissioner Patel inquired about the legal claim made by Briggs Law Corporation. City Attorney Cavanaugh noted that legal claims are expected for any project and in this case, staff has reviewed all mitigation measures and found they comply with all environmental laws.

Commissioner Patel inquired about any possible deadline for tenants in the project. Chris Bergren, Evergreen Development, noted that the grocery anchor did have a sense of urgency but tenants for the other buildings are not confirmed.

Mr. Bergren addressed Commissioner Feng's comments and discussed the shift in market trends that are moving to a fast-casual dining experience such as Panera Bread and the desire to have a drive-through facility.

There was discussion regarding the request by Les Schwab to change the condition regarding servicing vehicles in emergency situations outside of the bays.

Vice Chair Oblea noted that any emergency repairs would have to be on very limited circumstances.

He inquired about cart corrals and bike racks in the parking lot.

He requested that the conditions require the west elevation facing Sumner to look more like the front of the store and suggested faux windows along with the stone work on the front to be raised.

Hany Malak, architect discussed cart corrals, bike racks, and long-term bike parking for employees.

Chair Charlson noted that the block walls of the residents adjacent to the tire center and bank should be extended to maximum height allowed. He expressed concern over the drive-through stacking possibly blocking parked vehicles at peak hours and stated that he would like those parts of the project to be brought back to the Planning Commission for approval. He stated that emergency repairs should only be performed by the Tire Center in front of their bay doors and not anywhere in the parking lot.

Charmaine Colthirst, a resident, noted that she is not in favor of a tire store or more fast food restaurants in Eastvale. She suggested a library and more sit-down restaurants for the project. She noted concerns over traffic and noise that would come as a result of this project.

Bo Nunez, a resident, requested the Conditional Use Permit for the Tire Center be denied due to noise levels from the Tire Center being too high at the residences nearby. He expressed concern over damage to city streets and parking lots caused by cars in emergency situations that would be driving on rims. He suggested putting the Tire Center on the corner of Sumner and Limonite rather than next to the neighborhood homes.

Bill Simonsen, a resident, expressed concern over another grocery store in this center causing over-saturation of the market as there are already several grocery stores in the city.

Dean Barlow, a resident, expressed concern over the noise levels from the Tire Center being too high. He noted that the vacant property had not been maintained and didn't believe the tenants would mitigate hazards or work with the community.

Planning Director Norris stated that Mr. Barlow's wall could only be raised to a certain level and discussed other measures that could be taken to address the noise from the Tire Center.

Chair Charlson initiated discussion regarding the elevation levels of the development versus those on Mr. Barlow's home and noise mitigation from the Tire Center. Planning Director Norris noted that Planner Teague would look at the noise study to address noise blocking for those adjacent residences.

The applicant further reviewed sound levels and the existing daytime ambient and maximum noise levels and discussed the proposed noise levels from the project. He concluded that the project would not cause a significant increase in noise.

The Public Hearing was closed at 7:39 p.m.

Commissioner Patel requested a crosswalk or other access for pedestrians from the adjacent residential neighborhoods.

Commissioner Van Leeuwen inquired about landscape maintenance. It was noted that a CCR would be formed to provide for maintenance of common areas.

The applicant stated that they were committed to work with the neighboring properties to address noise and aesthetic concerns.

Commissioner Feng stated that he believes that trends have changed towards more sit-down restaurants and noted that the Shoppes at Chino Hills have no drive-through restaurants and are full of patrons. He would like the project to come back to the Planning Commission for the future restaurant pads.

Commissioner Patel initiated discussion regarding potential RV business for the Tire Center. She also stated that she did not support resolutions 5 and 6 and would like the future restaurant pads to be brought to the Planning Commission for approval as the drive-through stacking could be an issue.

Vice Chair Oblea noted that noise complaints regarding the Tire Center would be monitored and if necessary, the Commission could demand more mitigation measures. He also would like to have the design review for the restaurant and bank pads be brought back to the Planning Commission. He also requests the exterior of Shops B facing Sumner be improved to look more like the front of the building.

Chair Charlson stated that the project looked good and the City had been waiting for it.

Staff reviewed the voting options for the Planning Commission.

Motion: Moved by Van Leeuwen, seconded by Patel, to adopt Resolution 15-_____ to adopt an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) for the project.

Motion passed 5-0 with Feng, Patel, Van Leeuwen Vice Chair Oblea, and Chair Charlson voting aye.

Motion: Moved by Patel, seconded by Oblea, to adopt Resolution 15-_____ to approve a Major Development Review for the development of a neighborhood retail center consisting of multi-tenant and single-tenant buildings with associated parking and landscape improvements, subject to conditions of approval. Remove Condition #21 and adding the condition for the façade for the west facing elevation of Shops B on Sumner, as shown below.

- Deleted Condition No. 21 to not allow staff level review of Pad 1, Pad 2, and bank buildings. The removal of this condition requires the development of Pad 1, Pad 2, and bank buildings to go back to the Planning Commission for review and approval prior to development.
- Modified Condition No. 22 to require faux windows and increase the stone facades on the west elevation of Shops B building.

Motion passed 5-0 with Feng, Patel, Van Leeuwen Vice Chair Oblea, and Chair Charlson voting aye.

Motion: Moved by Van Leeuwen, seconded by Patel, to adopt Resolution 15-_____ to approve a Conditional Use Permit for the establishment and operation of a tire store, subject to conditions of approval, as amended below.

- Modified Condition No. 7 as follow:
 - The operation of the tire store shall not result in ~~any~~ significant noise nuisances to the adjacent residential community. The City reserves the right to review the Conditional Use Permit and specify additional noise control measures if needed to obtain compliance with this condition.
- Deleted Condition No. 8 requiring service bays to remain close during operation and Condition No. 9 requiring the CUP to come back for review by the Planning Commission after one year of operation.
- Modified Condition No. 10 to allow work to be performed on vehicles outside of the service bays in emergency situations, but only directly in front of the service bay.

Motion passed 4-1 with Patel, Van Leeuwen Vice Chair Oblea, and Chair Charlson voting aye and Feng voting no.

Motion: Moved by Oblea, seconded by Van Leeuwen, to adopt Resolution 15-_____ to approve a Conditional Use Permit for the establishment and operation of a bank with a drive-through facility, subject to conditions of approval, as amended by staff, shown below.

- Modified Condition No. 7 as follow:
 - The operation of the drive-through shall not result in ~~any~~ significant noise nuisances to the adjacent residential community. The City reserves the right to review the Conditional Use Permit and specify additional noise control measures if needed to obtain compliance with this condition.
- Modified Condition No. 11 to require the development of the building and the drive-through to be considered by the Planning Commission as a Major Development Review application.

Motion passed 5-0 with Feng, Patel, Van Leeuwen Vice Chair Oblea, and Chair Charlson voting aye.

Motion: Moved by Van Leeuwen, seconded by Patel, to adopt Resolution 15-_____ to approve a Conditional Use Permit for the establishment and operation of a business entity with or without a drive-through facility at Pad 1, subject to conditions of approval, as amended below.

- Modified the title of the Resolution approving the Conditional Use Permit to be for a “future business,” rather than for a fast food restaurant.
- Modified Condition No. 8 to require the development of the building and the drive-through to be considered by the Planning Commission as a Major Development Review application.

Motion passed 4-1 with Patel, Van Leeuwen Vice Chair Oblea, and Chair Charlson voting aye and Feng voting no.

Motion: Moved by Oblea, seconded by Van Leeuwen, to adopt Resolution 15-_____ to approve a Conditional Use Permit for the establishment and operation of a business entity with or without a drive-through facility at Pad 2, subject to conditions of approval, as amended below.

- Modified the title of the Resolution approving the Conditional Use Permit to be for a “future business,” rather than for a fast food restaurant.

- Modified Condition No. 8 to require the development of the building to be considered by the Planning Commission as a Major Development Review application.

Motion passed 4-1 with Patel, Van Leeuwen Vice Chair Oblea, and Chair Charlson voting aye and Feng voting no.

Motion: Moved by Oblea, seconded by Feng, to adopt Resolution 15-_____ to approve a Conditional Use Permit for the sales of alcoholic beverages in a proposed grocery store, subject to conditions of approval, as amended by staff. Deletion of Condition Number 7 and deletion of the word “vehicles” in Condition Number 9 as shown below.

- Deleted Condition No. 7 requiring that alcohol displays be located in the back of the store. This condition no longer applies.
- Modified Condition No. 9 as follow:
 - A surveillance monitoring system shall be installed at the entrances of the business. This system would assist law enforcement in identifying subjects/~~vehicles~~ possibly involved in criminal activity on the premises.

Motion passed 5-0 with Feng, Patel, Van Leeuwen Vice Chair Oblea, and Chair Charlson voting aye.

Motion: Moved by Oblea, seconded by Van Leeuwen, to adopt Resolution 15-_____ to approve a Tentative Parcel Map 37031 to subdivide Lot 10 of Tract Map 30633, a 7.64-acre lot, into seven parcels, subject to conditions of approval.

Motion passed 5-0 with Feng, Patel, Van Leeuwen Vice Chair Oblea, and Chair Charlson voting aye.

8. BUSINESS ITEMS

There were no Business Items.

9. CITY STAFF REPORT

There was no City Staff Report

10. COMMISSION COMMUNICATIONS

Commissioner Van Leeuwen inquired about the status of 99Cent Store. Planning Director Norris noted that they were going through Plan Check.

Commissioner Patel inquired about the Goodman Commerce Center. Planning Director Norris provided an update on the status of the warehouses and noted that construction of the Business Park may begin in December or January. She requested the monthly status report of community developments come to the Planning Commission.

Vice Chair Oblea inquired about the status of work on Riverboat. Deputy Engineer Indrawan noted that work on the area began today and would continue to Thursday.

Chair Charlson commended staff on their work with this project and stated that he was pleased and looking forward to groundbreaking.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:38 p.m.

*Submitted by Margo Wuence, Recording Secretary
Reviewed and edited by Marc Donohue, City Clerk*



City of Eastvale

Planning Commission Meeting Agenda

Staff Report

MEETING DATE: DECEMBER 16, 2015

TO: PLANNING COMMISSION

FROM: YVETTE NOIR, ASSISTANT PLANNER

SUBJECT: PROJECT NO. 15-06013 – CONDITIONAL USE PERMIT FOR THE ON-SITE SALE OF ALCOHOL (BEER AND WINE) IN A NEW RESTAURANT, PACIFIC FISH GRILL, IN THE EASTVALE GATEWAY NORTH RETAIL CENTER

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 15-_____ approving an exemption pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA) for Conditional Use Permit No. 15-06013, and approving Conditional Use Permit No. 15-06013 for the sale of beer and wine at the Pacific Fish Grill restaurant, subject to conditions of approval.

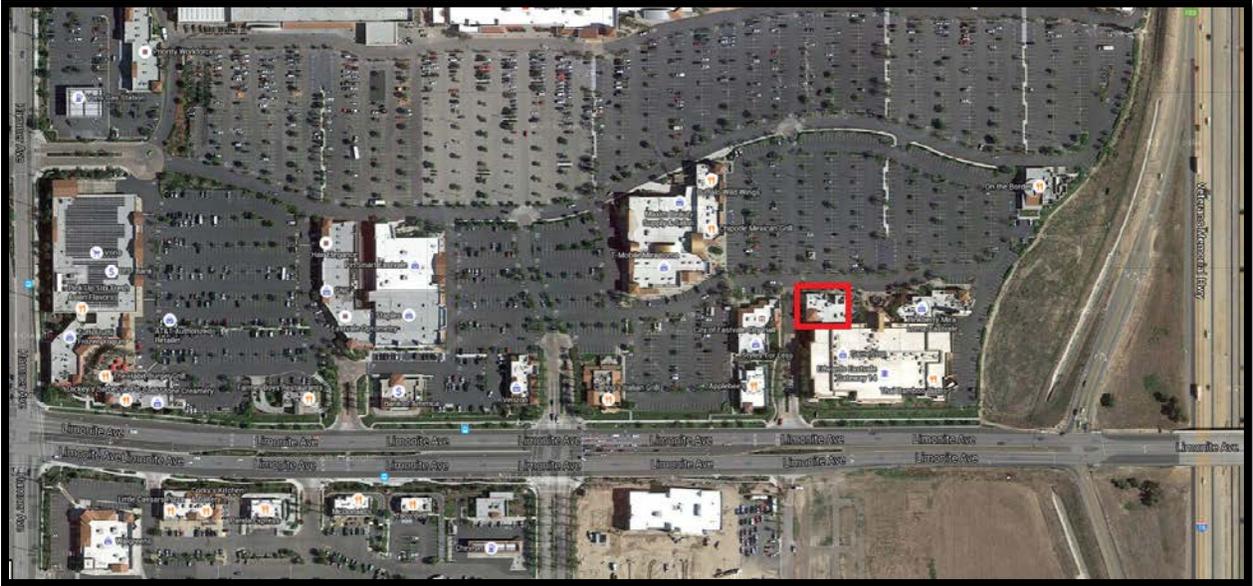
BACKGROUND

Pacific Fish Grill is located at 12303 Limonite Avenue, Suite 740, at the Eastvale Gateway North retail center (see **Figure 1**). This is an existing unit that was formerly occupied by Johnny Rocket. Construction is currently under way, including interior improvements to convert the suite for the restaurant use. Exterior improvements include creating a new patio area for outdoor dining to the west of the building.

An application has been received to sell beer and wine in this new restaurant. Per the Eastvale Zoning Code, all sales of alcohol require the approval of a Conditional Use Permit. If the Commission does not approve the Conditional Use Permit, the applicant will not be able to sell alcohol.

Currently, 13 businesses are permitted to sell alcoholic beverages within 1,000 feet of the proposed project site. A summary of these businesses is included in **Attachment 3** and their approximate locations are shown in **Figure 3**. **Attachment 4** lists the ABC regulations and license types.

