



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2017-09

AGENDA ITEM: PH-1

PREPARED BY: Austin Arnold
Planning Technician

MEETING DATE: October 11, 2017

SUBJECT: Conditional Use Permit CUP2017-09
235 West Maple Avenue

REQUEST: Allow a microbrewery in an existing industrial building that will manufacture specialty beer and offer beer sampling within a tasting room that will be open to the public. This property is located in the M (Manufacturing) zone.

APPLICANT: Wingwalker Brewing LLC (David Robkin)
235 West Maple Avenue
Monrovia, CA 91016

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The applicant is requesting approval of a Conditional Use Permit for the operation of a microbrewery, Wingwalker Brewing, within an existing industrial building located at 235 West Maple Avenue. The microbrewery's primary function will be to produce beer to be sold wholesale for off-site consumption. Retail sales of beer, as well as beer tasting, will also be offered. The proposed use will require a Type 23 (Small Beer Manufacturer) license from the California Department of Alcohol Beverage Control (ABC) before beginning operation.

Given that there is no definition in the Zoning Ordinance (MMC §17.08.030) for a microbrewery, it is considered to be an "Other Use." The code defines "Other Use" as:

"uses not specifically mentioned or easily identified by the Development Review Committee as belonging to one or more of the use types defined (in the definition section of the Zoning Ordinance), and shall be permitted in any zone if granted a Conditional Use Permit by the Commission. When granting a Conditional Use Permit in such a circumstance, the Commission must find that the use is compatible with other uses permitted in the zone."

In addition, a Conditional Use Permit is also required (MMC §17.44.025) when alcoholic beverages are sold or served on-site and the facility is located within 500 feet of any residential zone, park, school, recreation center, religious assembly or hospital. The location of the microbrewery is within 500 feet of (but not adjacent to) a residential zone.

SUBJECT PROPERTY: The subject site is located on the north side of West Maple Avenue between South Magnolia and South Primrose Avenues. The surrounding area is

predominantly industrial. Adjacent uses include (recently approved) Over Town Brewing Company to the east, Decorative Glass Processes, an industrial warehouse to the west, and a multi-tenant industrial/office building across the street to the south.

The subject site consist of two contiguous parcels of land, each measuring approximately 50' wide and approximately 160' deep according to the Los Angeles County Assessors' Office. Therefore, the cumulative project site area totals 16,000 square feet. The site is currently developed with a 5,246 square foot industrial building that was formerly used as the operations yard for Monrovia Transit.

DISCUSSION/ANALYSIS: Generally, a microbrewery is a limited production brewery, typically producing specialty beers and often selling its products to local stores, restaurants, and patrons for off-site consumption. Most microbreweries are also open to the public to allow tasting in taprooms/patios and to provide guided tours throughout the manufacturing and production area.

Business Operation

Wingwalker Brewery would operate the primary manufacturing portion of the business from 7:00 AM to 4:00 PM Monday through Saturday, with one to three employees on the premises. The tasting room and connected outdoor patio will be open to the public only during limited hours, from 5:00 PM to 10:00 PM Monday through Thursday, 5:00 PM to 11:00 PM Friday and Saturday, and 12:00 PM (noon) to 10:00 PM Sunday. There will be two to four employees onsite during tasting room hours. Any proposed changes to the hours of operation will be reviewed and approved by the Development Review Committee (DRC). Alternately, the DRC may refer the matter to the Planning Commission for its review, in which case no change in the hours of operation shall be made without Planning Commission approval. There will be a maximum of four employees' onsite when the tasting room is open to the public.

The tasting room includes beer tasting in 4, 8, 12, 16, and 20 oz. sizes, retail sales of beer for off-site consumption, and brand merchandise for purchase. Additionally, free Wi-Fi, and board games would be available for patrons' entertainment. There should be no impact to residential properties as the closest neighborhood is over 400' away. However, staff has included on Data Sheet 1, Condition #16 which addresses potential noise issues and concerns.

Site Plan/Floor Plan/Elevations

The applicant proposes to make significant improvements to the site. In addition to the tenant improvements proposed on the interior of the building, the applicant proposes to refurbish an existing 570 square foot canopy structure attached to the rear of the building that will be used to shelter a new trash enclosure. A 303 square foot outdoor seating area is proposed on the east side of building which will be buffered from the parking area by large concrete decorative planters. The building's exterior will also be repainted, and a new storefront will be installed behind the existing roll-up doors which will serve as the tasting room entrance. Lastly, Condition No. 34 requires that the existing nonconforming chain link fence in the rear of the lot will be removed or replaced with a conforming material.

Of the existing 5,246 square foot industrial building, approximately 2,867 square feet would be dedicated to beer manufacturing, 1,040 square feet to the taproom tasting area (737 indoor and 303 outdoor), and 1,234 square feet to office and storage space. The taproom tasting area, including both indoor and outdoor, will comprise approximately 19.8% of the

total floor area of the building. Seating in the indoor tasting room will be limited to 46 seats and 20 seats within the outdoor patio. Additional tables and chairs may only be allowed if approved by the Development Review Committee or the Planning Commission.

Parking

MMC §17.24.060 requires 1 parking space per 500 square feet of industrial/manufacturing building floor area, 1 parking space per 200 square feet of retail floor area, and 1 parking space per 250 square feet of office floor area. Furthermore, MMC § 17.24.020 requires that where the calculation of the number of parking spaces required results in a fractional number, the next higher whole number shall be used. In this case, the calculation of the proposed microbrewery's floor plan results in the need for 17 parking spaces, 6 spaces for the manufacturing area, 6 spaces for the taproom tasting area, and 5 spaces for the office area. The applicant proposes 18 parking spaces. Given that all of the required parking for the proposed microbrewery use is located on a separate adjacent parcel, a covenant will be recorded to hold the two properties as one which will ensure that the parcel containing the required parking will not be sold separately.

Conclusion

The proposed manufacturing use of the microbrewery within the M (Manufacturing) zone is consistent with surrounding uses. The retail sales of beer for off-site consumption and tasting of beer are part of the customary operations of a microbrewery, and will be permitted during limited hours. The peak hours for this component of the micro-brewery operation will be primarily after the surrounding industrial businesses are closed.

The proposed conditions of approval will ensure that the microbrewery will not negatively impact surrounding properties.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of CUP2017-09. If the Planning Commission concurs with this recommendation then, following the public hearing, the following actions would be:

1. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2017-09 is categorically exempt from CEQA under Class 1.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2017-09, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2017-09, subject to the attached Planning Conditions on Data Sheet No. 1, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

MOTION:

Approve CUP2017-09 pursuant to the recommendations in the Staff Report.



