



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2016-04

AGENDA ITEM: PH-1

PREPARED BY: Jose Barriga
Assistant Planner

MEETING DATE: March 9, 2016

SUBJECT: Conditional Use Permit CUP2016-04 (Service and Sales of Beer)
162 West Pomona Avenue

REQUEST: Occupy an existing industrial unit with a micro-brewery business (Hop Secret Brewing Co.) with incidental retail sales of beer for off-site consumption and incidental tasting of specialty beer. This property is located in the PD-12 Hamby Park (Planned Development-Area 12) Zone.

APPLICANT: Gary Gates – Hop Secret Brewing Co.
3054 Millicent Way
Pasadena, CA 91107

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: In April of 2015, the City Council reviewed and approved, with the Planning Commission's recommendation, an amendment to the guidelines for PD-12 Station Square Transit Village, an 80-acre area around the soon-to-open Metro Gold Line station. The amendment reflected the change in the development landscape that was impacted both by the recession and the dissolution of the Monrovia Redevelopment Agency. The new guidelines identified seven distinct neighborhoods and reworked and refined the standards for each subarea, yet maintained the overall vision for Station Square Transit Village. The PD-12 guidelines describe this area as "a dynamic, mixed-use, transit oriented community" that will allow future development to be guided by private developers responding to the demands of the marketplace. The revised development standards relating to the Hamby Park neighborhood now provide a unique opportunity for light manufacturing uses by allowing the incidental retail sales of products produced or manufactured on-site with a Minor Conditional Use Permit.

However, a Major Conditional Use Permit is required in accordance with Monrovia Municipal Code (MMC) §17.44.025 when alcoholic beverages are sold or served on-site for on-site consumption and the facility is located within 500 feet of any residential zone, park, school, recreation center, religious assembly or hospital. The subject site is also located within 500 feet of the new park at Station Square and the approved residential apartment development. Recently, the Planning Commission approved a winery/brewery with incidental services and sales, incidental tasting and live entertainment also within the Hamby Park industrial complex.

The Applicant is requesting approval of a Conditional Use Permit for the operation of a proposed micro-brewery, Hop Secret Brewing Co., within an existing unit in the Hamby Park industrial complex. The primary function of Hop Secret Brewing Co. will be to produce beer to be sold wholesale to a distributor, local stores, and restaurants. The manufacturing of beer is permitted by right. The retail sales of beer to patrons for off-site consumption and beer tasting will be limited and incidental to the primary manufacturing use. The proposed use will require a Type 23 (Small Beer Manufacturer) license from the California Department of Alcohol Beverage Control (ABC) before beginning operation.

SUBJECT PROPERTY: The subject site is located on the southeast corner of West Pomona Avenue and South Primrose Avenue. The lot is approximately three acres in size and is developed with a commercial/industrial condominium complex consisting of two buildings, known as Hamby Park. The Applicant is proposing to occupy a unit in the southern building which is closest to the Gold Line Station.

DISCUSSION/ANALYSIS: Hop Secret Brewing Co. will operate primarily as a manufacturing facility with incidental retail sales of beer and incidental indoor tasting of beer. A micro-brewery is a limited-production brewery that typically produces specialty beers and often sells its products to distributors, local stores, restaurants and patrons (off-site). Most micro-breweries are open to the public to allow tasting in tap rooms. Patrons can also buy the micro-brewery beer in sealed containers to take home (off-site).

Floor Plan

The proposed micro-brewery will occupy a 2,271 square foot industrial unit in Hamby Park. There is approximately 1,835 square feet of floor area on the first floor and 382 square feet mezzanine area on the second floor. The incidental retail and tasting room function will occupy no more than 20% of the total floor area and will not exceed more than 434 square feet. Within the indoor tasting area, the applicant proposes two counters, with 11 seats, and a couch and table with a 6 additional seats. Two ADA accessible restrooms are proposed on the north end of the unit. The manufacturing, office, and storage areas for the micro-brewery will occupy the remaining 1783.4 square feet. Patrons will only have access to the proposed indoor tasting area, as stated in the conditions of approval.