Figure 1 – Aerial Photo



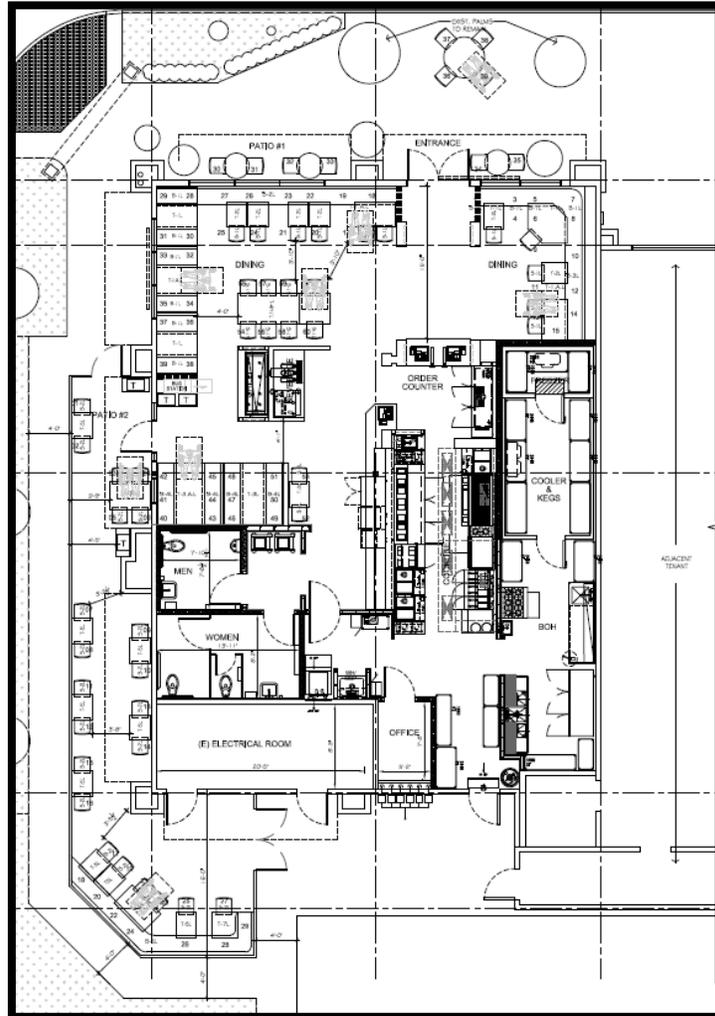
DISCUSSION

Project Description

Pacific Fish Grill has applied for a Type 41 Beer and Wine Alcohol License from the California Department of Alcoholic Beverage Control (ABC) to allow the sale of beer and wine (no mixed drinks or distilled spirits) for on-site consumption.¹ The restaurant is proposing to operate daily from 11:00 a.m. to 10:00 p.m. Beer and wine are proposed to be served inside the restaurant and in the outdoor dining area (see **Figure 2**). **Figure 3** illustrates the west and proposed patio enclosure elevations. A display of beer and/or wine will be located near the tap cooler mounted to the wall. Alcohol that is not on display will be stored in a cooler in the back of the restaurant and in one refrigerated tap cooler behind the cash register. According to the applicant, the restaurant will keep approximately 28 bottles of beer and/or wine on display at any one time. The applicant has provided a Statement with a description of the restaurant operation and its alcohol display (**Attachment 5**).

¹ The Commission should keep in mind that the proposed Conditional Use Permit would “run with the land” and would apply to any future tenant on the site unless the CUP is revoked by the City.

Figure 2 – Proposed Floor Plan



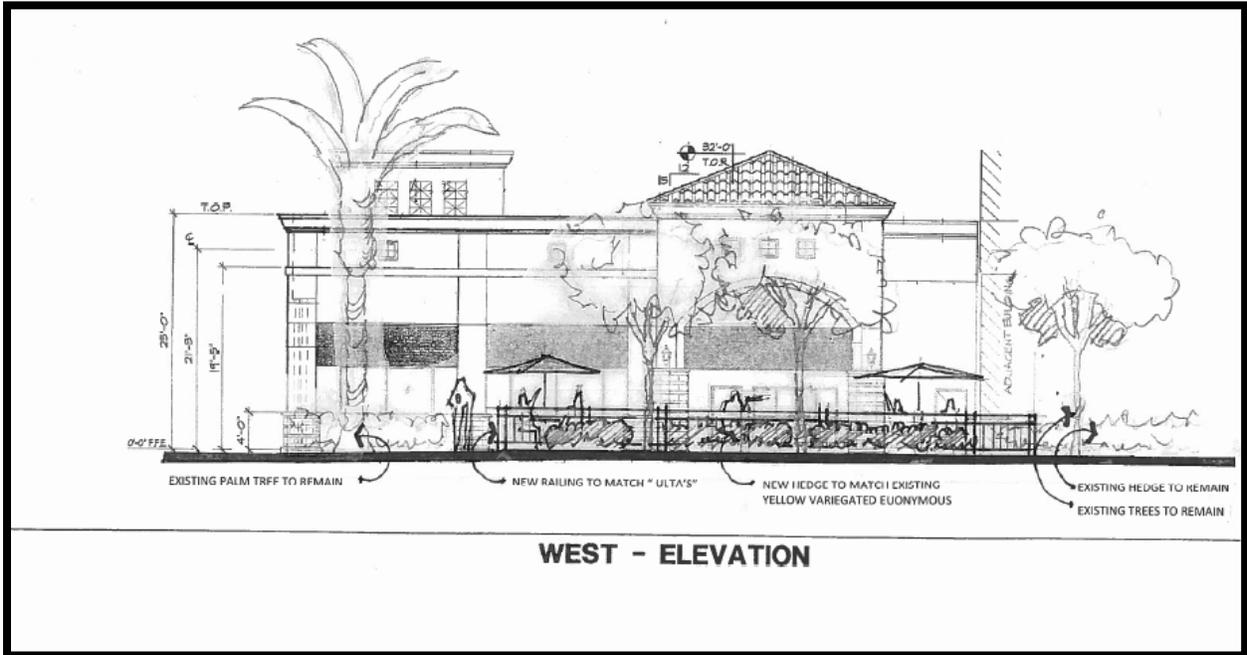
Project Analysis

General Plan Consistency and Zoning Code Compliance

The General Plan land use designation for the project site is Commercial Retail (CR), which allows the development of commercial retail uses at a neighborhood, community, and regional level as well as professional office and visitor-oriented commercial uses.

The proposed use will occur in Planning Area 2 (PA 2) of the I-15 Corridor Specific Plan (Specific Plan). The Specific Plan states that typical uses in PA 2 include a shopping mall, offices, restaurants, and hotels. The Specific Plan also states that the allowed uses and development standards for PA 2 shall be the same as the development standards of the Scenic Highway Commercial (C-P-S). Restaurants and other eating establishments are permitted uses in the C-P-S zone. However, all alcohol sales in the C-P-S zone require a Conditional Use Permit, regardless of primary use (Table 3.3-1 in Section 3.3.B of the Eastvale Zoning Code).

Figure 3. West and Patio Elevations

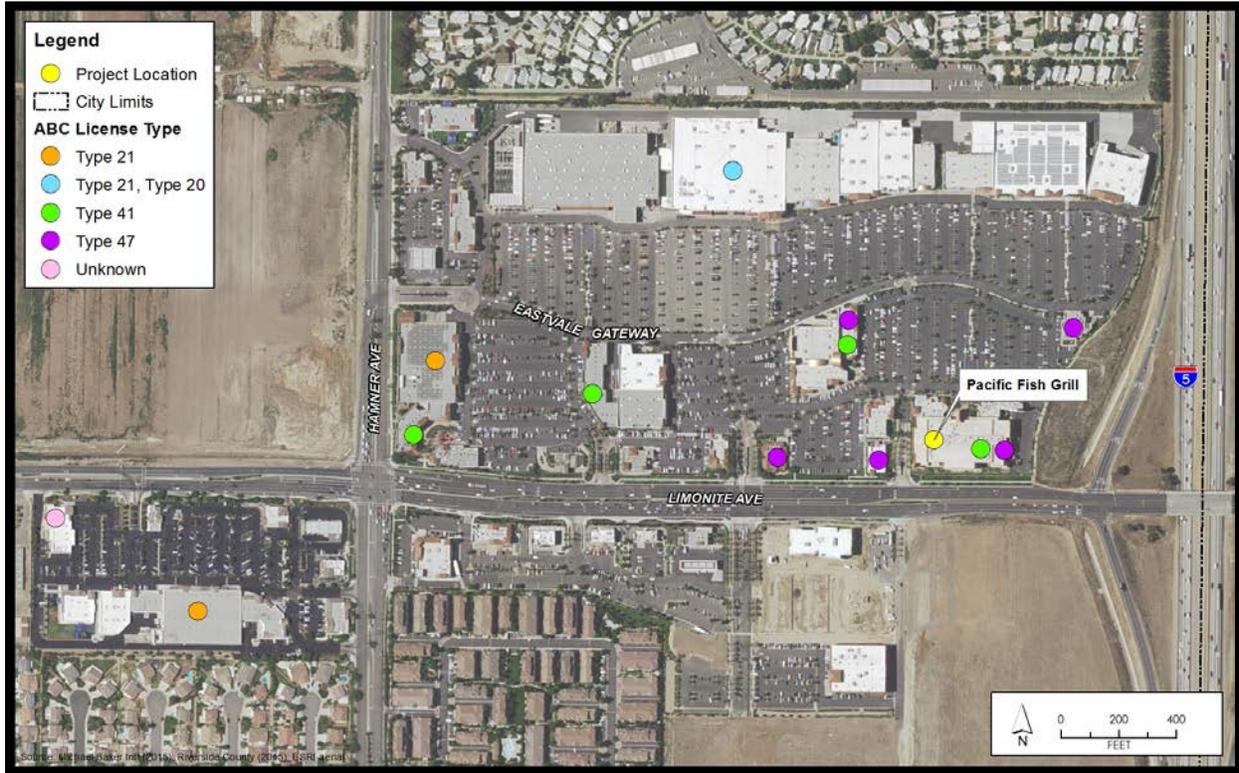


Conditional Use Permit

The Fish Grill is located in the I-15 Corridor Specific Plan, which states that development standards in the Specific Plan shall be the same as the requirements in the Scenic Highway Commercial zone district. As stated above, all alcoholic beverage sales in Eastvale (including in the Scenic Highway Commercial district) require a Conditional Use Permit.

As shown in **Figure 4**, the sales of beer and wine is proposed at the Fish Grill. The restaurant will be located among other sites with permitted alcohol sales. The Eastvale Police Department reviewed the request and did not foresee any conflicts with the location of the restaurant. **Attachment 3** lists the establishments in the Eastvale Gateway North retail center that permit alcohol sales. **Attachment 4** lists the ABC regulations and license types.

Figure 4 – Permitted Alcohol Sales Sites



Guide to license types:

Type 20 – Off-sale beer and wine

Type 21 – Off-sale general

Type 41 – On-sale beer and wine for bona fide public eating place

Type 47 – On-sale general for bona fide public eating place

Per a condition of approval recommended by the Eastvale Police Department, daily alcohol sales will end one hour prior to closing. Additional conditions provided by the Eastvale Police Department following its review of the proposed use have been included in the attached conditions of approval (**Attachment 1**). The Police Department’s recommended conditions include a requirement for video surveillance and loitering restrictions. The loitering restrictions are imposed by ABC regulations (**Attachment 5**).

In addition to the City conditions of approval, the project will be subject to the requirements of the California Department of Alcoholic Beverage Control. The ABC places restrictions on alcohol sales, location of consumption, and hours of operation. A summary of regulations for alcoholic sale and an ABC acknowledgment form are provided as **Attachment 5**.

Because the Police Department does not foresee problems with the proposed sale of alcohol, and because the sale will be subject to state law and enforcement by the ABC, staff recommends that the Planning Commission approve the Conditional Use Permit.

Public Hearing Notification and Comment

The requested CUP requires a 10-day public hearing notification period for owners and tenants of properties within a 1,000-foot radius of the project site. The public hearing notice was published on December 6, 2015, for the Planning Commission meeting on December 16, 2015. At the time of staff report preparation, no comment was received.

A map showing the properties that received notification is included as **Attachment 6** to this staff report.

REQUIRED PROJECT FINDINGS

The following findings are required for approval of the Conditional Use Permit.

California Environmental Quality Act

Pursuant to CEQA, and in light of the whole record before it, including but not limited to the City's local CEQA guidelines and thresholds of significance, the proposed Exemption incorporated therein by reference, any written comments received and responses provided, and other substantial evidence (within the meaning of Public Resources Code Sections 21080(e) and 21082.2) within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines as follows:

Finding: The project qualifies for a Categorical Exemption pursuant to Section 1530, Existing Facilities, to be exempt from further environmental review requirements contained in CEQA.

Evidence: The proposed project is for the sales of beer and wine in an existing building. No physical changes to the exterior of the building will be necessary to support the sale of beer and wine.

1. **Compliance with Law:** The Notice of Exemption was prepared, processed, and noticed in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA guidelines and thresholds of significance adopted by the City of Eastvale.
2. **Independent Judgment:** The Notice of Exemption reflects the independent judgment and analysis of the City of Eastvale.

Conditional Use Permit

The Eastvale Zoning Code (Section 2.2) requires that the Planning Commission make the following findings in order to approve a Conditional Use Permit. Staff's recommended findings for Planning Commission approval are listed as follows:

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of the Zoning Code.

Evidence: The General Plan land use designation for the site is Commercial Retail. Per the Eastvale General Plan, the intent of the Commercial Retail land use designation is to enable the establishment and operation of community-serving commercial, service, and office businesses. The proposed use will consist of the sale of beer and wine in a restaurant located in an existing shopping center. Other restaurants in the same shopping center provide similar alcohol sales. The design, layout, access, and circulation of the shopping center are configured to accommodate the needs of retail and commercial uses. The proposed use will further the objectives and policies of the General Plan and will be compatible with the general land uses as specified in the plan.

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The new restaurant will be part of a large existing commercial center with adequate parking, circulation, and access to major roadway systems providing local and regional connectivity. The project is not located near any public schools. The project would allow the sale of beer and wine in a restaurant setting similar to other restaurants in the same commercial center, which is not expected to be detrimental to the health, safety, peace, morals, comfort, or general welfare of the city.

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 15-_____ approving an exemption pursuant to CEQA for Conditional Use Permit No. 15-06013 and approving Conditional Use Permit No. 15-06013 for the sales of beer and wine at Pacific Fish Grill, subject to conditions of approval.

The Planning Commission's decision on this project is final, unless the decision is appealed to the City Council.

Planning Commission Options

The following alternatives are available to the Planning Commission:

1. Approve the project with additional changes and/or conditions.
2. Continue the public hearing and direct the applicant to make revisions.
3. Deny the Conditional Use Permit.

Staff's recommendation is that the Planning Commission approve the project.

FISCAL IMPACT

The proposed business will create sales tax revenues (all food and beverage sales, including alcohol sales, are taxable in California), which for retail uses typically far exceed the cost of providing police and other services. As a result, the project is expected to have a positive financial impact.

ATTACHMENTS

1. PC Resolution and Conditions of Approval
2. Notice of Exemption
3. Summary of Existing Permitted Alcohol Sites (ABC License)
4. ABC Regulations and License Types
5. Information/Justification Statement
6. 1,000-Foot Radius Map

Prepared by: Yvette Noir, Assistant Planner
Reviewed by: Eric Norris, Planning Director
John Cavanaugh, City Attorney

ATTACHMENT 1

PC RESOLUTION

AND

CONDITIONS OF APPROVAL

PC RESOLUTION NO. 15-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EASTVALE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 15-06013 FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN A RESTAURANT (PACIFIC FISH GRILL) IN EASTVALE GATEWAY NORTH LOCATED AT 12303 LIMONITE AVENUE, SUITE 740; ASSESSOR'S PARCEL NUMBER 160-030-074.