Business operations on the site must remain in substantial conformance at all times with the request and application forms and plans submitted by the applicant for CUP2017-09, allowing a microbrewery in an existing industrial building that will manufacture specialty beer, offer specialty beer sampling within a tasting room that will be open to the public for on-site consumption, and offer sale of specialty beer to the public of off-site consumption (Small Beer Manufacturer Type 23 ABC License), as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

REQUIREMENTS FOR RESTAURANTS WITH ALCOHOL SERVICE

1. The approval of Conditional Use Permit CUP2017-09 is predicated on the combined use of two lots: APNs 8508-005-017 and 8508-005-018. A covenant to hold properties as one ("Covenant") shall be submitted to the Planning Division Manager. The Covenant must meet the approval of the Planning Division Manager, be acceptable in form and substance to the City Attorney, and once approved by the Planning Division Manager, shall be recorded with the Los Angeles County Recorder's office against each parcel that is included, in whole or in part, within the project. The Covenant shall not be modified or revoked without the prior written approval of the City. The Covenant shall be recorded prior to the commencement of operation pursuant to this Conditional Use Permit.
2. The premises shall be maintained as a Type 23 small beer manufacturer facility only.
3. Retail sales of beer shall be limited to beer manufactured on site.
4. The sale of beer shall be in compliance with all local, State and Federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a Type 23 (Small Beer Manufacturer) license. In addition, the sale of beer shall be in compliance with Title 4, Division 1, Section 53.5 California Code of Regulations, or its successor provision.
5. The approved floor plan is an integral part of the decision approving this CUP. There shall be no change in the design of the floor plan without the approval of the Planning Commission or unless modification is required by the Building Official, Police Department, Fire Department, or State Department of Alcoholic

Beverage Control. Any expansion of the approved tasting areas which has the effect of expanding or intensifying the present use (737 square foot indoor seating area and 303 square foot outdoor seating area) shall require an amendment to the CUP and shall also be based on available parking. Only the tables and chairs as shown on the submitted floor plan shall be allowed. Additional tables and chairs only may be allowed if approved by the Development Review Committee or the Planning Commission.

6. All areas in the microbrewery shall be available for inspection by the Police Department during all open business hours.
7. Service of beer for onsite consumption shall only be permitted during the approved tasting room hours which shall be limited to:
 - 5:00 PM – 10:00 PM Monday through Thursday
 - 5:00 PM – 11:00 PM Friday and Saturday
 - 12:00 PM (noon) – 10:00 PM Sunday
8. Prior to any changes in the days and hours of operation, the applicant shall obtain approval from the Development Review Committee or the Planning Commission.
9. Beer shall only be consumed on the premises by the public in the designated areas specified on the floor plan for beer tasting. Signs shall be posted in the tasting room and outdoor seating area advising customers that it is unlawful for any person to drink beer outside of the tasting room and outdoor seating area and in public places.
10. The management shall be responsible for educating the public regarding drunk driving laws and the related penalties for breaking those laws. This includes minimum age law, open container law and driving while intoxicated law.
11. There shall be no off-site sales to patrons, deliveries to or distribution from the premises between 10:00 PM and 6:00 AM Sunday through Thursday and 11:00 PM – 6:00 AM on Friday and Saturday.
12. No members of the public shall be permitted in the tasting room or outdoor seating area past 10:00 PM Sunday through Thursday and past 11:00 PM on Friday and Saturday.
13. The management shall make available to patrons the menus of local restaurants, to allow food to be delivered on-site for consumption.
14. No sporting game or games of competition shall be permitted in conjunction with the business unless approved as part of the CUP application.
15. The display, posting or airing via closed circuit television of any gambling odds shall be prohibited unless pre-empted by the State.

16. Only pre-recorded amplified music is permitted on the premises, and such music shall not be audible outside the boundaries of the subject property. No entertainment facilities as defined by the Monrovia Municipal Code (such as live entertainment or dancing) are permitted unless approved by the Planning Commission pursuant to the Monrovia Municipal Code.
17. There shall be no uses or activities permitted of an adult-oriented nature as defined in Title 17 of the Monrovia Municipal Code.
18. The use of pornographic material in the form of videos, slides, magazines, or pictures shall be prohibited within the business establishment.
19. No locking devices shall be allowed on interior doors that enclose rooms open to the public.
20. No warning devices and/or any action by employees that could serve to alert patrons and employees to the presence of law enforcement or other inspectors shall be permitted.
21. If it is determined by the Community Development Director or Public Services Director that patrons are littering the surrounding streets, sidewalks, parking lots, parks, or adjoining private properties as a result of their coming to or leaving from the establishment, the business will provide employees to pick-up and properly dispose of all litter.
22. Primary access to the site shall be from Maple Avenue. Usage of the alley shall be kept to a minimum.
23. In the event security/policing problems occur, this CUP shall be subject to review by the Development Review Committee (DRC) and may be modified to require uniformed security guard(s) as determined necessary by the DRC.
24. The exterior of the premises, including adjacent public sidewalks shall be illuminated, during the hours of darkness with sufficient lighting to illuminate and make easily discernible the appearance and conduct of all persons on or about the establishment.
25. No outdoor storage or displays shall be permitted at any time.
26. Any graffiti painted or marked upon the premises or on an adjacent area under the control of the licensee shall be removed or painted over within forty-eight hours, unless any law in effect at that time imposes a shorter time period for eradication.
27. No happy hour, no drink specials or other bar promotions are permitted to be advertised outside or in the window/door area.
28. The transfer of the CUP to another owner shall require DRC review and approval.

29. Advertising alcoholic beverage products on the windows or the building is prohibited.
30. No exterior sign may be installed without prior approval of the Development Review Committee.
31. Employees will verify all beer transactions are made to persons that are a minimum of 21 years old.
32. The coverings on the roll-up doors shall be repaired or replaced to the satisfaction of the Planning Division prior to final sign-off of building occupancy.
33. The exterior of the building shall be patched, cleaned and painted prior to final sign-off of building occupancy. All colors and materials shall be approved by the Planning Division prior to building permit issuance.
34. The existing chain link fencing in the rear of the building shall be removed or replaced with an appropriate material subject to review and approval by the Planning Division Manager to match the existing wrought iron fence prior to the issuance of the final building certificate of occupancy and commencement of use of the premises.
35. A decorative trash enclosure shall be constructed per City specifications and regulations, and shall be shown and indicated on the submitted site plan, subject to review and approval by the Planning Division Manager. A trash generation study shall be completed to determine the initial pick-up frequency. Trash pickup shall be scheduled with enough frequency to ensure that the provided dumpster does not overflow.
36. All parking spaces that are provided as part of the project shall be clearly marked by 2" wide pavement paint or alternate method if approved by the Development Review Committee. Double striping shall be used for delineating all parking spaces so as to provide a minimum parking area of 8'-6" in width by 18' in depth.
37. Adequate wheel stops (or a concrete curb not less than six inches high) shall be installed and maintained as a safeguard to abutting property. The barrier shall be at least three feet from any property line, but in no case shall it be less than necessary to meet the intent of MMC §17.24.060 through §17.24.120.
38. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, suits, demands, actions, losses, damages, judgments, settlements, penalties, fines, defensive costs or expenses (including without limitation, interest, attorneys' fees and expert witness fees), or liability of any kind or nature arising out of or attributable to the acts or omissions of Applicant, or Applicant's officers, officials, employees, or agents which in any way arise out of, result from, or are in any way related to sale of alcoholic beverages at the property, excepting only liability arising out of the sole negligence or willful misconduct of City, its officers, officials, employees,

agents, or volunteers. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at the Applicant's expense.