Business Operation

The applicant is proposing to occupy a 2,217 square foot tenant space for the micro-brewery. As shown on the floor plan, a 434 square foot indoor tasting area, that occupies approximately 20% of the total building floor area, will provide seating for no more than 17 patrons. Condition of Approval No. 4 was amended by the Development Review Committee (DRC) during the advisory review to limit the number of indoor seating due to the limited parking available on site. Should the Applicant desire to increase the tasting room seating capacity in the future, Condition of Approval No. 4 would require such request be reviewed and considered by the DRC based on available parking. The tasting room operation, which includes both incidental retail sales of beer and tasting, would be open to the public only during limited hours. The Applicant proposes the following hours of operation for the tasting room:

- 4:00 PM to 10:00 PM Monday through Wednesday
- 4:00 PM to 11:00 PM Thursday through Saturday
- 3:00 PM to 9:00 PM Sunday

The brewing process (manufacturing of beer) will take place during normal business hours. The brewing process will not take place during the tasting room hours of operation. Any proposed changes to the hours of operation will require the review and approval by the DRC, as outlined in Condition of Approval No. 5. Alternately, the DRC may refer such request to the Planning Commission for its review, in which case no change in the hours of operation could be made without Planning Commission approval.

The tasting room will be operated by 3 employees. Patrons will be able to order a 3 oz. (taster size), 6 oz. (small size), or 12 oz. (regular size) portion in the tasting room. If patrons wish to buy beer for off-site consumption, 32 oz. portions are canned on-site in sealed containers and sold. These 32 oz. cans cannot be consumed on-site. Lastly, Data Sheet No. 1 contains conditions of approval prohibiting pool tables, closed circuit televisions posting or airing any gambling odds, sporting games and happy hours to insure that the tasting room does not become a bar. Additionally, the management can make available to its patrons the menus of local restaurants to allow for food to be delivered on-site as state in the conditions of approval.

The Applicant will begin its brewing operations by using a 7 barrel (bbl) combination system, 7 bbl fermenters and six 7 bbl storage tanks to achieve approximately 21 bbl production volume per month. The Applicant intends to run the brewing operation with a maximum of three employees.

Parking

There are a total of 105 parking spaces, including four ADA accessible stalls, for the 28 units within Hamby Park. Each unit is assigned two spaces, resulting in 56 of the total spaces allotted for assigned parking. The remaining 53 spaces are for visitors, and are shared equally by the unit owners. During the DRC Review, concerns were raised regarding the possibility of potential on-site parking impacts that could result from the proposed retail and tasting room operation.

MMC §17.24.060 requires 1 parking space per 500 square feet of industrial/manufacturing building floor area. Hamby Park is developed with approximately 50,000 square feet of industrial building area. Therefore, a total of 100 parking spaces would be required under the existing parking requirements.

Although, both retail and eating establishment uses generate higher parking demands, the Hop Secret Brewing Co. is proposing to operate the 434 tasting room during the evening hours when the majority of the other businesses within the complex are closed. Therefore, the tasting room will only be open during off-peak hours. This shared parking arrangement is intended to alleviate potential parking issues for the surrounding businesses. Given the limited amount of availability of parking in the current complex, any further expansion beyond 434 square feet of retail or tasting room square footages shall require a parking demand analysis by a professional traffic engineer. Additionally, Condition of Approval No. 37 shall require a 6 month review from the date the use commences by the DRC to determine if there have been adverse impacts where additional conditions may be applied.

Conclusion

A micro-brewery is a use that involves the manufacturing of beer combined with on-site sales (tasting room) and off-site sales (customers/local distribution). Industrial uses, including a beer manufacturer, are permitted by right in the PD-12 Zone. However, the proposed indoor

tasting room with incidental on-site and off-site beer sales as part of the beer manufacturer operation requires the approval of a Conditional Use Permit by the Planning Commission.

Permitting the incidental on-site and off-site sale of specialty beer at the subject industrial location allows this business the ability to operate as is customary for a micro-brewery. In fact, businesses producing and selling their products onsite was envisioned in the City's General Plan when the guidelines were amended. The proposed conditions of approval for the micro-brewery will ensure that the surrounding properties will not be negatively impacted.

RECOMMENDATION: Staff and the Development Review Committee recommend approval of the Conditional Use Permit CUP2016-04. 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 CUP2016-04 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 CUP2016-04, which are incorporated herein by this reference.
4. The Planning Commission approve CUP2016-04, 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 CUP2016-04 pursuant to the recommendations in the Staff Report.