WHEREAS, an application for a Conditional Use Permit (CUP No. 15-06013) for the sale of beer and wine for on-site consumption in a restaurant (Pacific Fish Grill) has been filed by Pacific Fish Grill for the real property located at 12303 Limonite Avenue, Suite 740, in the Eastvale Gateway North retail center, Assessor's Parcel Number 160-030-074; and

WHEREAS, the proposed Conditional Use Permit is considered a project as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, the Planning Director determined that the project qualifies for a Categorical Exemption from the provisions of CEQA per Section 15301(e), Existing Facilities, of the CEQA Guidelines; and

WHEREAS, the City of Eastvale Planning Department on December 6, 2015, published a legal notice in the *Press Enterprise*, a local paper of general circulation, indicating the date and time of the public hearing in compliance with state law concerning Conditional Use Permit No. 15-06013, and mailed said public hearing notice to each property owner within a 1,000-foot radius of the project site in accordance with state law, and per the Planning Commission's request, notification was also sent to commercial tenants on the project site and within a 1,000-foot radius; and

WHEREAS, the City of Eastvale Planning Commission conducted a duly noticed public hearing on December 16, 2015, at which time it received public testimony concerning Conditional Use Permit No. 15-06013, and considered a CEQA Exemption for the proposed project and the proposed Conditional Use Permit to sell beer and wine at Pacific Fish Grill.

NOW, THEREFORE, the Planning Commission of the City of Eastvale does hereby resolve, determine, and order as follows:

SECTION 1. ENVIRONMENTAL FINDINGS

Pursuant to CEQA, within the meaning of Public Resources Code Sections 21080(e) and 21082.2 within the record and/or provided at the public hearing, the Planning Commission hereby finds and determines that the project was adequately analyzed according to the CEQA Guidelines and qualified for an Exemption under Section 15301(e), Existing Facilities, as supported by the following Findings and Evidence:

Finding: The proposed project is exempt from further environmental review requirements contained in CEQA pursuant to Section 15301(e), Existing Facilities.

Evidence: The proposed project does not involve physical changes to the exterior of the building necessary to support the sale of beer and wine. The Notice of Exemption was prepared, processed, and noticed in accordance with CEQA (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.), and the local CEQA guidelines and thresholds of significance adopted by the City of Eastvale. The Notice of Exemption reflects the independent judgment and analysis of the City of Eastvale.

SECTION 2. MULTIPLE SPECIES HABITAT CONSERVATION PLAN

The project, the sale of alcoholic beverages, will be conducted within an existing building and will not involve any new construction or development of vacant or unimproved land. It is therefore not subject to the Multiple Species Habitat Conservation Plan.

SECTION 3. CONDITIONAL USE PERMIT FINDINGS

Pursuant to the Eastvale Zoning Code, and in light of the record before it, including the staff report dated December 16, 2015, and all evidence and testimony heard at the public hearing of this item, the Planning Commission hereby finds and determines as follows:

Finding 1: The proposed use is consistent with the General Plan and all applicable provisions of the Zoning Code.

Evidence: The General Plan land use designation for the site is Commercial Retail. Per the Eastvale General Plan, the intent of the Commercial Retail land use designation is to enable the establishment and operation of community-serving commercial, service, and office businesses. The proposed use will consist of the sale of beer and wine in a restaurant located in an existing shopping center. Other restaurants in the same shopping center provide similar alcohol sales. The design, layout, access, and circulation of the shopping center are configured to accommodate the needs of retail and commercial uses. The proposed use will further the objectives and policies of the General Plan and will be compatible with the general land uses as specified in the plan.

Finding 2: The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the city.

Evidence: The new restaurant will be part of a large existing commercial center with adequate parking, circulation, and access to major roadway systems providing local and regional connectivity. The project is not located near any public schools. The project would allow the sale of beer and wine in a restaurant setting similar to other restaurants in the same commercial center, which is not expected to be detrimental to the health, safety, peace, morals, comfort, or general welfare of the city.

SECTION 4. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 15-____ to approve an Exemption per the California Environmental Quality Act for Conditional Use Permit No. 15-06013 and approve Conditional Use Permit No. 15-06013 for the sale of beer and wine at Pacific Fish Grill, subject to conditions attached hereto as Exhibit A.

PASSED, APPROVED, AND ADOPTED this 16th day of December, 2015.

Daryl Charlson, Chair

APPROVED AS TO FORM:

ATTEST:

John E. Cavanaugh, City Attorney

Marc Donohue, Secretary

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF EASTVALE)

I, Marc Donohue, Secretary of the Planning Commission of the City of Eastvale, California, do hereby certify that the foregoing Planning Commission Resolution, No. 15-____, was duly adopted by the Planning Commission of the City of Eastvale, California, at a regular meeting thereof held on the 16th day of December, 2015, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marc Donohue, Secretary

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL

Planning Application Number: Project No. 15-06013 – Conditional Use Permit to sell beer and wine (Type 41 ABC License) at Pacific Fish Grill located at 12303 Limonite Avenue, Suite 740, in the Eastvale Gateway North retail center.

Assessor’s Parcel Number: 160-030-074

Planning Commission Approval Date: _____, 2015

Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
General Conditions/Requirements			
1. In compliance with Section 15062 of the CEQA Guidelines, a Notice of Exemption (NOE) shall be filed with the Riverside County Clerk within five (5) days of project approval. The applicant shall submit to the Planning Department a check or money order made payable to the Riverside County Clerk in the amount of \$50.00 no later than November 23, 2015 .		Planning Department	
2. The applicant shall review and sign below verifying the “Acceptance of the Conditions of Approval” and return the signed page to the Eastvale Planning Department. <hr style="width: 80%; margin-left: 0;"/> <div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>	December 31, 2015	Planning Department	
3. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law,	Ongoing	Planning Department	

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 Conditional Use Permit No. 15-06013

	ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City’s defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
4.	Any approval granted by the Planning Commission shall not be final until and unless the applicant’s deposit account to cover the costs of application processing is made current and a positive balance of at least \$2,000 is on hand to cover the costs of staff review and follow-up for compliance with conditions of approval. Make check payable to the City of Eastvale and include Project No. 15-06013 on the check.	Ongoing	Planning Department and Building Department	
5.	Applicant understands and agrees that failure to comply with all conditions of approval may result in the Planning Commission taking action resulting in modification of Conditions of Approval and/or suspension or revocation of any Conditional Use Permit.	Ongoing	Code Enforcement, and Planning Departments	
6.	No off-site sale of alcoholic beverages is allowed.	Ongoing	Planning Department	
7.	Serving of beer and wine shall only occur within the restaurant and the patio area in accordance with the Conditional Use Permit approved by the Planning Commission on December 16, 2015, and within the limits established by California Department of Alcoholic Beverage Control regulations.	Ongoing	Planning Department	
8.	Sale of alcoholic beverages shall take place during normal business operating hours and shall cease at least one hour prior to the close of business to minimize “premises liability” and give patrons time to acquire adequate transportation from the location following any alcohol consumption.	Ongoing	Police Department	
9.	A surveillance monitoring system shall be installed at the entrances of the business. The location and surrounding areas shall be monitored by digital cameras to prevent robbery and subjects loitering or “just hanging out.” Unreported or repeated instances of robberies and/or loitering shall indicate a lack of security monitoring by the applicant.	Ongoing	Police Department	

10.	An alarm system shall be installed and maintained in a manner that would prevent any accidental/false activation. Training about the proper use of the alarm system shall be provided to all employees of the business.	Ongoing	Police Department	
11.	Prior to allowing an individual employee to serve alcohol, the permit holder shall provide training on the lawful and responsible service of alcohol to that individual employee. A record of this training shall be kept on site to be available for review by the City, the Police Department, or the California Department of Alcoholic Beverage Control upon request.	Ongoing	Planning Department and Police Department	
12.	Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the problems, the City of Eastvale Police Department reserves the right to take appropriate enforcement actions to abate the problem and the permit/alcohol license may be subject to revocation.	Ongoing	Police Department	
Prior to the Issuance of a Certificate of Occupancy				
13.	Prior to issuance of a Certificate of Occupancy, a security plan shall be approved by the police department.	Prior to Certificate of Occupancy	Police and Building Departments	

General Compliance Items/Requirements and Information

The following items are noted for the applicant’s information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies.

1. The applicant shall comply with the regulations of the California Department of Alcoholic Beverage Control.
2. Store management shall regulate the arrival and departure of all employees and restrict the “late-hour” use of the exit for trash removal and unnecessary opening. Adequate security measures shall be implemented to eliminate any unauthorized access to the location. Good observation both into and from the location should reduce the likelihood of criminal activity. Having a good physical security plan should benefit the business with respect to “premises liability” for both employees and patrons.
3. “No Trespassing or Loitering” signs shall be displayed prominently around the business (602 P.C.).

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4. Any individuals discovered loitering on the property shall immediately be removed from the premises by the owner. Should the owner fail to abate the unauthorized loitering, the Eastvale Police Department and/or other Riverside County or City of Eastvale enforcement agencies reserve the right to take appropriate enforcement actions to abate the problem, and the permit/alcohol license may be subject to suspension and/or revocation.
5. The location of the property is required to have the address prominently displayed in a contrasting color from the building façade or on a fixed sign near the street/main entrances. The numbers must be visible from the street and interior property sides for any approaching emergency vehicles. No obstructions should limit their visibility (i.e., landscaping).
6. The applicant shall apply for and pay the appropriate fee for a sign permit application and shall provide details of all proposed signage for City review and approval for compliance with the Sign Program for the retail center prior to the installation of any signage.
7. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process. (Please contact the Building Department at 951-361-0900.)
8. The applicant may request modifications or revisions to the approved Conditional Use Permit as set forth in the Eastvale Zoning Code.

ATTACHMENT 2

NOTICE OF EXEMPTION

CITY OF EASTVALE, CA

NOTICE OF EXEMPTION

TO BE SENT TO:

County of Riverside County Clerk
P.O. Box 12004
Riverside, CA 92502

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

PROJECT CASE NO: Conditional Use Permit No. 15-06013

PROJECT APPLICANT/SPONSOR: Pacific Fish Grill c/o Joe Stein

PROJECT LOCATION: 12303 Limonite Avenue, Suite 740, in the Eastvale Gateway North Retail Center, Eastvale, CA 91752

APN(s): 160-030-074

PROJECT DESCRIPTION: The proposed project is a request for a Conditional Use Permit (CUP No. 15-06013) to allow the sale of beer and wine for on-site consumption in a new restaurant located in the Eastvale Gateway North shopping center.

The project or activity identified above is determined to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

EXEMPTION STATUS:

- Ministerial (*Sec. 21080(b)(1); Sec. 15268*)
- Declared Emergency (*Sec. 21080(b)(3); Sec. 15269(a)*)
- Statutory Exemption
- X** Categorical Exemption (*Sec. 15301(e) Existing Facilities*)
- Other

REASONS TO SUPPORT EXEMPTION FINDINGS: The proposed project modifies the interior of an existing building and will construct approximately 648 square feet of outdoor dining area. According to Section 15301(e), the project is exempt if an addition to an existing structure will not result in an increase of more than 2,500 square feet.

LEAD AGENCY CONTACT:

PHONE NUMBER: (951) 703-4460

CITY OF EASTVALE PLANNING DEPARTMENT
Eric Norris, Planning Director

Signature

Date

ATTACHMENT 3

SUMMARY OF EXISTING PERMITTED ALCOHOL SITES

Alcohol Sales within 1,000-Feet of Proposed Project Site

Establishment	Address	ABC License Type
Zip Fushion Sushi	12257 Limonite Avenue	Type 47
Lucky Kitchen	12257 Limonite Avenue	Type 41
On the Border	12269 Limonite Avenue	Type 47
Ralphs	12660 Limonite Avenue	Type 21
Applebee's Neighborhood Grill & Bar	12375 Limonite Avenue	Type 47
Buffalo Wild Wings Grill & Bar	12411 Limonite Avenue	Type 47
Chipotle Mexican Grill	12411 Limonite Avenue	Type 41
Carino's Italian Grill	12447 Limonite Avenue	Type 47
Target	12471 Limonite Avenue	Type 21, Type 20
Blaze Pizza	12523 Limonite Avenue	Type 41
Tio's Mexican Restaurant	12571 Limonite Avenue	Type 41
Von's	6170 Hamner Avenue	Type 21
Ponino's Pizza	12768 Limonite Avenue	Type

ATTACHMENT 4

ABC REGULATIONS AND LICENSE TYPES

COMMON ABC LICENSE TYPES AND THEIR BASIC PRIVILEGES

LICENSE TYPE	DESCRIPTION
01	BEER MANUFACTURER - (Large Brewery) Authorizes the sale of beer to any person holding a license authorizing the sale of beer, and to consumers for consumption on or off the manufacturer's licensed premises. Without any additional licenses, may sell beer and wine, regardless of source, to consumers for consumption at a bona fide public eating place on the manufacturer's licensed premises or at a bona fide eating place contiguous to the manufacturer's licensed premises. May conduct beer tastings under specified conditions (Section 23357.3). Minors are allowed on the premises.
02	WINEGROWER - (Winery) Authorizes the sale of wine and brandy to any person holding a license authorizing the sale of wine and brandy, and to consumers for consumption off the premises where sold. Authorizes the sale of all wines and brandies, regardless of source, to consumers for consumption on the premises in a bona fide eating place that is located on the licensed premises or on premises owned by the licensee that are contiguous to the licensed premises and operated by and for the licensee. May possess wine and brandy for use in the preparation of food and beverage to be consumed at the bona fide eating place. May conduct winetastings under prescribed conditions (Section 23356.1; Rule 53). Minors are allowed on the premises.
20	OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.
21	OFF SALE GENERAL - (Package Store) Authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
23	SMALL BEER MANUFACTURER - (Brew Pub or Micro-brewery) Authorizes the same privileges and restrictions as a Type 01. A brewpub is typically a very small brewery with a restaurant. A micro-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialty beers, although some do have a restaurant or pub on their manufacturing plant.
40	ON SALE BEER - (Bar, Tavern) Authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be on the premises. Full meals are not required; however, sandwiches or snacks must be available. Minors are allowed on the premises.
41	ON SALE BEER & WINE – EATING PLACE - (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
42	ON SALE BEER & WINE – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
47	ON SALE GENERAL – EATING PLACE - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.
48	ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required.
49	ON SALE GENERAL – SEASONAL - Authorizes the same privileges and restrictions as provided for a Type 47 license except it is issued for a specific season. Inclusive dates of operation are listed on the license certificate.



