



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2016-04 Continued

AGENDA ITEM: PH-1

PREPARED BY: Jose Barriga
Assistant Planner

MEETING DATE: April 13, 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 (Planned Development) Area-12, Hamby Park.

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

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

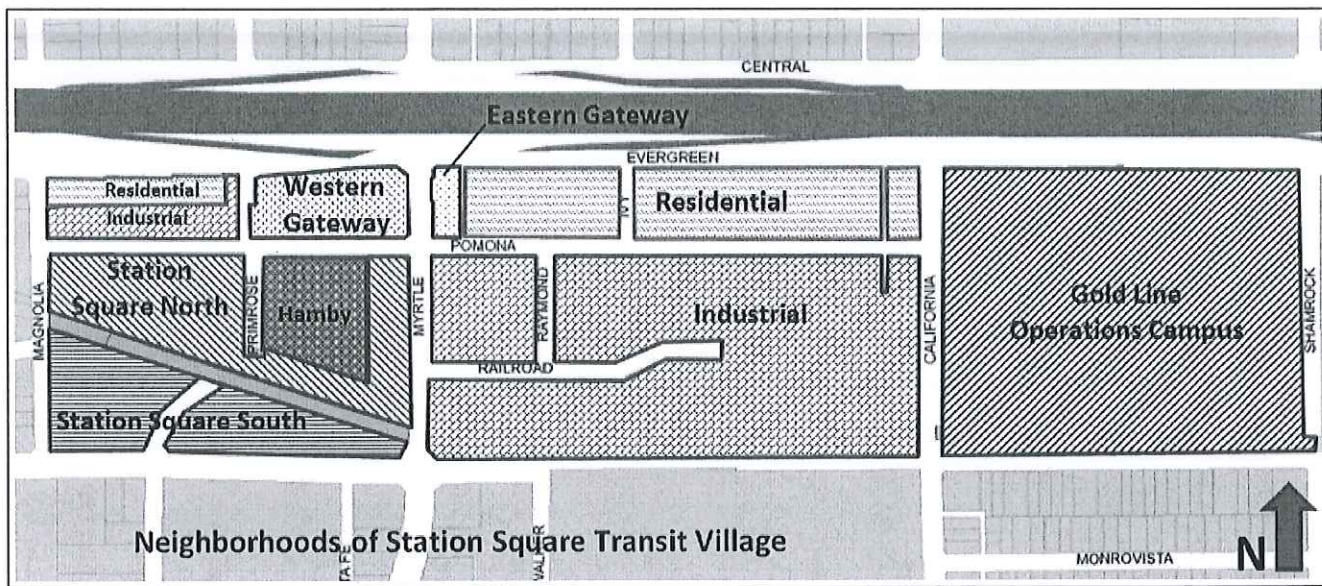
BACKGROUND: On March 9, 2016, the Planning Commission reviewed an application to allow a micro-brewery business with incidental retail sales of beer for off-site consumption and incidental tasting of specialty beer. A Conditional Use Permit (CUP) is required in accordance with Monrovia Municipal Code (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.

Several concerns were raised by the Commission at that meeting. Specifically, the Commission was concerned with on-site parking and hours of operation of existing tenants at the proposed location. The Commission requested additional information consisting of current parking counts during the brewery's proposed hours of operation and an inventory of existing tenants and their respective hours of operations. The Commission continued the item to the meeting on April 13, 2016 in order to allow the Applicant sufficient time to address these concerns.

Property History and Description

The subject site is located in the PD-12 Station Square Transit Village designation of the General Plan, which is an 80-acre planning area around the recently opened Metro Gold Line station. The development guidelines for Station Square Transit Village were last amended by the City Council in 2015 in order to facilitate the development of "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 standards were designed to be an economic development tool. Instead of providing a set of one-size-fits-all zoning standards, the PD-12 standards identify seven distinct neighborhoods within the Station

Square Transit Village planning area. As shown on the map below, Hamby Park is one of the seven neighborhoods that is regulated with specific development guidelines.