OUTDOOR SEATING REQUIREMENTS

39. Outdoor seating with the service of beer is subject to the following additional conditions:
- (a) Outdoor furniture shall be of sturdy construction. The Applicant shall keep outdoor furniture clean, attractive, and serviceable.
 - (b) Decorative umbrellas and tablecloths are encouraged.
 - (c) Power washing shall be required for the outdoor seating area a minimum of one time per month.
 - (d) The placement of approved outdoor seating furniture and the placement of approved portable barriers used for delineation of outdoor seating areas shall be in substantial conformance with the outdoor seating floor plan approved by the DRC. There shall be no change in the design of the outdoor seating plan without the approval of the DRC. The approved portable/fixed barriers use for delineation of outdoor seating area shall be installed prior to the commencement of beer tasting.
 - (e) All outdoor furniture shall be placed indoors when the establishment is not open.
 - (f) The hours of operation for the outdoor seating area shall be limited to the tasting room's hours of operation delineated above.
 - (g) The hours of operation for outdoor seating shall be reviewed by the Development Review Committee for modification if compatibility problems with adjacent uses develop or other nuisance problems develop, and based upon a finding that those problems exist, the DRC may modify the hours of operation. Alternatively, the DRC may refer the matter to the Planning Commission for its review, in which case the Planning Commission may modify the hours of operation if incompatibility with adjacent uses or the existence of other nuisance problems justifies the change, or the Planning Commission may take any other action permitted pursuant to the Monrovia Municipal Code, including modification or revocation of the CUP.

GENERAL REQUIREMENTS

40. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies

and/or revocation or modification of this permit at the discretion of the City Attorney and City Prosecutor.

41. In addition to Planning (Data Sheet No. 1) conditions of approval, the Applicant shall also comply with all requirements of the Building Division and Fire Department that are directly applicable to the project.
42. This CUP may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code (MMC) is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department. In addition to any other remedy available to the City, security measures may be required such as adding an additional employee to monitor the area where problems are occurring.
43. Indemnification. As a condition of approval, the Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
44. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written acknowledgment of receipt of the decision approving the Conditional Use Permit and his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. This CUP shall be void and of no force or effect unless such written acknowledgment and consent is submitted to the City within the 30 day period.
45. The Development Review Committee (DRC) shall review the use permitted by this CUP one (1) year from the date the use commences. The DRC review shall include, but not be limited to, verifying that the required 17 on-site parking spaces are maintained and accessible to patrons and employees.
46. The use or development associated with this CUP shall begin within one (1) year after its approval or it will expire without further action by the City.
47. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.



CONDITIONAL USE PERMIT 2017-09

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2017-09 to allow Wingwalker Brewery to provide retail sales of beer for off-site consumption and tasting of beer located at 235 West Maple Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for Wingwalker Brewery to manufacture beer and provide retail sales of beer for off-site consumption and indoor tasting of beer. *The topography of this industrial area is relatively flat and is currently developed with a 5,246 square foot industrial building and surface parking lot. No new building square footage is proposed. The primary use of brewing beer is appropriate in this industrial area. The subject site consists of two contiguous parcels totaling 16,000 square feet that will be held together as one, by a recorded covenant, to ensure that they will not be sold separately.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by Wingwalker Brewery that will provide retail sales of beer for off-site consumption and indoor/outdoor tasting of beer. *The proposed use is located in an industrial area, which is suited to support these types of uses and traffic loads. There is a driveway that allows access to the site in front of the building on West Maple Avenue. The subject site is bounded by an alley to the north and a public street to the south which will provide appropriate ingress/egress access.*
- C. The proposed microbrewery with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer is compatible with the General Plan, and will not adversely impact the objectives of the General Plan. *The project site is located within the Manufacturing land use designation. The General Plan guidelines for Manufacturing allows for light and heavy manufacturing. Therefore, the proposed manufacturing of beer with limited retail sales of beer for off-site consumption and tasting of beer is consistent with the General Plan.*
- D. The proposed microbrewery with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer will comply with the applicable provisions of the zoning ordinance. *There are no variances requested for this CUP. The peak parking demand for this business will be when most surrounding businesses are closed. A project condition of approval will further require that all areas in the establishment be available for inspection by the Police Department during all open business hours.*

- E. The proposed location of Wingwalker Brewery that provides retail sales of beer for off-site consumption and indoor/outdoor tasting of beer and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity, as *the applicant will be required to adhere to the conditions of approval on Data Sheet No. 1 to ensure retail sales of beer for off-site consumption and tasting of beer is not detrimental or injurious to the public and surrounding uses. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit.*

Further, as required by Section 17.44.025 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2017-09 for Wingwalker Brewery to provide retail sales of beer for off-site consumption and tasting of beer located at 235 West Maple Avenue is based on the following findings:

- A. The proposed microbrewery with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer (the “proposed use”) will not adversely and seriously affect the peace, health, safety and welfare of residents of the community *with the conditions of approval insuring that the microbrewery will operate in compliance with all local, State and Federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a Type 23 license. The microbrewery with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer will be required to adhere to the conditions of approval that set forth regulations that are specific to the sale of alcohol and the overall business operation. Thus, the conditions of approval will allow the City to exercise control measures that will protect the peace, health, and safety of surrounding residents and businesses.*
- B. The proposed use will not directly contribute to peace, health, safety and general welfare problems including but not limited to loitering, littering, public drunkenness, defacement and damaging of structures, pedestrian obstructions as well as traffic circulation, parking, and noise problems on public streets and adjacent parking lots. *The microbrewery with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer will be required to adhere to the conditions of approval that set forth regulations that are specific to the sale of alcohol and the overall business operation.*
- C. The proposed use will not create serious adverse impacts to the industrial area. *Wingwalker Brewery will primarily operate as a manufacturing facility, with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer during limited hours and will provide a business that is consistent with and sensitive to the surrounding businesses. A project condition of approval requires that there will be no off-site sales to patrons, deliveries to or distribution from the premises between the hours of 11:00 PM and 6:00 AM.*
- D. The proposed use is adequately served by sufficient parking to serve the quantity of traffic such use generates in that *the microbrewery with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer will provide eighteen (18) onsite parking spaces. The hours of operation during which the tasting room and*

outdoor patio will be open to the public is during off-peak hours for the surrounding businesses: 4:00 PM to 10:00 PM Tuesday through Thursday, and 12:00 PM to 11:00 PM Friday and Saturday.