LICENSE TYPE	DESCRIPTION
51	CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. No off-sale privileges. Food service is not required. Minors are allowed on the premises.
52	VETERAN'S CLUB - Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guest only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
57	SPECIAL ON SALE GENERAL - Generally issued to certain organizations who cannot qualify for club licenses. Authorizes the sale of beer, wine and distilled spirits, to members and guests only, for consumption on the premises where sold. Authorizes the sale of beer and wine, to members and guests only, for consumption off the licensed premises. Food service is not required. Minors are allowed on the premises.
59	ON SALE BEER AND WINE – SEASONAL - Authorizes the same privileges as a Type 41. Issued for a specific season. Inclusive dates of operation are listed on the license certificate.
60	ON SALE BEER – SEASONAL - Authorizes the sale of beer only for consumption on or off the premises where sold. Issued for a specific season. Inclusive dates of operation are listed on the license certificate. Wine or distilled spirits may not be on the premises. Minors are allowed on the premises.
61	ON SALE BEER – PUBLIC PREMISES - (Bar, Tavern) Authorizes the sale of beer only for consumption on or off the licensed premises. Wine or distilled spirits may not be on the premises. Minors are not allowed to enter and remain (warning signs required). Food service is not required.
67	BED AND BREAKFAST INN - Authorizes the sale of wine purchased from a licensed winegrower or wine wholesaler only to registered guests of the establishment for consumption on the premises. No beer or distilled spirits may be on the premises. Wine shall not be given away to guests, but the price of the wine shall be included in the price of the overnight transient occupancy accommodation. Removal of wine from the grounds is not permitted. Minors are allowed on the premises.
70	ON SALE GENERAL – RESTRICTIVE SERVICE - Authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.
75	ON SALE GENERAL – BREWPUB - (Restaurant) Authorizes the sale of beer, wine and distilled spirits for consumption on a bona fide eating place plus a limited amount of brewing of beer. Also authorizes the sale of beer and wine only for consumption off the premises where sold. Minors are allowed on the premises.
80	BED AND BREAKFAST INN – GENERAL - Authorizes the sale of beer, wine and distilled spirits purchased from a licensed wholesaler or winegrower only to registered guests of the establishment for consumption on the premises. Alcoholic beverages shall not be given away to guests, but the price of the alcoholic beverage shall be included in the price of the overnight transient occupancy accommodation. Removal of alcoholic beverages from the grounds is not permitted. Minors are allowed on the premises.
86	INSTRUCTIONAL TASTING LICENSE –Issued to the holder of and premises of a Type 20 or Type 21 licensee, authorizes the tasting of alcoholic beverages as authorized to be sold from the off-sale premises, on a limited basis. Requires physical separation from the off-sale premises while tasting is taking place and generally requires the participation of a specifically-authorized manufacturer or wholesaler licensee.



SPECIAL EVENTS

The Department also issues licenses and authorizations for the retail sale of beer, wine and distilled spirits on a temporary basis for special events. The most common are listed below. Other less common ones are found in Business and Professions Code Section 24045.2, et seq.

SPECIAL DAILY BEER AND/OR WINE LICENSE - (Form ABC-221) Authorizes the sale of beer and/or wine for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to non-profit organizations. (Rule 59, California Code of Regulations)

DAILY ON SALE GENERAL LICENSE - (Form ABC-221) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. No off-sale privileges. Minors are allowed on the premises. May be revoked summarily by the Department if, in the opinion of the Department and/or the local law enforcement agency, it is necessary to protect the safety, welfare, health, peace and morals of the people of the State. In some instances, the local ABC office may require the applicant to obtain prior written approval of the local law enforcement agency. Issued to political parties or affiliates supporting a candidate for public office or a ballot measure or charitable, civic, fraternal or religious organizations. (Section 24045.1 and Rule 59.5 California Code of Regulations)

CATERING AUTHORIZATION - (Form ABC-218) Authorizes Type 47, 48, 51, 52, 57, 75 and 78 licensees (and catering businesses that qualify under Section 24045.12) to sell beer, wine and distilled spirits for consumption at conventions, sporting events, trade exhibits, picnics, social gatherings, or similar events. Type 47, 48 and 57 licensees may cater alcoholic beverages at any ABC-approved location in the State. Type 51 and 52 licensees may only cater alcoholic beverages at their licensed premises. All licensees wishing to cater alcoholic beverages must obtain prior written authorization from the Department for each event. At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises and violation of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399 and Rule 60.5 California Code of Regulations)

EVENT AUTHORIZATION - (Form ABC-218) Authorizes Type 41, 42, 47, 48, 49, 57, 75 and 78 licensees to sell beer, wine and distilled spirits for consumption on property adjacent to the licensed premises and owned or under the control of the licensee. This property shall be secured and controlled by the licensee and not visible to the general public. *The licensee shall obtain prior approval of the local law enforcement agency.* At all approved events, the licensee may exercise only those privileges authorized by the licensee's license and shall comply with all provisions of the ABC Act pertaining to the conduct of on-sale premises (including any license conditions) and violations of those provisions may be grounds for suspension or revocation of the licensee's license or permit, or both, as though the violation occurred on the licensed premises. (Section 23399)

WINE SALES EVENT PERMIT - (Form ABC-239) Authorizes Type 02 licensees to sell bottled wine produced by the winegrower for consumption off the premises where sold and only at fairs, festivals or cultural events sponsored by designated tax exempt organizations. The licensee must notify the city and/or county where the event is being held and obtain approval from ABC for each event (Form ABC-222). The licensee must also comply with all restrictions listed in Business and Professions Code Section 23399.6.

Note:

1. "Minor" means any person under 21 years of age.
2. Consult Section 25663(b) regarding age of employees in off-sale premises; consult Sections 25663(a) and 25663.5 regarding age of employees in on-sale premises.
3. In certain situations, ABC may place reasonable conditions upon a license, such as restrictions as to hours of sale, employment of designated persons, display of signs, restrictions on entertainment or dancing, etc. If a license has been conditioned, it will be endorsed as such on the face of the license. (Conditional licenses, Sections 23800-23805.)
4. Licensees whose license allows minors on the premises may have a "house policy" restricting minors from entering certain areas of the premises or prohibiting minors in the premises during certain hours.
5. This handout contains only abbreviated information. Contact your local ABC office for full information before doing anything which may jeopardize your license. Also available from the ABC: Quick Summary of Selected ABC Laws (form ABC-608); Alcoholic Beverage Control Act (complete laws); Rules & Regulations; and P-90 (describes privileges of non-retail licenses).

**QUICK SUMMARY OF SELECTED LAWS FOR
RETAIL LICENSEES**



Introduction

This pamphlet explains, in simple terms, some State laws and rules that retail licensees must follow. There are other State and local laws not listed here. When in doubt, call your local ABC office. You can also buy the entire set of ABC laws and rules from your local ABC office for \$11.50 plus tax.

ABC Penalties. ABC decides penalties for licensees on a case-by-case basis. ABC gives consideration to the type of violation, the licensee's past record, and the facts of each case. ABC penalties may be probation, suspension of the ABC license, a fine of \$750-\$6,000, or revocation of the ABC license.

Definitions. "B&P" means the Business and Professions Code. "CCR" means the California Code of Regulations. "PC" means the Penal Code. "H&S" means the Health and Safety Code. The term "licensee" as used here, means licensees, their agents, and employees. "Alcohol" means an alcoholic beverage. "On-sale" means bars, restaurants, taverns, clubs, hotels, motels, etc. "Off-sale" means liquor stores, grocery stores, convenience stores, etc. "Minor" means person under age 21.

Subject	Possible Penalties
<p>1. After Hours Licensees may not sell, give, or deliver alcohol (by the drink or by the package) between 2:00 a.m. and 6:00 a.m. of the same day. No person may knowingly purchase alcohol between 2:00 a.m. and 6:00 a.m. (Sec. 25631 B&P) Licensees may not permit patrons or employees to consume alcohol between 2:00 a.m. and 6:00 a.m. of the same day (even if someone bought the drinks before 2:00 a.m.). (Sec. 25632 B&P) Some ABC licenses have special conditions (restrictions) as to hours of sale that are stricter than the law. Those licenses are marked "Conditional." (23800-23805 B&P)</p>	<p><i>Criminal:</i> For the licensee or employee who sells or permits consumption after hours and for the patron who knowingly purchases after hours, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>2. Attire and Conduct On-sale licensees may not permit these acts: “(1) To employ or use any person in the sale or service of alcoholic beverages in or upon the licensed premises while such person is unclothed or in such attire, costume or clothing as to expose to view any portion of the female breast below the top of the areola or of any portion of the pubic hair, anus, cleft of the buttocks, vulva or genitals. (2) To employ or use the services of any hostess or other person to mingle with the patrons while such hostess or other person is unclothed or in such attire, costume or clothing as described in paragraph (1) above. (3) To encourage or permit any person on the licensed premises to touch, caress, or fondle the breasts, buttocks, anus or genitals of any other person. (4) To permit any employee or person to wear or use any device or covering, exposed to view, which simulates the breast, genitals, anus, pubic hair or any portion thereof.” (Rule 143.2 CCR. Also violates Sec. 311.6 PC if conduct is “obscene;” e.g., intercourse, sodomy, masturbation, etc.)</p>	<p><i>Criminal:</i> Violation of Rule 143.2 CCR carries no criminal penalty. For violation of Sec. 311.6 PC, the penalty is a maximum six months in county jail and/or a maximum \$1,000 fine. (Sec. 19 PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>3. Authority of Peace Officers/Refusing Inspection Police officers, sheriffs' deputies, and ABC investigators are sworn law enforcement officers (peace officers) with powers of arrest. Whether in plainclothes or uniform, peace officers have the legal right to visit and inspect any licensed premises at any time during business hours <i>without a search warrant or probable cause</i>. This includes inspecting the bar and back bar, store room, office, closed or locked cabinets, safes, kitchen, or any other area within the licensed premises. It is legal and reasonable for licensees to exclude the <i>public</i> from some areas of the premises. However, licensees <i>cannot and must not</i> deny entry to, resist, delay, obstruct, or assault a peace officer. (Secs. 25616, 25753, and 25755 B&P; 148 and 241(b) PC)</p>	<p><i>Criminal:</i> For refusing to permit an inspection, the penalty is a \$100-\$1,000 fine and/or one to six months in county jail. (Sec. 25616 B&P) For resisting, delaying, or obstructing a peace officer, the penalty is a maximum \$1,000 fine and/or maximum one year in county jail. (Sec. 148(a) PC) For assaulting a peace officer, the penalty is a maximum \$2,000 fine and/or a maximum one year in county jail. (Sec. 241(b) PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>4. Beer Keg Registration Licensees selling keg beer (six gallon capacity or larger): (a) Must tag all kegs and have the customer sign a receipt; (b) Must retain the receipts on the premises for six months and make them available to peace officers; (c) May not return any deposit upon the return of any keg that does not have an identification tag. It is against the law for a customer to: (a) Possess a keg containing beer knowing that the keg does not have an identification tag; or (b) Provide false information to the licensee. (Section 25659.5 B&P)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail for (1) the licensee, (2) the person who possesses the unidentified keg; and (3) the customer who provides false information to the licensee. (Sec. 25617 B&P).</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>5. Clerk's Affidavit; Posting of Sign Any person selling alcohol at an off-sale premises must sign a statement that he or she understands basic ABC laws and must disclose any ABC law convictions. The licensee must post signs in the store that warn customers. (See Form ABC-299 for wording.) (Sec. 25658.4 B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>6. Concurrent Sales of Alcohol and Gasoline Licensees who sell both gasoline and alcohol must abide by the following conditions: 1. No beer or wine within five feet of the cash register or front door (unless in a permanently affixed cooler since 1/1/88); 2. No alcohol advertisements at the fuel islands; 3. No alcohol sales from a drive-in window; 4. No alcohol sales from an ice tub; 5. No self-illuminated beer or wine advertisements on buildings or windows; and 6. Cashiers selling beer or wine between 10:00 p.m. and 2:00 a.m. must be at least age 21. (Section 23790.5(d) B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>7. Conditional Licenses Some ABC licenses have special restrictions (conditions) limiting the hours of alcohol sales, type of entertainment, etc. Licensees must keep a copy of any conditions on the premises, abide by them, and show them to any peace officer upon request. (Secs. 23800-23805 B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>8. Contaminated Beverages Licensees and their employees may not sell, furnish or give away alcoholic beverages containing any deleterious or poisonous substance. (Sec. 347(b) PC) Licensees may not allow open bottles of alcoholic beverages to become contaminated with insects or other foreign matter. (Secs. 25620, 25623 and 25634 H&S)</p>	<p><i>Criminal:</i> For the licensee or employee who violates the penal code, the penalty is a fine up to \$2,000 and/or up to one year in county jail. (Sec. 347(b) PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>9. Discrimination A licensee, other than certain exempt club licensees, who refuses to provide full and equal accommodations, facilities, privileges, or services in the licensed premises by reason of one's sex, color, race, religion, ancestry, etc., may be subject to disciplinary action. There may be no discrimination as to the price of drinks based on race, religion, sex, marital status, membership or non-membership in an organization, or on any other conditions which would result in discrimination against the general public. (Sec. 51 Civil Code and Sec. 125.6 B&P)</p>	<p><i>Criminal:</i> None <i>ABC:</i> Decided on a case-by-case basis</p>
<p>10. Disorderly Conduct Licensees may not permit these acts in or about their licensed premises: (a) Lewd conduct in public (b) Prostitution (c) Accosting others for the purpose of begging (d) Loitering in or about public toilets for a lewd or lascivious purpose (e) Loitering without apparent reason and refusing to identify oneself upon the request of any peace officer (f) Being under the influence of alcohol and/or drugs in public and unable to exercise care for one's own safety or the safety of others. (647 PC)</p>	<p><i>Criminal:</i> For the person committing the illegal act, the penalty is a maximum six months in county jail and/or a maximum \$1,000 fine. (Sec. 19 PC) <i>ABC:</i> Decided on a case-by-case basis</p>
<p>11. Disorderly House Licensees may not permit their licensed premises to become a disorderly house. A disorderly house is a licensed outlet (on- or off-sale) that (a) disturbs neighbors with noise, loud music, loitering, littering, vandalism, urination or defecation, graffiti, etc., and/or (b) has many ongoing crimes inside such as drunks, fights, assaults, prostitution, narcotics, etc. The licensed premises includes the parking lot. (Sec. 25601 B&P; 316 PC)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P) <i>ABC:</i> Decided on a case-by-case basis</p>
<p>12. Drink Solicitation On-sale licensees may not: (a) Employ hosts, hostesses, or entertainers who solicit others to buy them drinks, alcoholic or non-alcoholic (b) Pay or agree to pay such an employee a percentage of the receipts from the sales of drinks solicited (c) Permit any person, whether an employee or not, to loiter for the purpose of soliciting an alcoholic drink (Seccs. 24200.5(b) and 25657(a)(b) B&P; Rule 143 CCR; Sec. 303(a) PC)</p>	<p><i>Criminal:</i> For the licensee, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P) For the drink solicitor, the penalty is a maximum \$1,000 fine and/or six months in county jail unless specific penalty. (Sec. 303(a) PC) <i>ABC:</i> Decided on a case-by-case basis</p>
<p>13. Drug Paraphernalia Licensees may not sell any product knowing, or under circumstances where one reasonably should know, that the customer intends to use the product for illegal drug purposes. This includes, but is not limited to, scales and balances, diluents and adulterants, balloons, envelopes, containers, pipes, screens, syringes, needles, scouring pads, blow torches, or cigarette papers. (Secs. 11014.5, 11364.5, and 11364.7(a) H&S) The law presumes that a licensee, or his/her agent(s), knows that an item is drug paraphernalia if ABC or any other state or local law enforcement agency notifies the licensee in writing that a thing (e.g., a glass vial, pipe screen, wiry sponge or scouring pad, roach clips, etc.) is commonly sold or marketed as drug paraphernalia. (See also Form ABC-546-A, Notice to Licensees Concerning Drug Paraphernalia Under Section 24200.6 Business and Professions Code) (Sec. 24200.6 B&P)</p>	<p><i>Criminal:</i> The penalty is a maximum six months in county jail and/or a maximum \$1,000 fine. (Sec. 19 PC) <i>ABC:</i> Decided on a case-by-case basis</p>