In order to reinvigorate the existing industrial/light manufacturing business neighborhood (Hamby Park) with dynamic commercial uses, the 2015 standards provide provisions for incidental retail sales. Specifically, incidental retail sales of products manufactured on site are permitted subject to the approval of a Minor Conditional Use Permit. The standards further clarify, that no additional building square footage should be permitted without the provision of additional parking.

Hop Secret Brewing Co. is proposing to occupy a 2,271 square foot existing industrial unit. The business proposes to occupy 1,835 square feet for beer manufacturing and 434 square feet for a retail sales and tasting.

ANALYSIS: Over the past few weeks, the Applicant has worked to provide additional information to address the issues raised by the Commission in March. This Staff Report discusses those efforts. The Staff Report from the March 9, 2016, which describes the proposal, has been attached for reference.

Hamby Park Business Occupancy Rate

At the Commission's request, the Applicant provided Staff with a list of current tenants and an on-site parking analysis (Attachments A and B) at Hamby Park. To analyze the information provided by the Applicant, Staff completed a separate inventory of business occupancy and parking analysis (Attachments C and D). Lastly, the Hamby Park HOA also submitted their own tenant list and parking analysis (Attachments E and F). The Applicant provided tenant information from a website source, Staff compiled the tenant information from current business licenses, and the Hamby Park HOA provided the information based on their knowledge of current occupancies.

It is important to note that the tenant inventories provided by the Applicant and the HOA both show discrepancies with the City business license records. Staff has verified that several businesses are operating in Hamby Park without required business licenses which will be addressed by the City's Code Enforcement Division. However, for the purpose of this

analysis, Staff prepared a comprehensive summary of business occupancy by unit. The table below shows that of the 28 units existing in Hamby Park, only two are vacant units.

Comprehensive Businesses License Summary Report			
Unit	Business Name	Hours of Operation	Days
120	Rosiello Dental Lab Inc	6:00 AM - 2:00 PM	M-F
122			
	T-Comm Corporation	6:00 AM - 2:30 PM	M-F
124	REV Winery & Brewery	4:00 PM - 10:00 PM	Su-Thu
126		12:00 PM - 12:00 AM	Fri-Sat
128	Knights of Columbus	Varies - Varies	Varies
130			
132	VACANT	-	
134	Henderson's	9:00 AM - 5:00 PM	M-F
136	Alliance Distributing	9:00 AM - 5:00 PM	M-F
	Vast Electric Inc*	-	
138	Wenteq Microwave Corp	9:00 AM - 6:00 PM	M-F
140	VACANT	-	
142	Car Collector*	-	
144	Car Collector*	-	
146	Car Cover Co. Div of Ormolu Ent	9:00 AM - 5:00 PM	M-F
150	Lu Feng Group USA, Inc	-	
	Showroom*		
152	Blanton Construction*	-	
154	Car Collector*	-	
156	Rokni Electric*	-	
158	Rokni Electric*	-	
160	Tian Shen Inc	-	
162	PROPOSED USE	-	
164	Warwick Industries, Inc	8:30 AM - 4:00 PM	M-F
166	Yung Architects	7:00 AM - 7:00 PM	M-F (Sat)
168	Trinity Facility Services, Inc.	9:00 AM - 6:00 PM	M-F
170	Winwealth Tech Inc*	-	
	OpenVox USA*		
172	Fox Junk Removal	7:00 AM - 6:00 PM	M-Su
174	Signal Alarm Co, Inc*	-	
	Zobot LLC*		
176	The Mossy Niche	-	