- E. *The proposed use will not be incompatible with the adjoining uses as it relates to noise, traffic, and hours of operation, as the microbrewery will be located within an industrial area of the City. The project site is surrounded by manufacturing uses. The primary manufacturing use will operate entirely within an enclosed industrial building that was designed for manufacturing uses. The small retail/tasting room and outdoor patio will occupy not more than 19.8% of the building floor area, and its operation will not coincide with the peak business hours of the surrounding businesses. A project condition of approval requires the microbrewery with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer to operate in compliance with all local, State and Federal laws, and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of a Type 23 license. In addition, the microbrewery with retail sales of beer for off-site consumption and indoor/outdoor tasting of beer will be required to adhere to the conditions of approval that will prevent adverse impacts on adjacent uses. The proposed use will not negatively impact nearby parks, schools, recreation centers, religious assembly facilities, and hospitals. The proposed use is within the Manufacturing zone, without any nearby parks, schools, recreation centers, or hospitals. The nearest residential properties to the subject site are located two blocks north (approximately 420 feet) of the subject site. The nearby church will not be negatively impacted because sufficient safeguards exist that will allow the City to exercise control measures that will protect the peace, health, and safety of surrounding properties. The CUP may be called for review at any time by City Staff, the City Council, or Planning Commission if complaints are filed and verified as valid by the Police Department, Code Enforcement Division or other City departments concerning a violation of the approved conditions, or the establishment or its customers creating a public nuisance.*



DATA SHEET 4

Surrounding Land Uses

CUP2017-09

235 West Maple Avenue

Property Description:

The subject property is located on the north side of West Maple Avenue between South Magnolia and South Primrose Avenues. The site measures approximately 50' wide and approximately 160' deep for a total lot area of 7,915 square feet and is developed with a 5,246 square foot industrial building and an attached 570 square foot covered patio.

Zoning

Subject site: M (Manufacturing)

Surrounding pattern:

north: M (Manufacturing)

south: M (Manufacturing)

east: M (Manufacturing)

west: M (Manufacturing)

Land Use

Subject site: Industrial Building

Surrounding pattern:

north: Industrial Building

south: Commercial Building

east: Industrial Building

west: Industrial Building

Environmental Determination: Categorical Exemption Class 1

Applicable Ordinance Regulations: MMC 17.12.030 Planning Commission Authority for CUP
MMC17.08.030 Other Uses
MMC 17.44.025 Alcoholic Beverage Sales

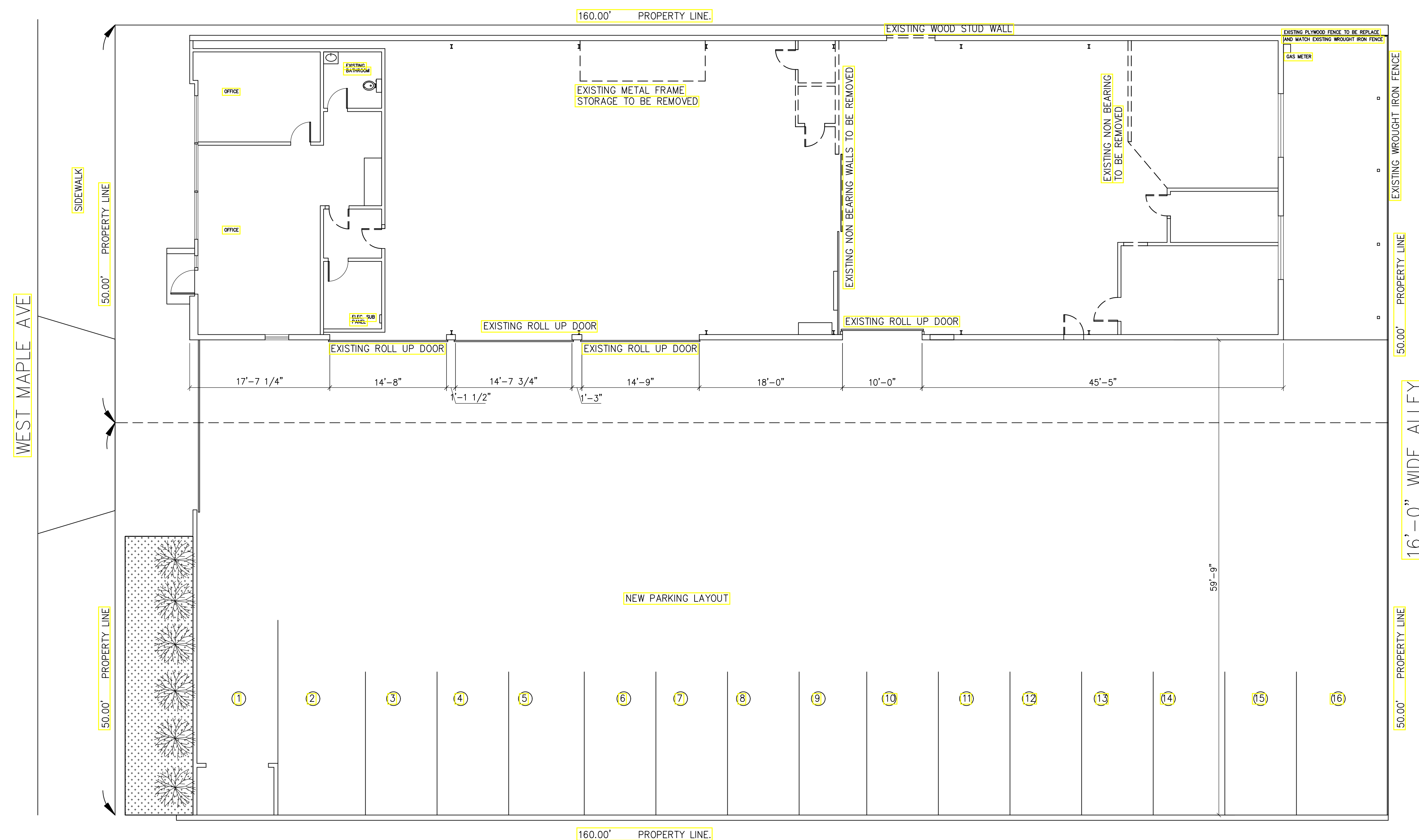
LOT COVERAGE

PARCEL NUMBER	8508-005-017
PARCEL NUMBER	8508-005-018
LOT SIZE	100.00' X 160.00' = 16,000.00 S.F.
EXISTING BUILDING	5246.00 S.F.
FRONT MATERIAL STORAGE AREA	916.00 S.F.
BATHROOMS AREA	256.00 S.F.
VESTIBULE AREA	129.50 S.F.
TAP/SITTING AREA	737.00 S.F.
EMPLOYEE SERVICE AREA	961.00 S.F.
BREWING AREA	1,800.00 S.F.
SOUR ROOM AREA	106.00 S.F.
BREWER'S OFFICE AREA	241.57 S.F.
ELECTRICAL ROOM AREA	77.00 S.F.
TOTAL EXISTING BUILDING AREA	5,224.07 S.F.
INSIDE SITTING AREA	737.00 S.F.
OUTDOOR PATIO SEATING AREA	303.00 S.F.
TOTAL INSIDE AND OUTSIDE SEATING AREA	1,040.00 S.F.
TOTAL BUILDING 20% AREA IS	1044.88 S.F.
INSIDE AND OUTSIDE SEATING AREA PROVIDED	1,040.00 S.F.