<p>14. Entertainers and Conduct</p> <p>On-sale licensees who offer entertainment must abide by the following rules: “(1) No licensee shall permit any person to perform acts of or acts which simulate: (a) Sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sexual acts which are prohibited by law. (b) The touching, caressing or fondling on the breast, buttocks, anus or genitals. (c) The displaying of the pubic hair, anus, vulva or genitals. (2) Subject to the provisions of subdivision (1) hereof, entertainers whose breasts and/or buttocks are exposed to view shall perform only upon a stage at least 18 inches above the immediate floor level and removed at least six feet from the nearest patron. No licensee shall permit any person to use artificial devices or inanimate objects to depict any of the prohibited activities described above. No licensee shall permit any person to remain in or upon the licensed premises who exposes to public view any portion of his or her genitals or anus.” (Rule 143.3 CCR. Also violates Sec. 311.6 PC if conduct is “obscene;” e.g., intercourse, sodomy, masturbation, etc.)</p>	<p><i>Criminal:</i> Violation of Rule 143.3 CCR carries no criminal penalty. For a violation of Sec. 311.6 PC, the penalty is a maximum six months in county jail and/or a maximum \$1,000 fine. (Sec. 19 PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>15. False I.D. (Possession or Use of)</p> <p>Minors may not possess or use identification that is altered, borrowed, stolen, counterfeit, or fraudulently obtained using false birth documents. (Sec. 25661 B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty is a minimum \$250 fine and/or 24-32 hours of community service. Second offense is a maximum \$500 fine and/or 36-48 hours community service. (Sec. 25661 B&P)</p> <p><i>ABC:</i> Not applicable</p>
<p>16. Food Requirements</p> <p>Type 41, 47, and 49 licensees must operate and maintain their licensed premises as a bona fide eating place. They must make actual and substantial sales of meals, during the normal meal hours that they are open, at least five days a week. Normal meal hours are: Breakfast 6:00 a.m. - 9:00 a.m. lunch 11:00 a.m. - 2:00 p.m.; and dinner 6:00 p.m. - 9:00 p.m. Premises that are not open five days a week must serve meals on the days they are open.</p> <p>The premises must be equipped and maintained in good faith. This means the premises must possess working refrigeration and cooking devices, pots, pans, utensils, table service, condiment dispensers, menus, posters, signs, and enough goods to make substantial meals. The premises must comply with all regulations of the local health department.</p> <p>Incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales is not compliance. “Meals” means the usual assortment of food commonly ordered at various hours of the day. The service of only sandwiches or salads is not considered compliance. However, certain specialty entrees, such as pizza, fish or ribs, and an assortment of other foods, such as soups, salads or desserts, may be considered a meal.</p> <p>The Department will presume that a licensee is operating as a bona fide eating place if the gross sales of food prepared and sold to guests on the premises exceeds the gross sales of alcoholic beverages. “Prepared” means any processing preliminary to the final serving of food. (Note: Some licensees have a “conditional” license that requires food sales to be 50% or more of the total gross sales.) (Secs. 23038 and 23787 B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>17. Harmful Matter Licensees may not rent, sell, give, or show harmful matter to persons under age 18. Harmful matter includes, but is not limited to, a book, magazine, newspaper, or video tape that “. . . depicts or describes in a patently offensive way sexual conduct and . . . lacks serious literary, artistic, political, or scientific value for minors.” If licensees sell harmful matter, they must use reasonable care in ascertaining the true age of a minor.</p> <p>If licensees sell or rent videos of harmful matter, they must create an area within their licensed premises for the placement of the videos and advertising material and label it, “Adults Only.” Minors must not be able to readily access the videos or view the video box covers.</p> <p>If licensees sell books or magazines of harmful matter, they should contact their local police or sheriff’s department about any local ordinances that may apply. Some cities and counties require licensees to place “blinder racks” in front of such material so that the lower two-thirds of the material is not exposed to view. (Secc. 313 and 313.1 PC and Sec. 25612.5(c)(9) B&P)</p>	<p><i>Criminal:</i> The penalty for a first offense of selling, giving, or showing harmful matter to a juvenile is a maximum \$2,000 fine and/or one year in county jail. The penalty for a second offense is State prison. Failure to create and label the “adults only” area is an infraction punishable by a maximum \$100 fine. (Sec. 313.4 PC and Sec. 25612.5(c)(9) B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>18. Law Enforcement Problem Licensees may not permit their licensed premises to be a problem for the local law enforcement agency by needing an undue number of calls for service. The licensed premises includes the parking lot. (Sec. 24200(a) B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>19. Minors (Attempt to Purchase by) Minors may not even try to buy alcohol. (Sec. 25658.5 B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty is a maximum \$100 fine and/or 24-32 hours community service. For the second offense, the penalty for the minor is a maximum \$250 fine and/or 36-48 hours of community service. (Sec. 25658.5 B&P)</p> <p><i>ABC:</i> Not applicable</p>
<p>20. Minors (Employment of) On-Sale Licensed Premises. Licensees may not employ minors on the portion of any premises which is primarily designed and used for the sale and service of alcohol for consumption on the premises. (Seccs. 25663(a) and 25667 B&P) <i>Exception:</i> Minor musicians (see #14) <i>Restaurants:</i> In a bona fide public eating place, persons age 18 or older may serve alcohol in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waitresses must be 21. <i>Concession Stands:</i> A person who is at least 18 but not yet 21 may serve alcohol, as an incidental part of his or her duties, at a fixed concession stand that sells food products, soft drinks, and alcohol. <i>Pizza Parlors:</i> A person under age 21 may not serve alcohol while working behind a fixed counter where only soft drinks, alcohol, and other beverages are dispensed and food items are served at another counter within the premises.</p> <p>Off-Sale Licensed Premises. Persons age 18 and older may sell alcohol unsupervised. Persons age 17 and younger may sell alcohol if under the continuous supervision of a person age 21 or older. (Sec. 25663(b) B&P)</p>	<p><i>Criminal:</i> For the licensee, the penalty is a maximum \$1,000 fine and/or six months in county jail. No penalty for the minor employee. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>21. Minors (Entering and Remaining in Bars/Taverns) Licensees may not permit minors to enter and remain in any bar or tavern (license Types 42, 48, and 61), even during hours when the premises is closed. Both the licensee and the minor may be cited. <i>Exception:</i> Minors may enter and remain at any time for lawful business. For example, delivery and repair persons. (Sec. 25665 B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty is a minimum \$200 fine; a maximum \$1,000 and/or six months in county jail. For the licensee, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Secs. 25665 and 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>22. Minors (Possession of Alcohol by) Minors may not possess alcohol in public. <i>Exceptions:</i> A minor may possess alcohol in public if (a) the minor is making a delivery for his licensed employer, or (b) a parent, guardian, or adult relative has given alcohol to a minor and asked the minor to deliver it to some other adult. A licensee may not give alcohol to a minor on the telephoned or written order of a parent. (Sec. 25662(a) B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty for a first offense is a \$250 fine or 24-32 hours community service. For a second offense, the penalty is a maximum \$500 fine and/or 36-48 hours community service. (Section 25662(a) B&P)</p> <p><i>ABC:</i> Not applicable</p>
<p>23. Minors (Purchase or Consumption by) Minors may not purchase alcohol. Minors may not consume alcohol in an on-sale licensed premises. (Sec. 25658(b) B&P)</p>	<p><i>Criminal:</i> For the minor, the penalty is a \$250 fine and/or 24-32 hours of community service. For a second or subsequent offense the penalty is a maximum \$500 fine and/or 36-48 hours community service. (Sec. 25658(e)(1) B&P)</p> <p><i>ABC:</i> For a first offense, the penalty is a \$750-\$3,000 fine, license suspension, or probation. For a second offense within three years, the penalty is a mandatory license suspension. For a third offense within three years, the license may be revoked. (Sec. 25658.1 B&P)</p>
<p>24. Minors (Sales/Furnishing to) No person may sell, furnish, or give alcohol to a minor. No person may cause or permit this to occur. This includes sales to minor “decoys” used by local law enforcement agencies. (Sec. 25658(a) B&P)</p>	<p><i>Criminal:</i> For the seller, the penalty is a \$250 fine and/or 24-32 hours of community service. For a second or subsequent offense the penalty is a maximum \$500 fine and/or 36-48 hours community service. (Sec. 25658(e)(1) B&P)</p> <p>For the furnisher, the penalty is a \$1,000 fine and a minimum 24 hours community service. (Sec. 25658(e)(2) B&P)</p> <p>If the minor consumes the beverage and thereafter causes great bodily injury or death to the minor or any other person, the person who purchases and furnishes to the minor faces 6-12 months in county jail and/or a maximum \$1,000 fine. (Sec. 25658(e)(3) B&P)</p> <p><i>ABC:</i> For a first offense, the penalty is a \$750-\$3,000 fine, license suspension, or probation. For a second offense within three years, the penalty is a mandatory license suspension. For a third offense within three years, the license may be revoked.</p>

<p>25. Musicians (Minors) Musicians who are at least age 18 but not yet 21 can be employed in all types of on-sale premises, only if the following conditions exist: (a) There is no topless or nude entertainment, either live or on film; (b) The area of employment is restricted for the exclusive use of musicians and entertainers; (c) No alcohol is sold, served, or consumed in the restricted entertainment area; (d) The restricted area is readily identifiable. It must be a room, a stage, or an area bounded by partitions or other barriers at least 30 inches high; (e) While performing, the musician must remain in the restricted area.</p> <p>At a bar or tavern (license Type 42, 48, or 61) the minor musician must remain in the restricted area at all times, except when: (a) Entering or leaving the premises, (b) Setting up equipment, (c) Visiting restrooms, (d) Resting or changing clothing in a room which is not used for sale, service, or consumption of alcohol by the public, (e) Auditioning when the place is not open for business. An entertainer is a musician if the bulk of his or her performance involves making music with an instrument or his or her voice. (Sec. 25663.5 B&P)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>26. Narcotics and Dangerous Drugs Licensees may not knowingly permit illegal sales, negotiations, or use of narcotics or dangerous drugs on the licensed premises. (Secs. 24200.5(a) and 24200(a) B&P; various H&S)</p>	<p><i>Criminal:</i> Most drug offenses are felonies, punishable by imprisonment in State prison</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>27. Objectionable Conditions (Failure to Correct) Upon notice, licensees must take reasonable steps to correct objectionable, nuisance conditions on or about the licensed premises and on abutting public sidewalks up to 20 feet from the premises, within a reasonable period of time. The conditions include disturbance of the peace, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, loitering, public urination, lewd conduct, drug trafficking, or excessive loud noise. <i>Exception:</i> Restaurants (license Types 41 and 47), hotels, motels, wineries, and beer manufacturers are not responsible for correcting nuisance conditions on abutting public sidewalks. (Sec. 24200[e][f][g] B&P).</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>28. Obviously Intoxicated Persons and Habitual Drunkards No person may sell or give alcohol to anyone who is obviously intoxicated. No person may cause or permit this to occur. A person is obviously intoxicated when the average person can plainly see that the person is intoxicated. In other words, the person looks or acts drunk. This includes regular customers who “always act that way.” It does not matter that the person is not driving. For there to be a violation of law, the prosecutor must prove that the server either saw or had the chance to see the signs of intoxication before the service. Some of the signs of intoxication are: being overly friendly, using foul language, argumentative, belligerent, slurred speech, slow, deliberate movements, swaying, drowsy, stumbling, red, watery eyes, or alcoholic breath.</p> <p>No person may sell or give alcohol to anyone who is a habitual drunkard (a person who has lost control over his or her drinking). No person may cause or permit this to occur. A server may discover a habitual drunkard in one of two ways: (a) A family member tells you the person has a drinking problem and asks you not to serve, or (b) the patron is a regular and unable to handle drinking on a regular basis. A licensee or server who has been warned and still serves a habitual drunkard faces possible ABC disciplinary action and criminal prosecution. (Secs. 25602(a) and 23001 B&P; 397 PC)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> The first offense is decided on a case-by-case basis. For a second offense within three years, the penalty is a mandatory license suspension.</p> <p><i>Civil:</i> Lawsuit (for service to an underage, obviously intoxicated person) (Sec. 25602.1 B&P). Civil penalties are money judgments or settlements, usually against everyone (seller or server, licensee, licensee’s insurer, etc.). They are determined by the court or jury during a civil lawsuit.</p>

<p>29. Off-Sale Beer and Wine License Privileges Type 20 licensees cannot sell more than 52 gallons of wine at one time or sell alcohol for resale. (Sec. 23393 B&P)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>30. Off-Sale General License Privileges Type 21 licensees cannot (a) sell more than 52 gallons of wine at one time, or (b) sell alcohol for resale. <i>Exception:</i> Licensees may sell alcohol for resale to the holder of a Daily On-Sale General license. (Secs. 23393 and 23394 B&P)</p>	<p><i>Criminal:</i> For the violator, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Secs. 25351 and 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>31. Operating Standards, Retail The following requirements apply to stores (license Type 20 and 21), bars and taverns (license Types 40, 42, 48, and 61). These requirements do not apply to restaurants (license Types 41 and 47), convention centers, exhibit halls, auditoriums, ballparks, stadiums, coliseums, hotels, motels, a certain marine park, wineries, or beer manufacturers.</p> <ol style="list-style-type: none"> 1. Post “No Loitering” signs upon written notice from the ABC; 2. Post “No Open Container” signs upon written notice from the ABC; 3. No alcohol consumption inside a store or outside a bar or tavern; 4. Illuminate the exterior of the premises, including adjacent public sidewalks and parking lots under the licensee's control, during all hours of darkness when open for business; 5. Remove litter daily from the premises, adjacent sidewalks and parking lots under licensee's control and sweep/clean these areas weekly; 6. Remove graffiti from premises and parking lot within 72 hours (3 days) of application; 7. Have no more than 33% of windows covered with advertising or signs; 8. Have incoming calls blocked at pay phones upon request of local law enforcement or ABC; and 9. Create a separate area for any video recordings of harmful matter (as defined in Penal Code Section 313). The area must be labeled “Adults Only.” Minors may not be able to readily access the videos or view the video box covers. 10. Have a copy of the operating standards available during normal business hours for viewing by the general public. (Section 25612.5(c) B&P) 	<p><i>Criminal:</i> The licensee only (not employees) may be cited for each violation of the operating standards. For the licensee, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>32. Removal of Opened Wine Bottle Restaurants (license Type 41 and 47) may allow patrons to remove a partly-consumed bottle of wine from the premises upon departure. (Customers should place any open bottles in the trunk area of their vehicle to avoid violating the Vehicle Code.) (Sec. 23396.5 B&P)</p>	<p>Not applicable. This is a permissive section of law.</p>
<p>33. Retail Delivery Orders Employees cannot deliver alcohol without a delivery order. It must state the quantity, brand, proof, price, name and address of the customer, and name and address of the store. The licensee must keep the order on file for two years after delivery. (Rule 17(e) CCR)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-base basis</p>
<p>34. Retail Store Qualifications Licensees may sell alcohol only in the original package for consumption off the premises. Licensees must conveniently display all alcohol. Licensees must make any alcohol deliveries from the licensed premises. Licensees may only take telephone orders for alcohol when the store is open to the general public. (Rule 27 CCR)</p>	<p><i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

