




**PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

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**DATE:** MAY 14, 2008

**TO:** PLANNING COMMISSION 

**PROJECT PLANNER:** LONA FRANKLIN, PLANNER I

**PROJECT NO.:** CONDITIONAL USE PERMIT APPLICATION NO. CUP08-002

**PROPERTY OWNER:** BRETT TATE

**APPLICANT:** BRETT TATE

**REPRESENTATIVE:** MIKE SMITH

**REQUEST:** TO ESTABLISH A MICRO-BREWERY EAST OF MAHONEY ROAD, APPROXIMATELY ONE-HALF (1/2) MILE SOUTH OF RIVERSIDE AVENUE IN THE HILMAR AREA. THE PROJECT SITE IS DESIGNATED AGRICULTURAL LAND USE IN THE GENERAL PLAN AND ZONED A-1 (GENERAL AGRICULTURE).

**LOCATION/SITUS:** EAST OF MAHONEY ROAD, APPROXIMATELY ONE-HALF (1/2) MILE SOUTH OF RIVERSIDE AVENUE IN THE HILMAR AREA

**APNS:** 045-252-015

**SUPERVISORIAL DISTRICT:** 4 - KELSEY

**MUNICIPAL ADVISORY COUNCIL:** Hilmar Municipal Advisory Council

The following table indicates the General Plan, Zoning and Current Land Use designations of the parcel and the adjacent parcels generally to the north, east, south and west of the application request:

|                 | <b>GENERAL PLAN</b> | <b>ZONING</b> | <b>CURRENT LAND USE</b>      |
|-----------------|---------------------|---------------|------------------------------|
| <b>ON-SITE:</b> | Agricultural        | A-1           | Residence and Agriculture    |
| <b>NORTH:</b>   | Agricultural        | A-1           | Agriculture                  |
| <b>EAST:</b>    | Agricultural        | A-1           | Agriculture                  |
| <b>SOUTH:</b>   | Agricultural        | A-1           | Merced River and Agriculture |
| <b>WEST:</b>    | Agricultural        | A-1           | Agriculture                  |

**I. PROJECT DESCRIPTION:**

A request by applicant Brett Tate to establish a micro-brewery operation for the purpose of research and development of specialty beer within a proposed 3,600 square foot (60' x 60') steel building that is separated into two equal sections of 1,800 square feet (30' x 60') on an 11.5-acre parcel east of Mahoney Road, approximately 1/2 mile south of Riverside Avenue in the Hilmar area, on land designated Agricultural in the Merced General Plan and zoned A-1 (General Agricultural).