Development of the subject property and 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 Conditional Use Permit No. CUP2016-04, allowing a microbrewery that will manufacture specialty beer, offer specialty beer sampling within an indoor tasting area that will be open to the public for on-site consumption, and offer sale of specialty beer to the public for off-site consumption (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.

1. The premises shall be maintained as a Type 23 (Small Beer Manufacturer) facility only.
2. Retail sales of beer shall be limited to the beer manufactured on site by the Applicant.
3. 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.
4. 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 a modification is required by the Building Official, Police Department, Fire Department, or State Department of Alcoholic Beverage Control. Any expansion of the approved 434 square foot indoor tasting room which has the effect of expanding or intensifying the present use 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. The seating in the indoor tasting room shall be limited to no more than 17 seats. Additional tables and chairs only may be allowed if approved by the Development Review Committee or the Planning Commission.
5. Service and sales of beer for onsite consumption shall only be permitted during the approved indoor tasting room hours which shall be limited to:
 - 4:00 PM to 10:00 PM Monday through Wednesday
 - 4:00 PM to 11:00 PM Thursday through Saturday
 - 3:00 PM to 9:00 PM Sunday.

6. Prior to any changes in the days and hours of operation, the applicant shall obtain approval from the Development Review Committee. Alternatively, the Development Review Committee 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.
7. All areas in the establishment shall be available for inspection by the Police Department and Community Development Department during all open business hours.
8. Beer shall only be consumed on the premises by the public in the indoor areas specified on the floor plan for beer tasting. No outdoor consumption of beer on the premises is permitted. Signs shall be posted in the tasting room advising customers that it is unlawful for any person to drink beer outdoors on the premises and in public places.
9. The management shall be responsible for educating the public regarding drunken driving laws and the related penalties for breaking those laws. This includes minimum age law, open container law and driving while intoxicated law.
10. There shall 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.
11. No sporting game or games of competition, including pool tables, shall be permitted in conjunction with the business unless approved as part of a CUP application.
12. The display, posting or airing via closed circuit television of any gambling odds shall be prohibited unless pre-empted by the State.
13. No members of the public shall be permitted in the tasting room past the approved hours of operation and during non-tasting room hours.
14. There shall be no uses or activities permitted of an adult-oriented nature as defined in Title 17 of the Monrovia Municipal Code.
15. The use of pornographic material in the form of videos, slides, magazines, or pictures shall be prohibited within the business establishment.
16. No locking devices shall be allowed on interior doors that enclose rooms open to the public.
17. 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.
18. All exterior doors shall be kept closed at all times, except to permit ingress and egress for patrons and employees, deliveries/shipments and in emergencies.

19. The management shall make available to its patrons the menus of local restaurants, to allow food to be delivered on-site for consumption.
20. If it is determined by the Community Development Director or Public Works Director that patrons are littering the surrounding streets, sidewalks, parking lots, parks, or adjoining private properties as a result of their coming or leaving the establishment, the business will provide employees to pick-up and properly dispose of all litter.
21. In the event security/policing problems occur, this CUP shall be subject to review by the DRC and may be modified to require uniformed security guards as determined necessary by the DRC.
22. 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.
23. Only pre-recorded amplified music is permitted on the premises, and such music shall not be audible outside the building. No entertainment facilities as defined by the Monrovia Municipal Code (such as live entertainment, karaoke or dancing) are permitted unless approved by the Planning Commission pursuant to the Monrovia Municipal Code.
24. No outside storage or displays shall be permitted at any time.
25. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or of the interior of the premises from the public sidewalk or entrance to the premises.
26. Any graffiti painted or marked upon the premises or on an adjacent area under the control of the Applicant 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, drink specials or other promotions are permitted.
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. Employees will verify all beer transactions are made to persons that are a minimum of 21 years old.

31. This 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 are creating a public nuisance.

GENERAL REQUIREMENTS

32. 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.
33. In addition to Planning (Data Sheet No. 1) conditions of approval, the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
34. 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.
35. 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, 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.
36. 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 Number 1. 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.

37. The Development Review Committee shall review this CUP in 6 months from the date the use commences, and the Planning Commission shall review this CUP one year from the date the use commences. If either the Committee or the Planning Commission determines there have been adverse impacts, the Planning Commission may impose additional conditions at a duly noticed public hearing.
38. 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.
39. 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.



DATA SHEET 2

Public Works Conditions

CUP2016-04

162 West Pomona Avenue

There are no conditions from Public Works at this time.