<p>35. Retail-to-Retail Sales Retail licensees may not purchase alcohol for resale from another retail licensee. Licensees must purchase alcohol for resale from a non-retail licensee only. Warehouse-type discount stores are licensed retailers, and they cannot sell alcohol for resale to other retailers. For example, a retail licensed store may not sell to the bar down the street who has run out of a certain brand of liquor. It would be illegal for both the store and the bar to do so. The borrowing of alcohol between retail licensees is an illegal, retail-to-retail sale. <i>Exception:</i> A licensee who has three or more outlets licensed exactly the same may transfer products between that licensee's stores. Also, type 21 licensees may sell distilled spirits for resale to the holder of a Daily On-Sale General license. (Sec. 23402 B&P)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Secs. 25351 and 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>36. Returns by Consumers to Retailers Returns of all types of alcoholic beverages by consumers to sellers were once ruled to be illegal under both State and federal law. In 1961, the Federal Government approved the return by consumers of alcoholic beverages which were spoiled, deteriorated, contaminated, or otherwise unfit for human consumption. This approval was made on the condition that there would be a bottle-for-bottle exchange or cash refund for the unsatisfactory merchandise. It was necessary for a consumer to bring back a partially emptied bottle or a bottle which clearly showed deterioration of the product, such as sediment, to qualify for the refund. The Department adopted the federal policy that same year. Later, the Department modified its approval to the extent that other types of alcoholic beverages could be exchanged for those which were unfit for human consumption.</p> <p>A consumer may also make an exchange or receive a refund on an item purchased in error if the unopened container is returned to the seller. The advertising of "money-back guarantees" is specifically disapproved, however.</p> <p>A consumer cannot overbuy for a party and then return any of the unused alcoholic beverages. Neither can the recipient of a gift exchange it for other merchandise or be given a credit, because the recipient is not returning alcoholic beverages; if the retailer gave anything of value for the beverages, the retailer would be buying from other than a wholesaler. Sales to consumers are final except as previously set forth. The Department and federal law agree in this respect. (Sec. 25600(a)(2))</p>	<p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>37. Right to Refuse Service to Minors Licensees and their employees have the legal right to refuse service to anyone who cannot show adequate written evidence of age. A licensee or employee may seize any identification presented by a person that shows the person to be under the age of 21 years or that is false, so long as a receipt is given to the person from whom the identification is seized and the seized identification is given within 24 hours of seizure to the local law enforcement agency that has jurisdiction over the licensed premises. A licensee, his or her agent or employee's decision to not seize a license shall not create any civil or criminal liability. (Sec. 25659 B&P)</p>	<p>Not applicable. This is a permissive section of law.</p>

<p>38. Signs Bars and taverns (License Types 42, 48, and 61) must post signs reading, “No Person Under 21 Allowed.” Licensees must post one at or near each public entrance, visible from the exterior, and one inside in a prominent place. The signs must be at least 7” x 11” and have lettering at least 1” in height. (Rule 107 CCR)¹</p> <p>No more than 33% of the square footage of the windows and clear doors of an off-sale premises may have advertising or signs of any sort. (Sec. 25612.5(c)(7) B&P)²</p> <p>Stores (license Types 20 and 21) must post one or more customer warning signs in the store (see form ABC-299 for wording). (Sec. 25658.4 B&P)²</p> <p>Upon written notice from the ABC, licensees must post “No Loitering” and “No Open Container” signs. <i>Exception:</i> This law does not apply to restaurants (license Types 41 and 47), convention centers, exhibit halls, auditoriums, ballparks, stadiums, coliseums, hotels, motels, a certain marine park, wineries, or beer manufacturers. (Sec. 25612.5(c)(1)(2) B&P)²</p> <p>Signs may not be obnoxious, gaudy, blatant, or offensive, and must not obstruct the view of the interior of the premises from the street. (Sec. 25612 B&P)²</p> <p>All on- and off-sale licensees must post warning signs reading, “Warning: Drinking spirits, beer, coolers, wine, and other alcoholic beverages may increase cancer risk and, during pregnancy, can cause birth defects.” (Sec. 12601(b)(1)(D)(1) and 12601(b)(4)(E) CCR)³</p>	<p>¹<i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p> <p>²<i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p> <p>³<i>Criminal:</i> None</p> <p><i>ABC:</i> Decided on a case-by-case basis</p> <p><i>Civil:</i> A civil lawsuit may be brought against an alcohol manufacturer or distributor by the Attorney General, a district attorney, or a private citizen. Judgments are a maximum of \$2,500 per day per violation, with 25% of the sum going to the plaintiff. Civil penalties <u>do not</u> apply to the retail licensee. (Sec. 12601 CCR)</p>
<p>39. Substitution of Brands No person may substitute types or brands of alcohol without first informing the purchaser. (Sec. 25609 B&P)</p>	<p><i>Criminal:</i> For the licensee or employee, the penalty is a maximum \$1,000 and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>40. Undisclosed Ownership; Changes in Ownership The ABC license must reflect the true ownership of the licensed business. There can be no hidden owners or silent partners. Licensees must report any and all ownership changes to the ABC. (Secs. 23300 and 23355 B&P; Rule 68.5 CCR)</p>	<p><i>Criminal:</i> The penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>41. Unlawful Possession on Licensed Premises Licensees may not allow any alcohol on the premises other than what they are licensed to sell. <i>Exception:</i> Type 41 licensees may possess brandy, rum, or liqueurs for cooking purposes. (Section 25607(a)(b) B&P)</p>	<p><i>Criminal:</i> For the licensee, employee or patron, the penalty is a maximum \$1,000 fine and/or six months in county jail. (Sec. 25617 B&P)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>
<p>42. Weapons Licensees may not possess or sell certain firearms and/or weapons, including but not limited to, undetectable firearms, nunchakus, short-barreled shotguns, short-barreled rifles, metal knuckles, billy clubs, dirks, and daggers. (Sec. 12020 PC)</p>	<p><i>Criminal:</i> The penalty is imprisonment in the county jail not exceeding one year or in a State prison. (Sec. 12020(a) PC)</p> <p><i>ABC:</i> Decided on a case-by-case basis</p>

ATTACHMENT 5

INFORMATION/JUSTIFICATION STATEMENT

PACIFIC FISH GRILL
12303 LIMONITE AVE #740
EASTVALE CA 91752

1. WE ARE APPLYING FOR A TYPE 41 BEER & WINE LICENSE
2. OUR HOURS OF OPERATION ARE 11A-10P MONDAY-SUNDAY
3. OUR BUSINESS HOURS FOR SELLING ALCOHOL IS 11A-10P
4. OUR ALCOHOL WILL BE STORED IN A COOLER IN THE BACK OF THE RESTAURANT AND IN ONE REFREIGERATED TAP COOLER BEHIND OUR POS/REGISTERS.

THANK YOU VERY MUCH FOR THE CONSIDERATION OF THE TYPE 41 BEER AND WINE LICENSE. WE DO NOT SELL A LOT OF ALCOHOL IT IS MORE FOR OUR CUSTOMERS TO ENJOY A BEER OR GLASS OF WINE DURING LUNCH OR DINNER. IF YOU HAVE ANY PLEASE FEEL FREE TO CALL OR EMAIL ME AT ANYTIME.

THANK YOU,



GUS MAKRIDIS

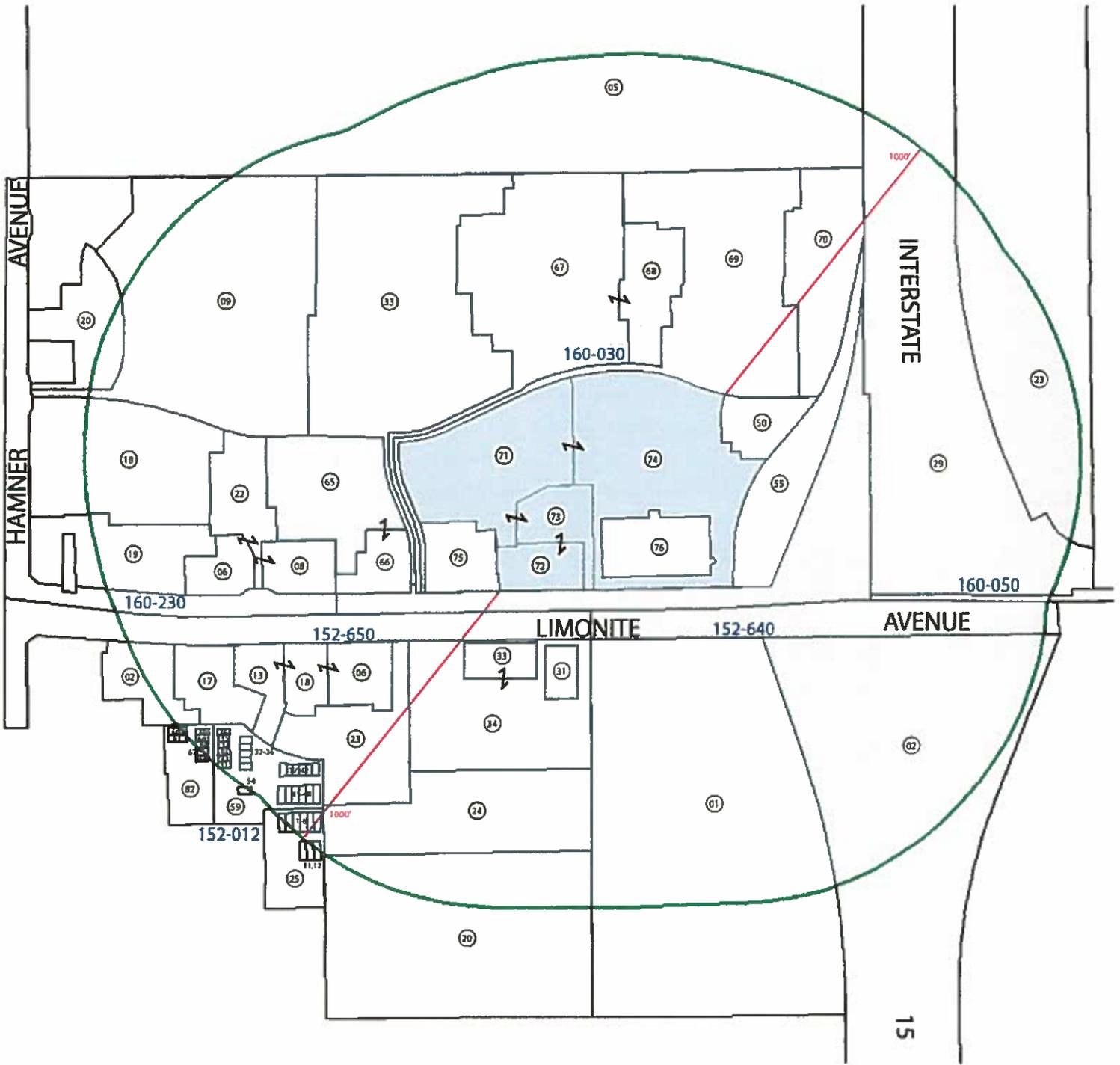
PRESIDENT

GUS@PACIFICFISHGRILL.COM

310-956-9894

ATTACHMENT 6

1,000-FOOT RADIUS MAP



SUBJECT PROPERTY:
 PACIFIC FISH GRILL
 12303 LIMONITE AVE #740
 EASTVALE, CA 91752

LEGEND:
 (35) ASSESSOR PARCEL #
 456-010 BOOK NUMBER

1000' OWNERSHIP RADIUS MAP

 JPL Zoning Services
 6257 Van Nuys Blvd
 Van Nuys, CA 91401
 (818)781-0016

CASE NO:
DATE: 10/13/2015

USES: FIELD

CONTACT PERSON: HEIFETZ ARCHITECTS

PHONE NO: 818-784-9800
 JPL- 7728exp

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Eastvale Planning: Major Projects Summary

December 3, 2015

Highlighted Text = Updated Information¹

Map ID	Project	Notes	Current Activity
1.	<p>KB Homes – The Lodge, Residential Development Project No. 10-0124</p> <p>NWC of Limonite Avenue and Scholar Way</p> <p>205 detached single-family homes</p> <p>Planner: Kanika Kith</p>	<p>Minor Development Review for final site of development Approved on June 10, 2014</p> <p>Amendment to an approved development plan to add tempered glass panels to the top of a previously approved 3- to 4-foot-high block wall around the patio area to an overall height of up to 6.5 feet for the new homes along Scholar Way in “The Lodge” residential development -- Approved by PC March 18, 2015</p> <p>Received revisions for 4 Pack “Serene” to reduce the size of the homes on September 21, 2015.</p> <p>Also new application to development Phase II received on September 21, 2015.</p> <p>Approved TUP for the construction of a new set of Serene (4-pack) model complex on November 30, 2015.</p> <p>Approved revised construction plans for Serene Master Home Plan on December 1, 2015.</p> <p>Staff is working with the applicant on Phase II development.</p>	Under construction
2.	<p>Goodman Commerce Center (formally Lewis Eastvale Commerce Center) Project No. 11-0271 **see also Project No. 15-0551 (No. 22 on this list)</p> <p>190 acres +/- between Bellegrave and Cantu-Galleano Road</p>	<p>Approved by City Council on November 12, 2014</p> <p>Groundbreaking held May 20, 2015.</p> <p>Building permits issued for two industrial buildings. First building is under construction, with completion and turnover to tenant scheduled for early 2016.</p> <p>View of the inside of the building:</p>	Under construction

¹ New projects are added at the bottom of the list as they are submitted.

