



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: Members of the Castro Valley Municipal Advisory Council
MEETING DATE: September 25, 2017
RE: Proposed Amendments to Alameda County Zoning Ordinance to allow Microbreweries and Microbrewery Related Uses

GENERAL INFORMATION

The following is an overview of proposed revisions to the County Zoning Ordinance to promote agri-tourism by allowing additional uses such as microbreweries and microbrewery related uses in the A (Agriculture) zoning district. The proposed amendments would help to encourage a strong agri-tourism industry by supporting enterprises that are appropriate in agricultural areas and that are consistent with long-term, sustainable agricultural practices and operations, in order to increase the economic viability of working farms and ranches, and to promote economic diversification.

There has been an increased interest to promote agri-tourism by allowing additional uses such as microbreweries and microbrewery related uses in agricultural areas. Currently, the Zoning Ordinance allows wineries and olive oil mills but microbreweries are not listed as a permitted use in the A (Agriculture) District. In order for microbreweries to be allowed in agricultural areas, changes would have to be made in the Zoning Ordinance.

CONCLUSION

Proposed amendments to the County's Zoning Ordinance would provide definitions for microbreweries and microbrewery related uses; and would allow for the development of microbreweries and microbrewery related uses on lands that are zoned A (Agriculture), consistent with the County's General Plan. Also, the proposed amendments define agri-tourism; and add a definition for tasting room (on-site) that would apply to tasting rooms for wineries, olive oil mills, and microbreweries.

STAFF RECOMMENDATION

Staff recommends enhancing the County's agri-tourism policy by allowing a variety of visitor-serving commercial facilities that promote the County's agricultural region and is seeking recommendation on the proposed amendment.

ATTACHMENT

- Draft Ordinance to allow Microbreweries and Microbrewery Related Uses

PREPARED BY: Sharon Grewal, AICP, Planner III

ORDINANCE 2017-_____

AN ORDINANCE ADDING CHAPTER 17 TO TITLE ___ OF THE GENERAL ORDINANCE
CODE OF THE COUNTY OF ALAMEDA REGARDING MICROBREWIES AND
MICROBREWERY RELATED USES

The Board of Supervisors of the County of Alameda ordains as follows:

SECTION I

Chapter 17.04 and 17.06 are added to Title ___ of the General Ordinance Code of the County of Alameda to read as follows:

CHAPTER 17.04. Definitions.

17.04.010 – Definitions.

“Agri-tourism” refers to visitor-serving commercial uses that are compatible with agricultural land uses to preserve and enhance the agriculture district by bringing in tourist dollars to supplement sources of income for farmers and ranchers and by increasing the demand for locally produced products.

“Microbrewery” means a commercial, bonded facility for manufacture, blending, fermentation, processing, and packaging of malt liquor that produces less than ten thousand (10,000) barrels (310,000 US gallons) of beer annually. At all times, microbreweries must have a current and applicable California Alcohol Beverage Control License.

“Microbrewery related uses” means various uses accessory to a microbrewery which must be clearly incidental and subordinate to the primary microbrewery use. The term includes various temporary, cultural and social events (catered banquets, receptions, concerts, food and beer festivals, races, etc.) that would not compromise the primary agricultural operation or appearance of the property. The term includes beer marketing activities that are otherwise disallowed by the definition of microbrewery.

“Tasting room, on-site” means an establishment where wine, beer, or olive oil produced on the premises are served to the public for on-site consumption; also may include off-sales of beer, wine or olive oil produced on the premises.

CHAPTER 17.06. A (Agricultural) District.

17.06.030 – Permitted Uses

E. Winery, microbreweries or olive oil mills:

1. Microbreweries may include accessory uses such as administrative offices, visitor centers, on-site tasting rooms, production and maintenance facilities, and marketing

activities that are consistent with General Plan policies and any other use permit limitations.

2. The microbrewery visitor center may include an on-site tasting room or day-use facility which may include facility tours and tasting, retail sales of beer, or related items; display of historical or educational items related to the agriculture of the region; or art.
 - a. The visitor center shall not exceed thirty (30) percent of the indoor floor area of the microbrewery facility.
3. Permanent kitchen facilities are not allowed.
4. One (1) food truck may be permitted. The food truck must adhere to County Environmental Health requirements. An Administrative Conditional Use Permit (ACUP) may be requested if additional food trucks are desired and appropriate.
5. The sale of food, complementary food service, or provision of picnic facilities is limited to cold foods prepared off-site, such as but not limited to bread, cheese, crackers, sandwiches or salads, in conjunction with wine, beer, or olive oil tasting and sales, provided such food service remains incidental and subordinate to the tasting and sales.

17.06.040 – Conditional uses-Board of zoning adjustment

Q. Winery, microbrewery or olive oil mill related uses.

SECTION II

This ordinance shall take effect and be in force thirty (30) days from and after the date of passage and before the expiration of fifteen (15) days after its passage it shall be published once with the names of the members voting for and against the same in the Inter-City Express, a newspaper published in the County of Alameda.

Adopted by the Board of Supervisors of the County of Alameda, State of California,
_____, 2016 by the following called vote:

AYES:

NOES:

EXCUSED:

SCOTT HAGGERTY
President of the Board of Supervisors
County of Alameda, State of California

ATTEST: ANIKA CAMPBELL-BELTON,
Clerk of the Board of Supervisors, County of Alameda

By_____

Approved as to Form:
DONNA ZIEGLER, County Counsel

By_____
HEATHER LITTLEJOHN
Deputy County Counsel