CONDITIONAL USE PERMIT 2016-04 (Service and Sales of Beer)

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2016-04 to allow Hop Secret Brewing Co. to provide incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer located at 162 West Pomona Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for Hop Secret Brewing Co. to provide incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer. *The topography of this industrial area is relatively flat and the retail sales and service of beer is incidental to the primary manufacturing use.*
- 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 Hop Secret Brewing Co. that will provide incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer. *The proposed use is located in the industrial area, Hamby Park, of PD-12 (Station Square Transit Village), which is suited to support these types of uses and traffic loads. There are a total of three driveways that provide access to the site; one located on West Pomona Avenue and two on South Primrose Avenue.*
- C. The proposed incidental retail sales of beer for off-site consumption and incidental indoor 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 in Hamby Park in the General Plan Area PD-12. The General Plan guidelines for Hamby Park encourage the establishment of small industrial businesses and also allow opportunities for incidental retail sales of products produced onsite. Therefore, the proposed incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer is consistent with the General Plan. The proposed hours of operation for the indoor tasting room will have a minor overlap with the typical hours of operation for businesses at Hamby Park.*
- D. The proposed incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer will comply with the applicable provisions of the zoning ordinance. *There are no variances requested for this CUP. A project condition of approval will further require that if any violation of the 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.*

- E. The proposed location of Hop Secret Brewing Co. to provide incidental retail sales of beer for off-site consumption and incidental indoor 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. *The applicant will be required to adhere to the conditions of approval on Data Sheet No. 1 to ensure incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer is not detrimental or injurious to the public and surrounding uses. The indoor tasting room is limited to 20% of the floor area. Conditions of approval require sufficient exterior lights during the hours of darkness and limited hours of service and sales of beer. CUP2016-04 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 are creating a public nuisance.*

Further, as required by Section 17.44.025 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2016-04 for Hop Secret Brewing Co. to provide incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer located at 162 West Pomona Avenue is based on the following findings:

- A. The proposed incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer (the “proposed use”) will not adversely and seriously affect the peace, health, safety and welfare of residents of the community. *Conditions of approval have been included to ensure that the brewery 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. A condition will limit the tasting and retail sales of area to 434 square feet. Furthermore, tasting and hours will occur when the majority of the existing businesses are closed. Lastly, sufficient safeguards exist that 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 brewery with incidental retail sales of beer for off-site consumption and incidental indoor 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. Additionally, the Development Review Committee shall review the CUP 6 months from the date the use commences and the Planning Commission shall review this CUP one year from the date the use commences. If either the Committee or the Planning Commission determines there are adverse impacts, the Planning Commission may impose additional conditions.*
- C. The proposed use will not create serious adverse impacts to the commercial district. *Hop Secret Brewing Co. will primarily operate as a manufacturing facility,*

with incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer. 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 6:00AM. The General Plan revised guidelines for PD-12 allow the opportunity for light manufacturing uses to have incidental retail sales of products produced or manufacturing on-site. The proposed use is consistent with the vision and guidelines of the General Plan.

- D. *The proposed use is adequately served by sufficient parking to serve the quantity of traffic such use generates. The brewery with incidental retail sales of beer for off-site consumption and incidental indoor tasting of beer is part of a shared parking arrangement. The hours of operation during which the tasting room will be open to the public is during off-peak hours when the majority of the industrial businesses are closed: 4:00 PM to 10:00 PM Monday through Wednesday, 4:00 PM to 11:00 PM Thursday through Saturday, and 3:00 PM to 9:00 PM Sunday.*
- E. *The proposed use will not be incompatible with the adjoining uses as it relates to noise, traffic, and hours of operation. The brewery will be located within a commercial/industrial area of the City. The project site is substantially surrounded by light manufacturing uses. The business will operate entirely within an enclosed commercial/industrial building that was designed for light manufacturing uses. The small retail/tasting room will occupy not more than 20% of the building floor area and its retail and tasting operation will not coincide with the peak business hours of the complex. A project condition of approval requires the brewery with incidental retail sales of beer for off-site consumption and incidental indoor 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.*
- F. *The proposed use will not negatively impact nearby parks, schools, recreation centers, religious assembly facilities, and hospitals. The nearby park and residential properties 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. The Development Review Committee shall review and approve any changes in the days and hours of operation and review the use 6 month from the date the use commences. Conditions of approval prohibit sporting games and games of competition, including pool tables, and also prohibit closed circuit television broadcasting of gambling odds. Additionally, the conditions will maintain the use as a micro-brewery with a tasting room and will not operate as a bar.*