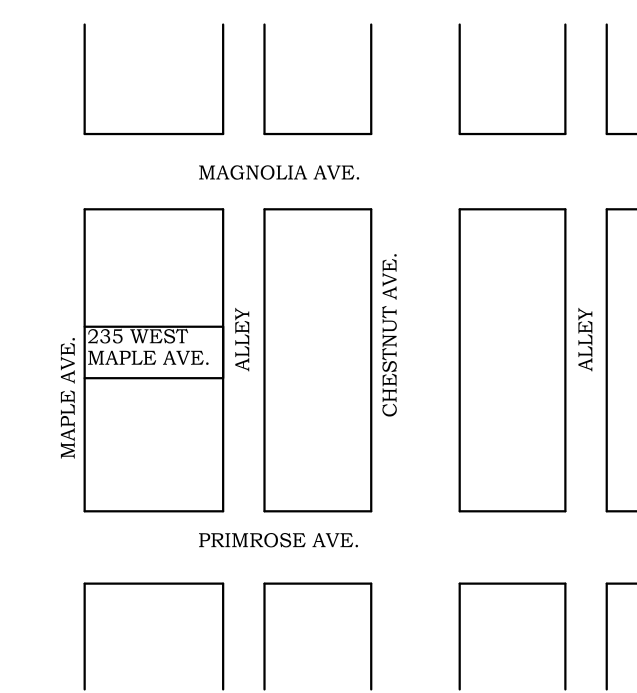
SEATING COUNT

INSIDE BAR SEATING	9
INSIDE TABLE OF TWO	1
INSIDE TABLE OF 4 X 9	= 36
TOTAL INSIDE SEATING	46
OUTSIDE TABLE OF 4 X 5	= 20
TOTAL SEATING	66

- EXISTING ROLL UP DOOR COVER SHALL BE REPAIR AT ROOF STRUCTURE AND PAINTED AS NECESSARY
- PROVIDE A ROOF COVERING AT TRASH INCLOSURE
- REMOVED EXISTING PLYWOOD FENCE AT WEST AND NORTH CORNER OF PROPERTY AND PROVIDE WROUGHT IRON FENCE TO MATCH EXISTING WROUGHT FENCE.
- PROVIDE DECORATIVE COVERING ON WROUGHT IRON FENCE



1 EXISTING SITE PLAN
A-1 1/8"=1'-0"

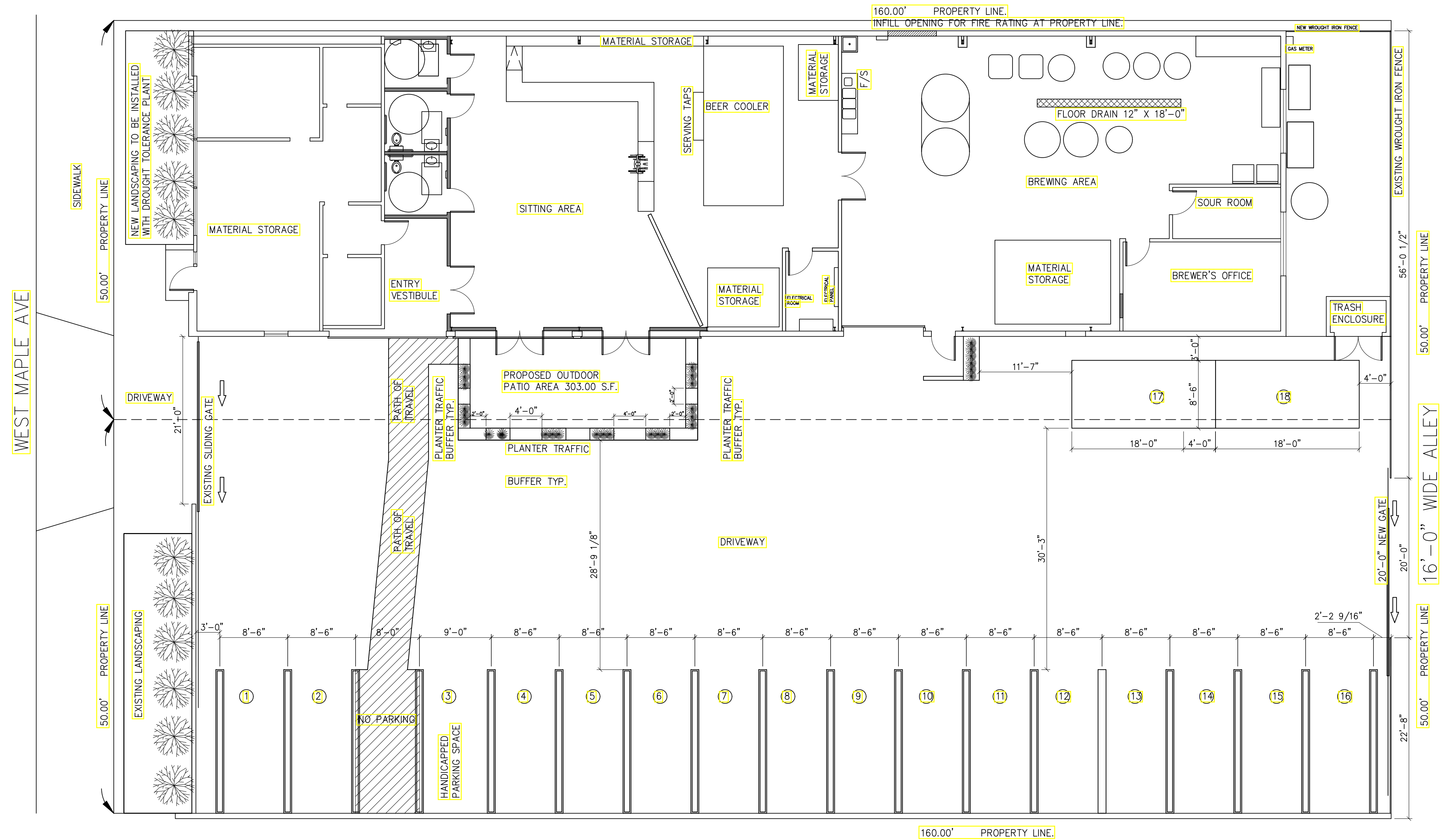


VICINITY MAP

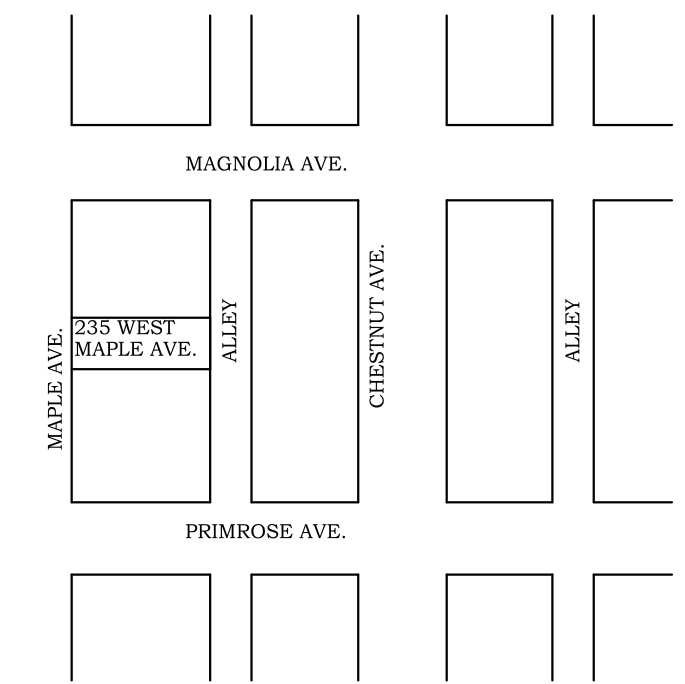
DAHL ARCHITECTS INC.
1134 EL CENTRO STREET SOUTH PASADENA, CA 91030
PHONE: (626) 564-0011 FAX: (626) 564-1591