Map ID	Project	Notes	Current Activity
	<p>General Plan Amendment, Change of Zone, and Specific Plan to provide for a mix of warehousing, light industrial, office, and retail uses.</p> <p>CEQA: Environmental Impact Report (certified)</p> <p>Planner: Eric Norris/Cathy Perring</p>	 <p>Construction on the business park portion of the project is scheduled to begin in February 2016.</p>	
3.	<p>D.R. Horton – The Trails, Planned Residential Development Residential Subdivision Project No. 11-0558</p> <p>Northwest corner of Archibald and 65th</p> <p>General Plan Amendment, Change of Zone, Tentative Tract Map, and Planned Residential Development for 256 dwelling units with a 5-acre park</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Kanika Kith</p>	<p>Approved by City Council on May 22, 2013</p>	<p>Project is under construction.</p>
4.	<p>Walmart – Eastvale Crossings Project No. 12-0051</p> <p>Southeast corner of Limonite and Archibald (APNs 144-030-028, -012, -014)</p> <p>Proposal for the development of a 177,000 +/- sq. ft. retail store and several outparcels on 23.37 acres</p>	<p>Project is scheduled to be heard by the Riverside County Airport Land Use Commission for a requested increase the allowable density in the proposed Walmart store (this is required in order to obtain ALUC approval).</p> <p>Admin Draft EIR expected next week; expected to circulate in August 2015.</p> <p>Updated sign program and landscape plan submitted on July 28, 2015.</p> <p>Admin draft EIR provided to applicant for review on August 6, 2015.</p>	<p>No tentative hearing date</p>

Map ID	Project	Notes	Current Activity
	<p>CEQA: EIR</p> <p>Planners: Eric Norris</p>	<p>Comments on the Admin draft EIR provided to EIR consultant on September 9, 2015.</p> <p>ALUC public hearing on October 8, 2015.</p> <p>Revised ADEIR received October 9, 2015 and distributed to team for review on October 12, 2015 for review.</p> <p>Staff anticipates releasing the Draft EIR for public and agency review in December 2015.</p>	
5.	<p>Lennar – Estancia, Planned Residential Development Subdivision Project No. 12-0275</p> <p>South of Citrus Street, West of Scholar Way APN(s): 152-040-040,152-040-026 & 152-030-006</p> <p>Tentative Tract Map, Change of Zone, and Planned Residential Development that combine the two previously approved subdivisions (Gary Dou Residential subdivision and Proactive Engineering subdivision).</p> <p>Planner: Kanika Kith</p>	<p>Approved by City Council on April 24, 2013</p>	<p>Project is under construction.</p>
6.	<p>Lennar – Mill Creek Crossing, Planned Residential Development Subdivision Project No. 12-0297</p> <p>SEC Chandler/Hellman</p> <p>Minor Development Plan Review for the development of a Master Home Plan for the "Mill Creek Crossing at Eastvale" residential</p>	<p>MDP and TUP approved November 17, 2014.</p> <p>Received revisions for precise grading plans Phase 5 and master home plan on September 23, 2015.</p>	<p>Project is under construction.</p>

Map ID	Project	Notes	Current Activity
	<p>development of 122 single family dwelling units for Tract 29997</p> <p>Planner: Kanika Kith</p>		
7.	<p>Providence Business Park Project No. 12-0750</p> <p>Project Location: 144-010-002, -033, -037, & -038 (West of Archibald and approximately 750 ft south of Limonite Ave)</p> <p>MDR, ZC, TPM for the development of a business park consisting of 14 new industrial buildings ranging from 12,850 square feet to 129,000 square feet and associated improvements on 53.37 gross acres of vacant land (former Bircher's site).</p> <p>CEQA: EIR Addendum</p> <p>Planner: Kanika Kith</p>	<p>Approved by CC on April 9, 2014</p>	<p>Road improvements under construction on Archibald Avenue.</p>
8.	<p>D.R. Horton – Copper Sky, Residential Subdivision Project No. 13-0395</p> <p>SEC of Schleisman and Scholar Way</p> <p>Minor Development Plan Review for a Master Home Plan for "Copper Sky at Eastvale" residential development.</p> <p>Planner: Kanika Kith</p>	<p>Revisions to landscape plans in review</p> <p>Lot Line Adjustment tentatively approved; awaiting City Engineer and Planning Director sign off before recording. Still need owner signature on missing application sheet, see email sent regarding LLA on 05/27/15</p> <p>Applicant requested for a minor revision to one elevation to remove one window from the family room. Approved with Building Permit process.</p> <p>Received email from applicant about additional changes to the house plans. Received conceptual drawings of the proposed changes.</p> <p>Staff met with the applicant and indicated that the changes can be done with a minor development review as a revision to the master home plan because the changes are consistent with the original project approval.</p>	<p>Under construction.</p>

Map ID	Project	Notes	Current Activity
		Construction and design comments for revised master home plan provided to applicant on 11/16/15. Awaiting for revised construction plans.	
9.	<p>Stratham Homes, GPA/CZ Project No. 13-0632</p> <p>10-acre site is located north of Orange Street, south of Schleisman Road and east of Sumner Avenue (APN 152-040-001)</p> <p>Proposed General Plan Amendment and Change of Zone change the land use designation of this parcel from commercial to residential</p> <p>CEQA: GP EIR Addendum</p> <p>Planners: Cathy Perring</p>	<p>CC denied project without prejudice on January 28, 2015.</p> <p>March 11, 2015—Met with the applicant to discuss a new residential proposal for the site. Staff provided initial feedback; applicant will revise and bring back a formal submittal.</p> <p>December 2015—Staff is still waiting for a resubmittal from the applicant.</p>	Waiting for formal submittal
10.	<p>99 Cents Only Store Project No. 13-1601</p> <p>NWC Hamner Ave. and A Street</p> <p>Major DP for new 19,104 SF stand alone retail building on 2.67-acres.</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Cathy Perring/Kanika Kith</p>	<p>Formal application submitted on October 28, 2014.</p> <p>Planning Commission approved on June 17, 2015.</p> <p>Provided comments to Building and Public Works departments on July 6, 2015 for review of grading plan and construction drawings.</p> <p>Received on-site improvements and precise grading plans from Public Works on September 10, 2015.</p> <p>Provided planning comments to Public Works and Building on September 22, 2015.</p> <p>Planning approved revised lighting plans on 11/17/15.</p>	Building Permit Review
11.	<p>Panera Bread with Drive-Through Project No. 13-1748</p> <p>Eastvale Gateway South (Shops 2)</p> <p>Major Development Plan and Conditional Use Permit modify an approved retail building (Shop</p>	<p>Approved at Planning Commission on January 7, 2015</p> <p>Reminded applicant on 7/16/15 that staff is still waiting for the drive-through sign plan.</p> <p>Signage plan received on August 3, 2015.</p>	Under construction

Map ID	Project	Notes	Current Activity
	<p>2) in the Eastvale Gateway South retail center to accommodate a drive-through facility for Panera Bread</p> <p>CEQA: Categorical Exemption</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Received revised signage plans on August 25, 2015.</p> <p>Approved landscape plans on August 31, 2015.</p> <p>Sent building comments to applicant on September 21, 2015.</p> <p>Landscaping of site was approved on September 24, 2015.</p> <p>Business is scheduled to open in mid-December.</p>	
12.	<p>William Lyons Homes – Nexus Residential Development Project No. 14-0046</p> <p>Tentative Tract Map No. 36446 and Major Development Review for a residential development (Nexus) consisting of 220 townhomes and a recreation area on a vacant 10-acre lot behind 24-hour Fitness Center in the Eastvale Gateway South retail center</p> <p>Planner: Kanika Kith</p>	<p>Approved by PC October 15, 2014</p> <p>Sales of new homes have been very successful; many have been sold before they are built. The project's web site is here: http://lyonhomes.com/southern-california/nexus</p>	<p>Project under construction.</p> <p>Model homes opened 9/19/15.</p>
13.	<p>LBA Realty Industrial Building Project No. 14-1077</p> <p>NEC of Cantu-Galleano Ranch Road and Hamner Avenue. APN 160-020-033 and 156-050-025. 4560 Hamner Avenue within the I-P zoning district.</p> <p>Major Development Review for a 446,173 sq. ft. industrial building on APN 160-020-033 (approximately 24 acres) and overflow parking on APN 156-050-025.</p> <p>CEQA: EIR</p>	<p>Formal application submitted on October 20, 2014.</p> <p>6/4/15 Comment letter sent to applicant re: January 26, 2015 resubmittal package.</p> <p>Work on the EIR is under way. Expected Administrative Draft due to City on August 25.</p> <p>Revised development plans received July 14, 2015.</p> <p>Met on July 29, 2015 to discuss shared access with Grainger and applicant.</p> <p>Traffic study received on August 11, 2015 and under review by staff.</p> <p>Received revised landscape plans on August 13, 2015.</p>	<p>No tentative hearing date</p>

Map ID	Project	Notes	Current Activity
	Planner: Cathy Perring/Kanika Kith	<p>Comment letter sent to applicant regarding all July and August submittals on October 12, 2015.</p> <p>Admin Draft EIR received from consultant August 31, 2015. Sent to consultant and applicant with City comments on October 12, 2015.</p> <p>Draft EIR will be released for a 45-day public review period on Wednesday, December 9, 2015.</p>	
14.	<p>Stratham Homes – Sendero, Planned Residential Development Project No. 14-1398</p> <p>NW corner Limonite and Harrison; APN 164-010-017</p> <p>General Plan Amendment, Change of Zone, Planned Residential Development, and Tentative Tract Map for the subdivision of approximately 44 acres into 323 residential lots and 14 lots for open space and water basins</p> <p>CEQA: Mitigated Negative Declaration</p> <p>Planner: Kanika Kith</p>	<p>Planning Commission on May 20, 2015 voted to recommend approval of GPA, Change of Zone, and PRD, and denial of TTM due to too many units.</p> <p>City Council on June 10, 2015 voted 3-0 adopting the MND and approving GPA, Change of Zone, PRD, and TTM subject to not using SCE easement or the City right-of-way to satisfy ALUC open space requirement.</p> <p>Meeting on July 22, 2015 to discuss revised site plan with applicant.</p> <p>Revised site plan presented to City Council on September 9, 2015 and Council was supportive of the revised site layout.</p> <p>Staff is waiting for submittal of the final map, which will require City Council approval.</p>	Approved by CC on June 10, 2015
15.	<p>Bank of America Project No. 14-2039</p> <p>Pad A of Marketplace at Enclave Shopping Center</p> <p>Major Development Review and Conditional Use Permit for a proposed Bank of America building with a 3-lane drive-through operation</p>	<p>Building signage approved on August 3, 2015 but still waiting for drive-through directional sign and keep quiet sign.</p> <p>Received building signage revisions on August 24, 2015 with drive-through directional sign and “keep quiet” sign.</p> <p>Sent memorandum on September 3, 2015.</p> <p>Received revised sign plans on September 24, 2015.</p>	Under construction

Map ID	Project	Notes	Current Activity
	CEQA: Categorical Exemption Planner: Kanika Kith/Malinda Lim	Approved directional and keep quiet signs on November 18, 2015. The bank is tentatively scheduled to open in December 2015.	
16.	ATT – River Road, New Disguised Wireless Facility Project No. 14-2832 SEC at Hall and River Roads, west of Baron Drive Minor Development Plan application for a 70-foot tall disguised wireless facility and a 138 square-foot equipment shelter located at 14700 River Road Planner: Kanika Kith	Planning Director approval on July 15, 2015.	Building Permit Review
17.	Verizon – Community Park, New Disguised Field Light Wireless Facility Project No. 14-3325 South of Citrus Street, and west of Hamner Avenue within the Eastvale Community Park – 12750 Citrus Street Minor Development Plan application for the construction of a 70-foot tall wireless facility disguised as a field light and an approximate 469 square-foot equipment shelter within the Eastvale Community Park at 12750 Citrus Street Planner: Kanika Kith/Malinda Lim	Submitted on November 25, 2014; comment letter sent December 24, 2014 Last correspondence with applicant on March 2, 2015, change of location for tower and enclosure Revised plans received on July 30, 2015. Comments to be provided to applicant by August 29, 2015. Comments provided to applicant on August 27, 2015. Additional landscape comments provided to applicant on September 8, 2015. Staff met with applicant on September 17, 2015 to discuss items addressed in comment letter. Applicant submitted revised plans on 11/9/15.	In review
18.	Verizon – Providence Park, New Disguised Field Light Wireless Facility Project No. 14-3326 South of Hollowbrook Way, west of Woodpigeon Road, north of Aspen Leaf Lane,	Submitted on November 25, 2014; comment letter sent December 24, 2014 Last correspondence with applicant on March 2, 2015, change of location for tower and enclosure Comments on revised plans provided to applicant on August 11, 2015.	Waiting submittal of revised plans

Map ID	Project	Notes	Current Activity
	<p>and east of Cobble Creek Drive within Providence Ranch Park – 7250 Cobble Creek Drive</p> <p>Minor Development Plan application for a 25-foot long wireless antenna to be installed on an existing 70-foot tall field light and for the construction of an approximate 469 square-foot equipment shelter within Providence Ranch Park at 7250 Cobble Creek Drive</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Didn't the applicant submittal and we provided comments since August?</p> <p>Applicant provided updates photo simulation photos on December 1, 2015. Awaiting for other submittal materials.</p>	
19.	<p>Pacific Fish Grill (former Johnny Rockets) Project No. 15-0119</p> <p>**See Project No. 15-06013 (No. 43 on this list)</p> <p>12303 Limonite Ave, Suite 740 – Eastvale Gateway North</p> <p>Minor Development Plan Review to modify the existing walkway and landscape area on the west side of Shops 7 (formerly Johnny Rockets) to create a 400 SF outdoor dining patio for a proposed Pacific Fish Grill restaurant. Beer and wine service to be proposed on the patio is not a part of this application.</p> <p>Planner: Kanika Kith</p> <p><i>See also project #43</i></p>	<p>Approval letter sent on June 4, 2015.</p> <p>Comments provided to Building Department on June 29, 2015 for review of construction drawing.</p> <p>Received updated landscape plan on August 5, 2015. Comments on landscape provided to applicant on August 26, 2015.</p> <p>Revised Landscape Plan received on September 8, 2015 and approved on September 14, 2015.</p> <p>Request for CUP for alcohol sales received and distributed for internal review on October 13, 2015.</p> <p>Approved patio construction on November 17, 2015.</p> <p>December 2015— Construction on the restaurant and the outdoor patio area are under way.</p>	Under construction.
20.	<p>Chandler Catholic Church Project No. 15-0175</p> <p>14395 Chandler Street APNs: 144-121-005, 144-130-008, 144-130-009, and 144-130-010</p>	<p>Applicant working with ALUC on required approval of proposed occupant density in the sanctuary.</p> <p>December 2015— Staff is waiting for a formal submittal from the church. The church recently announced that it will meet in a temporary location in Jurupa Valley until the Eastvale sanctuary is built.</p>	Pre-Application Complete

Map ID	Project	Notes	Current Activity
	<p>Pre-Application Review to be located at 14395 Chandler Street (4 individual parcels owned by 3 separate owners) within the C-1/C-P and A-1 zoning districts.</p> <p>Project Planner: Cathy Perring</p>		
21.	<p>Verizon – Altura Credit Union at Cloverdale Marketplace, Concealed Cupola Wireless Facility - Project No. 15-0476</p> <p>12732 Limonite Ave. (APN: 164-700-005)</p> <p>Minor Development Review to construct a wireless telecommunication facility to be located at southwest corner of Limonite Avenue and Hamner Avenue within the Cloverdale Marketplace (zone C-1/C-P general commercial). The antennas will be located within a proposed 39'-1" cupola, to replace an existing cupola on site.</p> <p>Project Planner: Kanika Kith/Morgan Weintraub</p>	<p>Planning Director approval on July 15, 2015.</p> <p>Reviewed construction drawings and provided comments to Building department on October 6, 2015.</p> <p>Landscape plans approved on November 2, 2015.</p>	Building Permit Review
22.	<p>Goodman Commerce Center Business Park NEC of Bellegrave/Hamner Project No. 15-0551</p> <p>**see Project No. 11-0271 (No. 2 on this list)</p> <p>Proposal for the development of the Business Park. The development will include 8 buildings and approximately 191,356 SF. The development will accommodate professional offices, light industrial and light assembly uses.</p> <p>Project Planner: Eric Norris/Kanika Kith</p>	<p>Planning Commission approval on August 5, 2015.</p> <p>Project Approval letter send on August 11, 2015</p> <p>Applicant submitted first set of construction drawings for all eight buildings on October 8. Planning review of six buildings complete on October 13, 2015. Additional sets of construction drawings received and distributed for internal review on October 12, 2015.</p> <p>Applicant submitted second set of construction drawings for all eight buildings on December 1, 2015. Undergoing review.</p>	Building Permit Review