DATA SHEET 4

Surrounding Land Uses

CUP2016-04

162 West Pomona Avenue

Property Description:

Located on the south east corner of West Pomona Avenue and South Primrose Avenue. The irregular shaped lot measures approximately 333' wide on West Pomona Avenue and has approximately 305' of frontage on South Primrose Avenue. The total lot area is approximately 3 acres and is developed with a commercial/industrial condominiums consisting of two buildings. The proposed use will occupy one unit of the building to the south.

Zoning

Subject site: PD (Planned Development Area) - 12

Surrounding pattern:

north: PD (Planned Development Area) - 12

south: PD (Planned Development Area) - 12

east: PD (Planned Development Area) - 12

west: PD (Planned Development Area) - 12

Land Use

Subject site: Commercial/Industrial Condominium (Hamby Park)

Surrounding pattern:

north: Retail (Wine of the Month Club)

south: Station Square North (Historic Depot)

east: Parking Lot

west: Residential (The Parks at Station Square)

Environmental Determination: Categorical Exemption Class 1

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP

Operations Statement – Hop Secret Brewing Co.

162 W. Pomona Ave. 91016 Monrovia

Hop Secret Brewing Co (HSBC) is proposing to open a small micro-brewery with tasting room. The total square footage, including loft, is approximately 2,217. With the agreed restriction in tasting room size, HSBC is proposing to utilize approximately 434 sq. ft. for tasting room. This space will consist of a bar facing the walk-in cooler as well as counter space around existing walls. All beer served will come directly from hardware mounted directly onto the side of the walk-in cooler, housing 6 large storage tanks plus an additional 3 taps from a traditional kegerator that will be placed at the end of the bar. HSBC will not offer glass growlers for sale off-site. Instead HSBC will offer a fairly new canning technology. A bar-mounted machine will can a single 32 oz. size can, one-at-a-time, and be offered to patrons as off-site sales.

All nine beers will be manufactured by HSBC only. A total of six beers will be maintained inside the walk-in cooler. An additional three beer types will be offered from the kegerator. These three beers will be experimental new beer types or seasonal beers or one-time production types. HSBC's desire is to produce quality beers with a flavor profile accentuating the hop (hence the name Hop Secret). Our desire is to produce beers between 4% and no higher than 8% ABV (unless it is a one-time production). HSBC's beers will be offered wholesale to bars, restaurants or other breweries and to patrons in the tasting room. All beers in the tasting room will be sized at 12 oz. (regular size), 6 oz. (small size) and 3 oz. (taster size).

HSBC will hire up to three additional employees or, if demand requires, employees will be added based on demand. HSBC intends to pay between \$15/hour up to \$25 dollars an hour depending on knowledge, skills and abilities as well as the job type (server or brewer-helper). The brewing equipment is purchased from Premier Stainless Systems in Escondido, CA. The brewhouse is a 7 bbl combi system; three 7 bbl fermenters; and six 7 bbl storage tanks along with other miscellaneous brewing equipment. Depending on the type of beer produced (Lager vs. Ale), the brewhouse size would produce approximately 21 bbls per month at capacity.

HSBC's desire is to offer a comfortable atmosphere inside the tasting room that will provide patrons an experience of enjoyment, relaxation and engaging social interaction. The proposed hours of operation are: Monday – Wednesday 4:00pm to 10:00pm; Thursday – Saturday 4:00pm to 11:00pm; and Sunday from 3:00pm to 9:00pm.

Planned upgrades to the site are to include two brand new ADA compliant restrooms (male/female), a brand new HVAC system along with general work including paint, art and, where decided, tile floors. Additionally, HSBC will organize food delivery with local establishments and/or reputable food-trucks as well as provide sufficient trash receptacles, inside the tasting room, to accommodate patrons that wish to bring-in food.

HSBC will not tolerate excessive loudness, drunkenness or disturbances of any type. Large poster-like signs will be placed in plain view in the tasting room stating this rule as well as general parking instructions for patrons. It is HSBC's desire to be an honorable business owner providing value-added upgrades to Hamby Park as well as contributing to the Monrovia tax base by offering an enjoyable product in a responsible manner in an inviting atmosphere.