WING WALKER BREWING
235 W. MAPLE AVE.
MONROVIA, CA 91016

EXISTING SITE PLAN



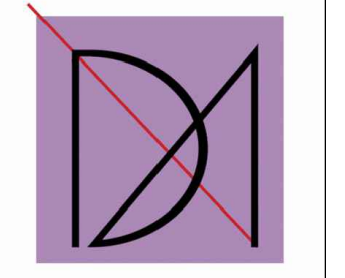
1 NEW SITE PLAN
A-2 1/8"=1'-0"



VICINITY MAP

REV	DATE
1	9-5-2017

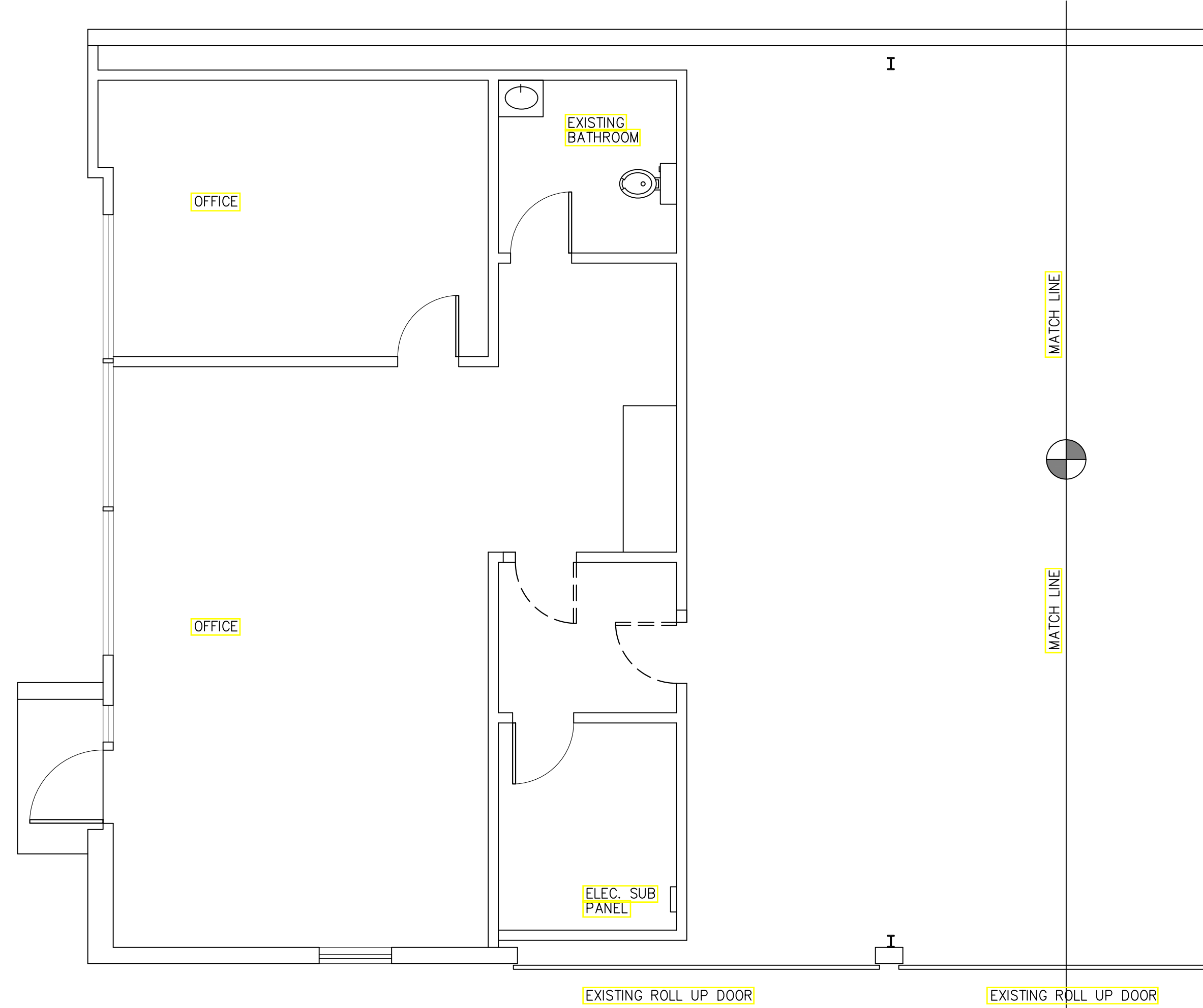
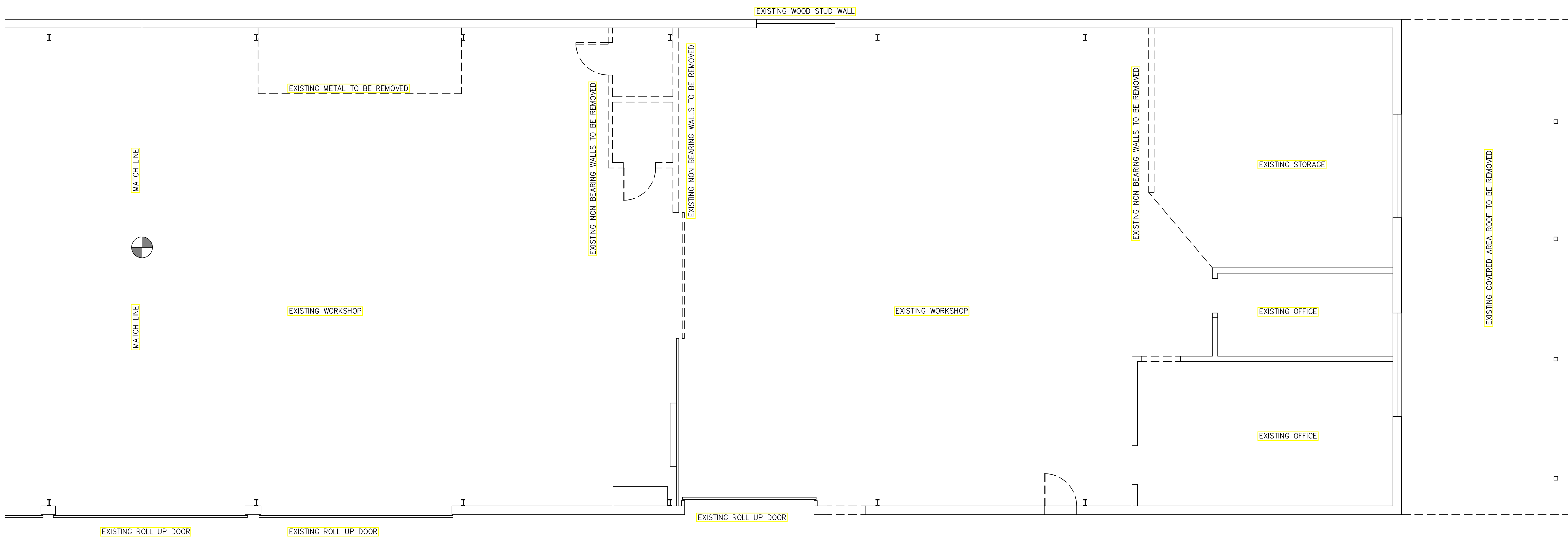
DAHL ARCHITECTS INC.
1134 EL CENTRO STREET SOUTH PASADENA, CA 91030
PHONE: (626) 564-0011 FAX: (626) 564-1591