*Businesses operating without an approved business license

The Applicant attempted to obtain business hours of operation from each existing tenant as requested by the Commission. However, the Applicant had difficulties obtaining this information. For this reason, Staff reached out to the businesses with valid and active licenses to determine their hours of operations. Staff found that the majority of the businesses

operate Monday through Friday. Three businesses operate on the weekends. Approximately 60% of the businesses are closed by 5:00 PM and 80% by 6:00 PM. Hop Secret Brewing Co. proposes to open the 434 square foot tasting room at 4:00 PM each day. Therefore, Hop Secret Brewing Co.'s operation would only overlap with a small percentage of existing businesses at Hamby Park for a 2-hour time period. After 7:00 PM, the operations of Hop Secret Brewing Co. would only overlap with REV Winery/Brewery and the Knights of Columbus. REV Winery/Brewery hours of operations for their tasting room are similar to the proposed hours of operation for Hop Secret Brewing Co. The Knights of Columbus hours of operation are unique given that they hold a wide range of events during varied hours and days at their location. Knights of Columbus offer a rental meeting/hall space for both public and private events. This organization is well known for their Fish Fry Fridays during the Lent Season. The earliest the unit will operate is 6:00 AM and close by 12:00 AM (midnight).

Furthermore, the business license records provide the number of employees for each business. A total of 52 employees, not including business owners, were calculated for the businesses with active business licenses. As discussed further in the "Parking Demand" section of this report, the observed parking counts indicate that not every employee drives to work.

Parking Requirements

Hamby Park was developed as a multi-tenant industrial complex with a shared parking agreement concept. The MMC provides parking requirements for various types of buildings and uses. Parking requirements are calculated based on the total amount of floor area dedicated to each proposed primary use. In Hamby Park's case, parking was calculated based on the primary industrial use, requiring 1 space per 500 square feet of floor area. Since Hamby Park is developed for industrial uses the industrial parking requirement is consistent with parking provided on-site. It is common planning practice not to require additional parking for incidental uses, provided that the total area dedicated to incidental uses is not more than 20% of the building floor area. For this reason, the PD-12 development guidelines only require additional parking if new building square footage is proposed. Hop Secret Brewing Co. is not proposing any new building square footage.

Hamby Park is developed with two detached industrial buildings totaling approximately 51,000 square feet of building area. Therefore, the MMC requires a minimum of 102 parking spaces for this development. Hamby Park provides 105 parking spaces, including four ADA accessible parking stalls. 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. The shared parking agreement is intended to alleviate potential parking issues for all business owners.

Even though the development provided the required number of parking stalls onsite, the Development Review Committee (DRC) added a condition of approval to the Hop Secret Brewing Co. proposal to limit seating to no more than 17 seats within the 434 square foot retail tasting room. This limitation was derived based on the proposed and approved 34 seat limit in Rev Brewery's business plan. This condition was added to reduce any potential parking impacts. The original proposal reviewed by DRC contained approximately 51 seats.

It is important to note that the Hamby Park HOA provided Staff with a parking ratio analysis, "Attachment F." The analysis is not consistent with the standard method of calculating parking in accordance with the MMC. Furthermore, their study reveals that even though the

development was approved for light manufacturing and industrial uses, several retail/offices uses that require more parking under the MMC have occupied units without permits.

Parking Demand

At the Commission's request, the Applicant provided Staff with parking counts at Hamby Park over a two week period, from March 12th through March 27th. The parking counts were taken during the afternoon hours when the proposed micro-brewery tasting room hours will overlap with the hours of operation of existing businesses in Hamby Park as shown in "Attachment B". The Applicant provided the number of vehicles on-site at the beginning of the study period, vehicles entering and exiting the site during the study period and the number of vehicles on-site at the end. According to the Applicant's survey, on average, there were 21 vehicles parked on-site at the beginning of the study period and 16 vehicles parked on-site at the end during the Monday through Friday study. On the weekends, the Applicant's survey indicates an average of 9 vehicles were parked on-site both at the beginning and end of study period.