Map ID	Project	Notes	Current Activity
23.	<p>Asset Solutions Group – Residential Development at Hamner and Schleisman Road (Polopolus Property) Project No. 15-0576</p> <p>Hamner Avenue and east of existing A Street; APN: 152-060-002 and 152-060-003</p> <p>Proposal for the accommodation of approximately 125-three story detached homes to also include a right of way dedication to the City</p> <p>CEQA: TBD</p> <p>Planner: Kanika Kith</p>	<p>Pre-Application Review submitted February 26, 2015; distributed for review March 4, 2015; comments provided to applicant.</p>	<p>PAR complete.</p>
24.	<p>Wells Fargo ATM Project No. 15-0692</p> <p>6170 Hamner Ave.</p> <p>Minor Development Review of a proposed Wells Fargo ATM and enclosure to be located adjacent to Von’s Supermarket</p> <p>Planner: Malinda Lim</p>	<p>Minor Development Review application submitted March 9, 2015</p> <p>Comment letter sent out April 16, 2015</p> <p>Email discussion with property owner and applicant regarding project design on April 28, 2015</p> <p>Revised plans for ATM location received on August 13, 2015.</p> <p>Sent revised plans to city departments for review on August 14, 2015. Comments sent to applicant on September 16, 2015.</p> <p>Revised plans for ATM received on September 21, 2015.</p> <p>Sent approval letter to applicant on October 6, 2015.</p>	<p>Project under construction.</p>
25.	<p>Marketplace at Enclave Sign Program Amendment Project No. 15-0727</p> <p>Marketplace at Enclave (SWC</p>	<p>Submitted formal application on March 12, 2015</p> <p>Resubmittal #1 on May 1, 2015; comment provided to the applicant on June 1, 2015</p> <p>Comments provided to applicant on July 9, 2015.</p>	<p>Building Permit Review</p>

Map ID	Project	Notes	Current Activity
	<p>Archibald/Schleisman)</p> <p>Sign Program Amendment to include additional monument signage on the northern corner of the Starbucks location and northeast corner of shopping center site.</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Approved revised sign program on October 10, 2015.</p>	
26.	<p>The Ranch – Specific Plan Amendment Project No. 15-0783</p> <p>Moons Site (APNs: 144-010-008-0, 144-101-013-4) and Rodriguez Site (APN: 144-010-009-1)</p> <p>Specific Plan Amendment (SPA) to modify existing boundaries for The Ranch SP No. 358 for Planning Areas 1 through 6, land use designation for Planning Area 5, and revisions to allowable uses. No revisions to Planning Areas 7 through 9 are being proposed. This request also included review for: Major Development Review (DP) for six (6) industrial buildings totaling 985,000 SF on six (6) parcels, Tentative Parcel Map (TPM) 36787 to divide approximately 97 gross acres into 14 legal parcels, Sign Program, and Environmental Review.</p> <p>Planners: Cathy Perring</p>	<p>Planning Commission reviewed and recommended approval to City Council on November 4, 2015</p> <p>Scheduled for City Council consideration on December 9, 2015.</p>	<p>City Council consideration on December 9, 2015.</p>
27.	<p>Chandler Area Vision Plan Special Project</p> <p>Vision Plan that will guide decisions and facilitate new private and public investments in this part of the city</p> <p>Planner: Cathy Perring</p>	<p>Email sent May 29, 2015 to City Manager regarding how to proceed with implementation strategies outlined in the plan.</p>	<p>CC accepted plan on May 13, 2015</p>
28.	<p>Leal Master Plan</p>	<p>Public Review Draft of the Leal Master Plan distributed February 2015 and</p>	

Map ID	Project	Notes	Current Activity
	<p>Special Project</p> <p>This Master Plan describes the community's vision for the project area, identifies appropriate land uses, and includes the development standards that are necessary to achieve the vision, defines the character of the project's development, lists the steps involved with the development process, and provides the project's implementation plan.</p> <p>Planner: Eric Norris</p>	<p>currently available online (www.LealSpecificPlan.com).</p> <p>Notice of Preparation sent out March 9, 2015</p> <p>Scoping meeting for the project's environmental impact (EIR) was held at the Planning Commission meeting of March 18, 2015</p> <p>Work on the project's EIR is under way.</p> <p>EIR went out for public review on Thursday July 23, 2015 and concluded on Monday September 7, 2015.</p> <p>On September 16, 2106, the Planning Commission reviewed and recommended approval to City Council.</p>	<p>Taken off City Council 12/9/15 agenda.</p>
29.	<p>Eastvale Marketplace Project No. 15-0958</p> <p>NEC Limonite/Sumner</p> <p>Proposal construction of a new neighborhood retail center with multi-tenant and single tenant buildings and associated parking facilities to be located at the northeast corner of Limonite Avenue and Sumner Avenue. Potential uses include grocery, banking, drug store, restaurants, general retail, service, and a tire store.</p> <p>Planners: Kanika Kith/Eric Norris</p>	<p>PC approval on November 18, 2015. Appeal period end on November 30th. No appeal has been received.</p> <p>NOD recorded at Riverside County Recorder on November 24, 2015. 30-day window to file a lawsuit on CEQA grounds ends on December 23.</p>	<p>PC approval on November 18, 2015</p>
30.	<p>Blaze Pizza (MDP) Project No. 15-1048 / PL1503136</p> <p>Minor Development Plan Review proposing interior tenant improvements, architectural</p>	<p>Submitted formal application on April 16, 2015; distributed for review on April 21, 2015</p> <p>Approved by staff on June 12, 2015.</p>	<p>Operating</p>

Map ID	Project	Notes	Current Activity
	<p>changes, and modifying exterior landscaping to include outdoor patio to be located at 12523 Limonite Avenue Suite 495 within the Eastvale Gateway north shopping center (APN: 160-230-022).</p> <p>Planners: Kanika Kith</p>	<p>Opened for business on September 2, 2015.</p>	
31.	<p>Blaze Pizza (CUP) Project No. 15-1048 / PL1503298</p> <p>Conditional Use Permit review to allow the on-site sale and dispensing of beer and wine only in conjunction of new restaurant to be located at 12523 Limonite Avenue Suite 495 within the Eastvale Gateway north shopping center (APN: 160-230-022).</p> <p>Planners: Kanika Kith/Morgan Weintraub</p>	<p>Submitted formal application on April 29, 2015; distributed for review on May 5, 2015</p> <p>Approved by PC on July 15, 2015 with no changes to the proposed conditions of approval.</p>	<p>Approved by PC on July 15, 2015.</p>
32.	<p>Vantage Point Church Project No. 15-1174</p> <p>**see also Project No. 14-2322</p> <p>8500 Archibald Ave.</p> <p>Proposal to construct a sanctuary, church, community buildings, and associated site improvements.</p> <p>Planner: Kanika Kith</p>	<p>Formal application for Major Development Review and Conditional Use Permit submitted on May 1, 2015</p> <p>Incompleteness letter sent June 1, 2015.</p> <p>Comment letter regarding site design sent June 24, 2015.</p> <p>Staff will be meeting the applicant during the week of December 7th.</p>	<p>Waiting for additional materials</p>
33.	<p>Landscape Plan for K-mart distribution site Project No. 15-1557</p> <p>3100 S. Milliken Avenue (APN 156-020-044)</p> <p>Minor modification to existing landscape areas on the project site along Milliken Avenue and</p>	<p>Comment letter sent on July 7, 2015.</p> <p>Revised landscape plan received and distributed on July 27, 2015. Comment provided to applicant on August 13, 2015.</p> <p>Revised landscape plan received on August 24, 2015. Sent to landscape architect</p>	<p>Approved</p>

Map ID	Project	Notes	Current Activity
	<p>Mission Boulevard as a result of the Milliken Avenue grade separation project.</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>for review on August 24, 2015.</p> <p>Landscape plans approved on September 4, 2015.</p>	
34.	<p>Two industrial buildings on Hamner and Riverside Project No. 15-1508</p> <p>SEC of Hamner Avenue and Riverside Drive (APN 156-040-087 and -088)</p> <p>Major Development Review for two new industrial buildings (40,000 sq ft. and 115,000 sq ft.) to be located on two parcels behind the vacant lot (Chervon Site)</p> <p>Planner: Kanika Kith</p>	<p>Pre-application received on June 22, 2015.</p> <p>Comment letter provided to applicant on July 21, 2015.</p> <p>Meeting with applicant on August 5, 2015 to discussion comment letter.</p> <p>Phone discussion with applicant on August 12, 2015 to discuss screening of loading docks along Hamner.</p> <p>Formal applicant, first submittal received on September 22, 2015.</p> <p>Incompleteness/comment letter sent October 13, 2015.</p> <p>Meeting with applicant on November 10, 2015 to discuss comments.</p> <p>Second submittal received on November 18, 2015.</p>	In Review
35.	<p>Goodman Commerce Center Specific Plan Amendment Project No. 15-1605</p> <p>North of Bellegrave Ave, south of Cantu-Galleano Ranch Rd, and east of Hamner</p> <p>Minor changes to the business park component of the Specific Plan.</p> <p>Project Planner: Eric Norris/Kanika Kith</p>	<p>Formal application received on July 1, 2015.</p> <p>Planning Commission recommended approval on August 5, 2015</p> <p>City Council adopted the SPA on August 26, 2015.</p>	Approved
36.	<p>Micro Drive Improvements Project No. 15-1282</p> <p>12510 Micro Drive (APN 156-050-022)</p>	<p>Receive street improvement plan and landscape plan from Public Works on July 14, 2015.</p> <p>Comments provided to Public Works on July 30th.</p>	In review

Map ID	Project	Notes	Current Activity
	<p>Modification to the existing drive access (to move from Micro Dr. to Harvest Dr.), parking, and landscaping</p> <p>Planner: Cathy Perring</p>		
37.	<p>JCSD Community Park – Phase II Project No. 15-1273</p> <p>SWC of Hamner Avenue and Citrus Street</p> <p>Building permit review for development of Phase II.</p> <p>Planner: Kanika Kith/Yvette Noir</p>	<p>Construction drawings set received for review on 6/22.</p> <p>Reviewing construction set for compliance with COAs and MMRP.</p> <p>Landscape comments provided to applicant on July 17, 2015. Comments of missing items per COAs and MMRP provided to Building Department on July 28, 2015</p> <p>Awaiting resubmittal.</p> <p>Planning and Public Works staff met with JCSD in November to discuss issues related to extension of an access road south from the intersection of Scholar Way/Citrus Avenue to the Phase II area.</p>	In building permit process
38.	<p>Chandler Fire Station No. 31 Project No. 15-0835</p> <p>Northeast corner of Chandler and Selby.</p> <p>Building permit review for development of Eastvale Fire Station No. 2.</p> <p>Planner: Cathy Perring/Kanika Kith</p>	<p>Comments for landscape plans reviewed provided to Public Works on June 18, 2015.</p> <p>Comments for construction drawing provided to Public Works on July 7, 2015.</p> <p>Revised construction drawings received and approved on September 14, 2105.</p>	Contact Public Works for information
39.	<p>New City Hall Building</p> <p>SWC of Hamner and Riverboat</p> <p>Planner: Cathy Perring/Kanika Kith</p>	Assisted Public Works - notices for community workshop sent on June 30, 2015.	Contact Public Works for information
40.	<p>Verizon on Grapewin Project No. 15-1662</p> <p>Vacant lot located at 8306 Grapewin Street</p>	<p>Application received on July 7, 2015.</p> <p>Project was deemed incomplete and requested additional information on August 6, 2015.</p>	In review

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	<p>Minor Development Review for the development of a new wireless telecommunication facility disguised as a 50 feet tall "monopalm" consisting of 12 antennas, one parabolic antenna, and associated equipment.</p> <p>Planner: Kanika Kith/Malinda Lim</p>	<p>Resubmittal received on September 3, 2015. Comments to be provided to applicant by October 3, 2105.</p> <p>Re-submittal and FAA clearance letter received on October 22, 2015.</p> <p>Comment letter sent to applicant on November 2, 2015. Awaiting for additional submittal materials.</p>	
41.	<p>Pumpkin Patch Project No. PLN 15-6006</p> <p>Vacant lot on Limonite Avenue in Eastvale Gateway South retail center - 12930 Limonite Avenue</p> <p>Temporary Use Permit to allow the operation of a pumpkin patch with petting zoo starting from October 1, 2015 to October 31, 2015.</p> <p>Planner: Malinda Lim</p>	<p>Received and processed application on August 5, 2015.</p> <p>Distributed to city departments for comments on August 14, 2015</p> <p>Approval letter sent to applicant on September 14, 2015.</p> <p>Applicant signed letter on September 21, 2015.</p>	Approved
42.	<p>Christmas Tree Lot Project No. PLN 15-6007</p> <p>Vacant lot on Limonite Avenue in Eastvale Gateway South retail center - 12930 Limonite Avenue</p> <p>Temporary Use Permit to allow the operation of Christmas Tree sales starting from November 27, 2015 to December 24, 2015.</p> <p>Planner: Malinda Lim</p>	<p>Approval on September 16, 2015.</p> <p>Applicant signed letter on September 21, 2015.</p>	In Operation
43.	<p>CUP for Pacific Fish Grill Project No. 15-06013</p> <p>**See Project No. 15-0119 (No. 19 on this list)</p>	<p>Application for alcohol sales received on October 7, 2015.</p> <p>Preparing staff report for Planning Commission meeting on December 16, 2015.</p> <p>Public notice hearing sent out on December 2, 2015.</p>	Scheduled for Planning Commission on December 16, 2105

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	<p>12303 Limonite Ave, Suite 740 – Eastvale Gateway North</p> <p>Conditional Use Permit to sell beer and wine in the new restaurant and patio area for Pacific Fish Grill restaurant.</p> <p>Planner: Yvette Noir</p> <p><i>See also project #19</i></p>		
44.	<p>TUP for Home Depot Xmas Lot Project No. 15-06016</p> <p>6140 Hamner Home Depot – Eastvale Gateway North</p> <p>Temporary Use Permit to sell Christmas trees in front of Home Depot in the Home Depot Parking Lot.</p> <p>Planner: Malinda Lim</p>	<p>TUP application for Christmas tree sales in front of Home Depot received on November 7, 2015.</p> <p>TUP approved on December 1, 2015.</p>	In operation