WING WALKER BREWING
235 W. MAPLE AVE.
MONROVIA, CA 91016

NEW SITE PLAN

Date	7-1-2017
Scale	AS NOTED
Drawn	A.K.
Job	
Sheet	A-2
of	sheets



1 EXISTING FLOOR PLAN
A-3 1/4"=1'-0"

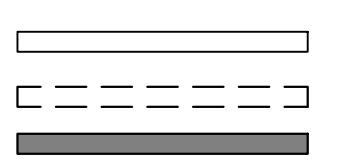
2 EXISTING FLOOR PLAN
A-3 1/4"=1'-0"

WALL LEGEND

1, EXISTING WALL TO REMAIN

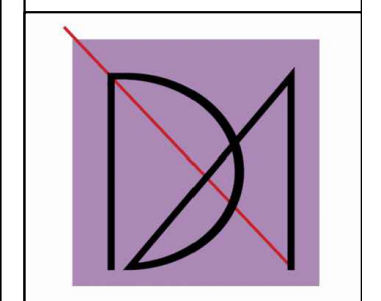
2, EXISTING WALL TO BE REMOVED

3, NEW WALL



REV	DATE
1	9-5-2017

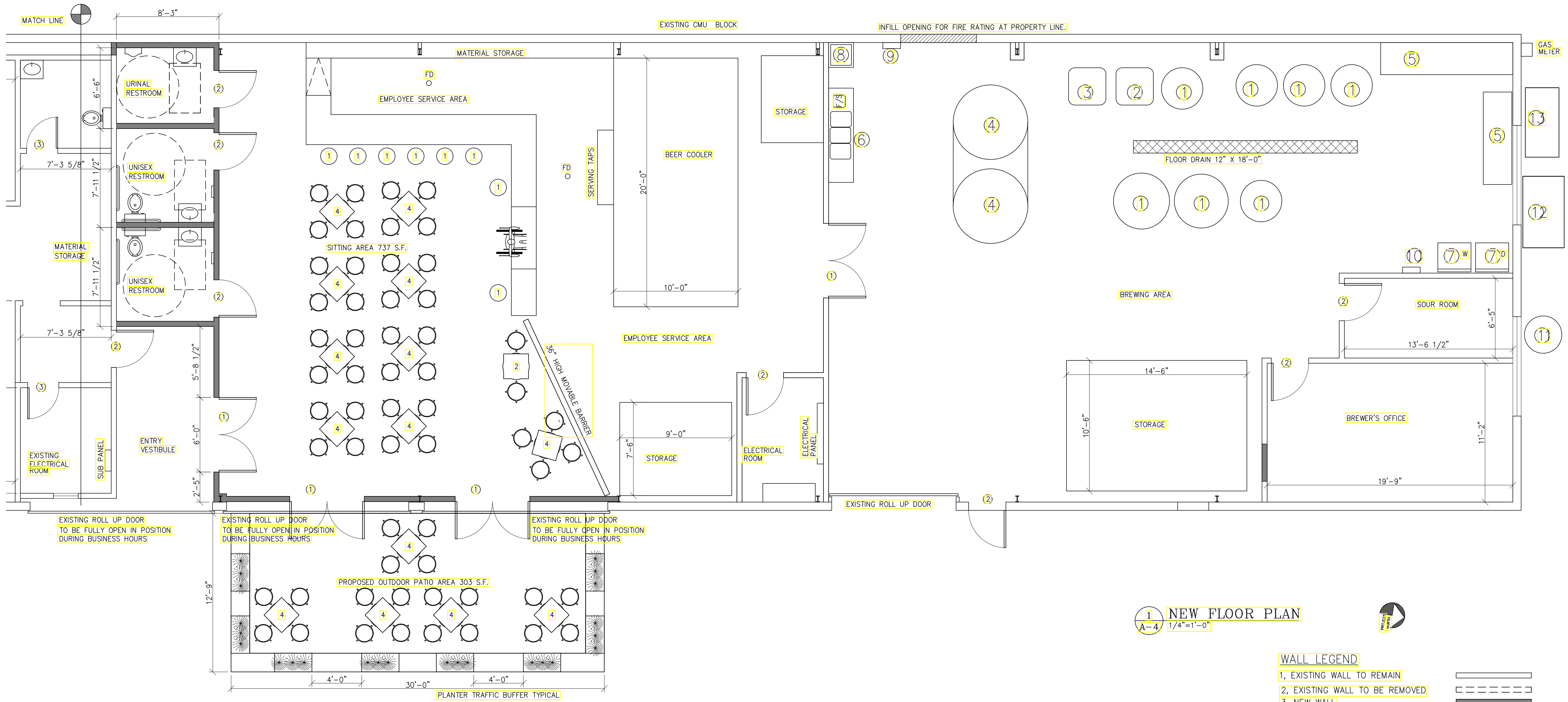
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WING WALKER BREWING
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EXISTING FLOOR PLAN

Date	7-1-2017
Scale	AS NOTED
Drawn	A.K.
Job	
sheet	A-3
of	sheets

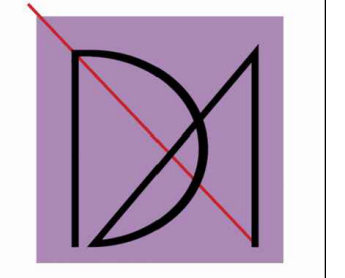


1 NEW FLOOR PLAN
A-4 1/4"=1'-0"

WALL LEGEND
 1, EXISTING WALL TO REMAIN
 2, EXISTING WALL TO BE REMOVED
 3, NEW WALL

REV	DATE
A	9-5-2017

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NEW FLOOR PLAN

Date	7-1-2017
Scale	AS NOTED
Drawn	A.K.
Job	
Sheet	A-4
of	sheets

NOTE: -
 1. ALL FOOD AND UTENSIL RELATED EQUIPMENTS SHALL BE SANITATION BY AN ANSI ACCREDITED CERTIFICATION PROGRAM.