Staff performed site visits to verify the parking counts submitted by the Applicant. Staff's survey, as shown in "Attachment D", occurred during weekday operations, from March 14th through 17th and March 21st through 24th. The site visits ranged from 4-5PM. Staff noted that there was an average of 20 vehicles parked on-site during these site inspections. Despite the discrepancy in the business occupancy rate at Hamby Park as previously discussed, the parking analyses performed counted the observed vehicles on site, including vehicles associated with non-licensed businesses. During Hop Secret Brewing Co.'s proposed hours of operation, the current parking demand is approximately only 20% (21 stalls) of the total available on-site parking at Hamby Park. Therefore, there is not currently a significant parking demand onsite.

It is also important to note, that Hamby Park is adjacent to a public park-and-ride lot that contains 126 stalls. During staff's site inspections it was observed that this lot was only 50% (63 stalls) occupied. Given the 84 stalls available onsite and the additional parking observed within the park-and-ride lot, staff believes that ample parking is provided for the proposed tasting rooms.

It is important to note that a portion of the Hamby Park parking lot adjacent to Pomona Avenue was not accessible for vehicles to parking due to construction to the sewer system.

Conclusion

Industrial uses, including a beer manufacturer, are permitted by right in the PD-12 Zone. However, the proposed 434 square foot 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. Given that the tasting room is an incidental component (19.1%) to the main manufacturing operations, additional parking is not required. Permitting the incidental on-site and off-site sale of specialty beer at the subject industrial location is consistent with the General Plan by encouraging businesses to sell products produced on-site. 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 approves 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.

OR, If the Planning Commission cannot make the required findings of approval, the Commission shall direct Staff to prepare findings for denial.



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.



DATA SHEET 1

Planning Conditions

CUP2016-04

162 West Pomona Avenue

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 during the hours when the tasting room is being operated.
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 with 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 months 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

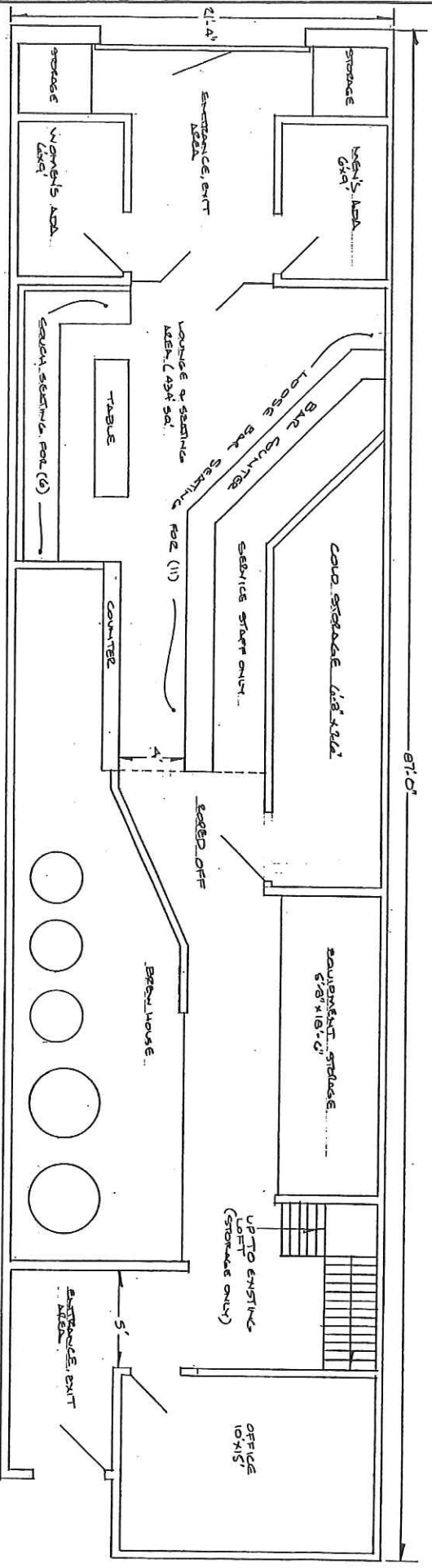
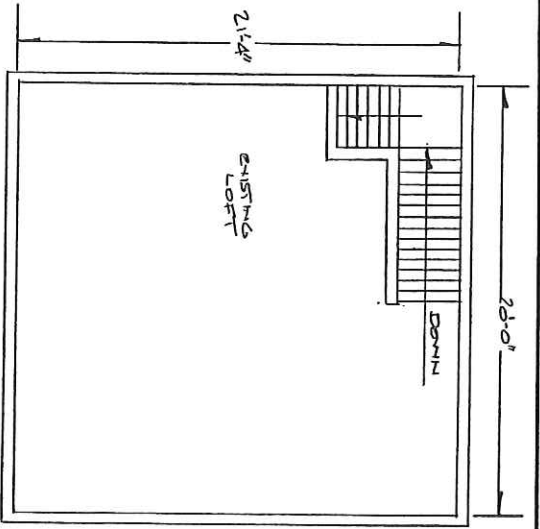
Applicable Ordinance Regulations:

MMC 17.52.020 Planning Commission Authority for CUP



NOTES:

TOTAL VENT AREA = 21,217.4 SQ. FEET (100% (1.0)) (1.0) (1.0) (1.0)
TOTAL TASTING AREA = 434 SQ. FT. < 20%



HOP SECRET BREWING CO.	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE: 2-1-16	REVISED:
FLOOR PLAN	
162 W. BONGNA AVE, MONROVIA CA	
DRAWING NUMBER	

Attachment A

	Owner	Tenant	Business	Phone	Employees
-	North				
x	120 RAYMOND S ROSIELLO	Karen Rosiello	Rosiello Dental Laboratory Inc	(626) 357-2185	11
	122				
x	124 REV	REV	REVwinery		
x	126				
	128 MONROVIAN COLUMBIAN CLUB INC	Steve Komlos/Keno Baca	Knights Of Columbus	(626) 359-6489	2
x	130				
x	132 REDEVELOPMENT AGENCY OF MONROVIA CITY				
x	134 HUGH D HENDERSON	Hugh D Henderson	Henderson's	(626) 359-1929	
x	136 GEORGE & DEBORAH L MARTINEZ	Skip Adams	Vast Electric Inc	(626) 407-6483	2
x	138 JOHN J & INGE L STORK	John Wang	Wenteq Microwave Corp	(626) 305-6666	5
	140 EDWARD J PITTRUFF		Raidex Termite Control, Inc.	(626) 256-6485	
x	142 REDEVELOPMENT AGENCY OF MONROVIA CITY				
	144 EDWARD J & LOIS M PITTRUFF				
x	146 JOHN HERMAN	John Herman	Ormolu Enterprises/Car Cover Co	(626) 357-8264	1
	South				
x	150 CHUN K CHAN	Lu Feng Group	YPrint	9am - 6 pm	
	152 ROGER D BLANTON		Blanton Construction		
	154 EDWARD J PITTRUFF				
	156 MEHRDAD & SHAHIN ROKNI				
	158 MEHRDAD & SHAHIN ROKNI				
x	160 TIAN SHEN INC				
x	162 JIMMY LAW	Gary Gates	Hop Secret		
x	164 CHEN LU	Lu Chen	Warwick Industries Inc	(626) 303-0188	2
x	166 KIN WA YUNG	Kin Yung/Janet Rhee	Yung Architects Lip	(626) 415-6964	2
x	168 MATT PASTERNAK/168 W POMONA LLC				
x	170 170 W POMONA LLC	Walden Lima	Winwealth Tech Inc	(626) 240-1288	1
x	172 ERIC G NIEHAUS				
x	174 THOMAS & QUENBY STEINHOFF	Barry Wachter	Signal Alarm Co, Inc	(626) 359-3133	4
x	176 KURT H & SHARON E WICKLINE	Pam Kawasaki	The Mossy Niche	(626) 399-9653	2