FD = floor drain
 FS = floor sink
 F = EXHAUST FAN
 PC = plumbing contractor

DOOR NOTES

- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2 1/2" LONG.
- DEADBOLTS SHALL HAVE HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR LOCKS OPENABLE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT ON INTERIOR; THROW TYPE AND EMBEDMENT OF DEADBOLTS FOR SINGLE SWING DOOR, ACTIVE LEAF OR PAIR OF DOORS; STREIGHT DEADBOLTS SHALL HAVE A MIN. THROW 0 1" AND EMBEDMENT OF NOT LESS THAN 5/8" AND A HOOK-SHAPED OR EXPANDING-LUG DEADBOLT SHALL HAVE A MIN. THROW OF 3/4"
- ALL EXTERIOR DOORS SHALL LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. SEAL OR ASTRIGAL SHALL BE PROVIDED AT HEAD, SILL AND JAMBS. DOORS MOUNTED ON THE INSIDE OR THE OUTSIDE OF EXTERIOR WALLS SHALL HAVE A MIN. 1" LAP AT JAMBS. MEETING
- ALL EMERGENCY EGRESS DOORS TO BE REMAIN OPEN DURING BUSINESS HOURS

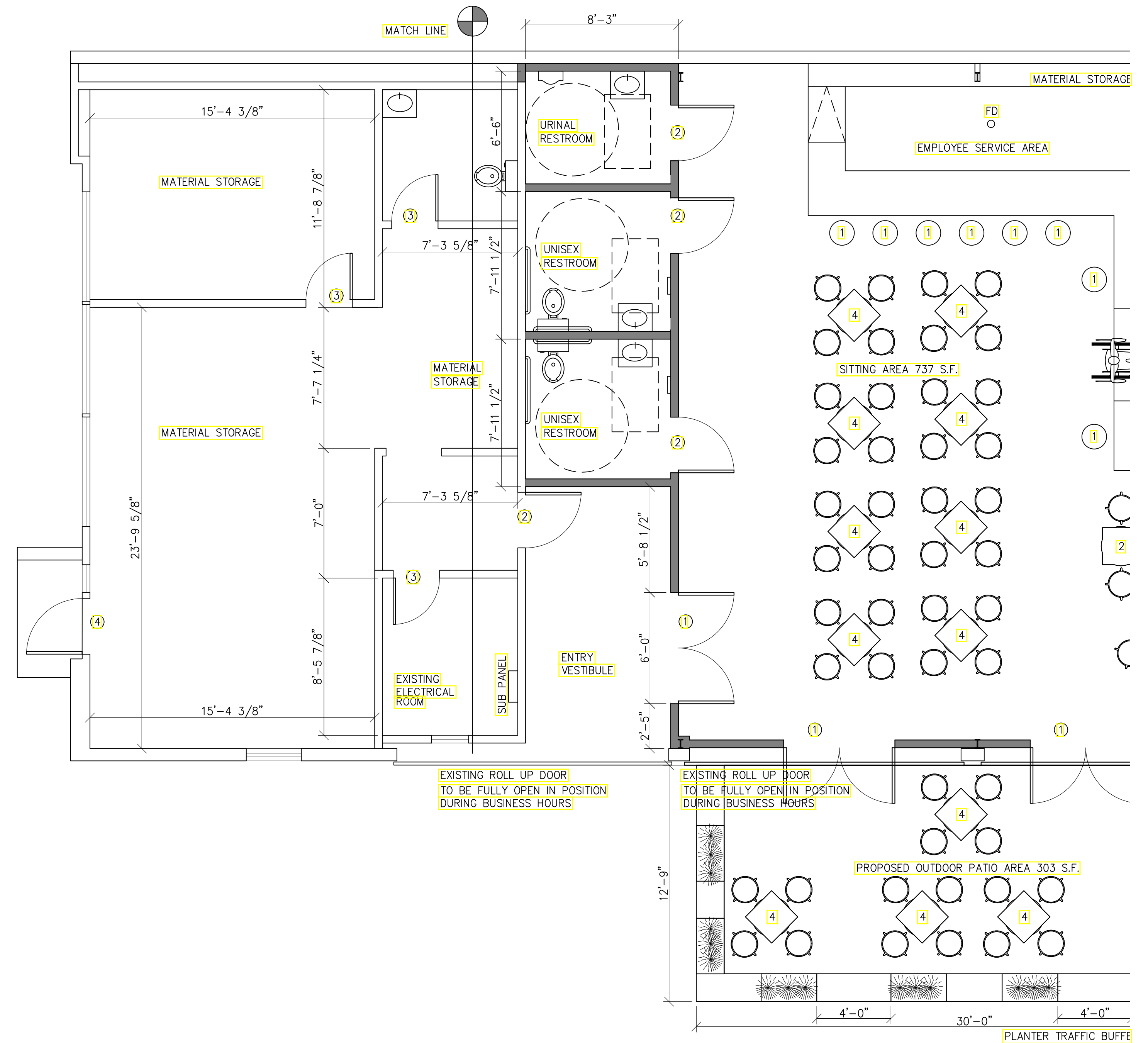
DOOR SCHEDULE

NO.	SIZE	TYPE	THK.	MATERIAL	HARDWARE	REMARKS
①	2'-3"-0" X 7'-0"	FRENCH	1 3/4"	WOOD / GLASS	LATCH	NEW DOOR WITH TEMP. GLASS DOOR
②	3'-0" X 6'-8"	SOLID	1 3/4"	WOOD	LATCH	NEW DOOR
③	2'-6" X 6'-8"	SOLID	1 3/4"	WOOD	LATCH	EXISTING DOOR
④	3'-0" X 6'-8"	SOLID	1 3/4"	WOOD	LATCH	EXISTING DOOR

235 W. MAPLE AVENUE

EQUIPMENT SCHEDULE

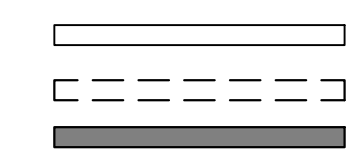
NUMBER	ITEM	LOCATION	DESCRIPTION
①	FERMENTERS AND CONDITIONING TANKS	BREWING AREA	
②	R.O. BRINE TANK	BREWING AREA	
③	R.O. WATER TANK	BREWING AREA	
④	BREWING STATION MASH TUN AND BOIL KETTLE	BREWING AREA	
⑤	EQUIPMENT STORAGE	BREWING AREA	
⑥	THREE COMPARTMENT SINK	BREWING AREA	
⑦	WASHER AND DRYER	BREWING AREA	
⑧	MOP SINK	BREWING AREA	
⑨	TANKLESS WATER HEATER	BREWING AREA	HIGH TEMPERATURE WATER HEATER
⑩	TANKLESS WATER HEATER	BREWING AREA	LOW TEMPERATURE WATER HEATER
⑪	AIR COMPRESSOR		
⑫	GLYCOL CHILLER SYSTEM		
⑬	COLD BOX COMPRESSOR		



① NEW FLOOR PLAN
 A-5 1/4"=1'-0"

WALL LEGEND

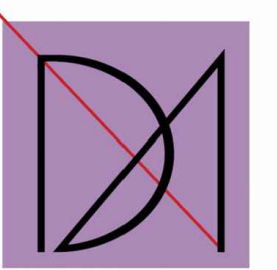
- 1, EXISTING WALL TO REMAIN
- 2, EXISTING WALL TO BE REMOVED
- 3, NEW WALL



REV DATE

9-5-2017

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NEW FLOOR PLAN

Date 7-1-2017

Scale AS NOTED

Drawn A.K

Job

sheet

A-5

of sheets