Attachment A

Last Update	Source	Type of Business
2/20/2013	http://www.arivify.com/property/search/RVk7zxZRf	Wholesale
	http://www.arivify.com/property/search/LiYKvzBwb	Retail
3/11/2016	http://www.arivify.com/property/search/vmvi4WQwO	Wholesale
	http://www.arivify.com/property/search/Izk8j0x3E	Wholesale
11/5/2014	http://www.arivify.com/property/search/cUY2octve	Wholesale
	http://www.arivify.com/property/search/eu6MgvSDe	Wholesale
5/8/2008	http://www.arivify.com/property/search/MWgcCjKL1	Wholesale
1/6/1999	http://www.arivify.com/property/search/WLzrTq4WX	Wholesale
7/31/2015	http://www.arivify.com/property/search/vBm3mH6xR	Wholesale
2/11/2014	http://www.arivify.com/property/search/bsiDBYbTv	Wholesale
	http://www.arivify.com/property/search/file2nvWQX	Wholesale
11/9/2015	http://www.arivify.com/property/search/mnHYQKzcp	Wholesale
3/14/1984	http://www.arivify.com/property/search/VJDecsGIM	Wholesale
7/17/2014	http://www.arivify.com/property/search/I060Du6Yx	Wholesale
3/11/2016	http://www.arivify.com/property/search/F7fLGFfT0	Wholesale
9/25/2008	http://www.arivify.com/property/search/Xkm7kncHA	Wholesale
3/6/1985	http://www.arivify.com/property/search/dsWslXEbu	Wholesale
5/21/2010	http://www.arivify.com/property/search/lz6daC8cx	Wholesale
5/21/2010	http://www.arivify.com/property/search/MIRcT6NVo	Wholesale
7/3/2013	http://www.arivify.com/property/search/ofXzEpEWY	Wholesale
3/11/2016	http://www.arivify.com/property/search/sCdX68W73	Retail
5/11/2015	http://www.arivify.com/property/search/iSQsCOda7	Wholesale
2/6/2015	http://www.arivify.com/property/search/uMWmma7Ww	Wholesale
12/14/2015	http://www.arivify.com/property/search/wiewYgviJ	Wholesale
2/8/2016	http://www.arivify.com/property/search/YbYO6VSFI	Wholesale
2/19/2015	http://www.arivify.com/property/search/fBc3OGxmm	Wholesale
2/19/2013	http://www.arivify.com/property/search/8pvP2fzT3	Wholesale
7/29/2015	http://www.arivify.com/property/search/mWZF9Aklm	Wholesale

ATTACHMENT B

Hamby Park Parking Survey

Total Parking Spaces: 105

Date	Time	Cars On Site At Arrival	IN	Cars	OUT	Net Change	Cars On Site At Departure	Leave Time	% Of Total Spaces Taken At Arrival	% Of Total Spaces Available At Arrival	% Of Total Spaces Taken at Peak In	% Of Total Spaces Available at Peak In
3/12/2016	4:00pm	9	0	1	1	-1	8	4:57pm	9%	91%	9%	91%
3/13/2016	3:00pm	9	3	2	1	1	10	4:03pm	9%	91%	11%	89%
3/14/2016	3:50pm	23	2	9	7	-7	16	5:07pm	22%	78%	24%	76%
3/15/2016	3:55pm	27	1	17	-16	-16	11	5:45pm	26%	74%	27%	73%
3/16/2016	3:50pm	22	1	9	-8	-8	14	5:32pm	21%	79%	22%	78%
3/17/2016	4:02pm	20	1	7	-6	-6	14	5:15pm	19%	81%	20%	80%
3/18/2016	3:45pm	21	22	38	-16	-16	5	9:00pm	20%	80%	41%	59%
3/19/2016	4:02pm	9	0	0	0	0	9	5:00pm	9%	91%	9%	91%
3/20/2016	2:45pm	7	1	0	1	1	8	5:00pm	7%	93%	8%	92%
3/22/2016	3:45pm	22	1	2	-1	-1	21	4:45pm	21%	79%	22%	78%
3/23/2016	3:15pm	18	3	7	-4	-4	14	4:15pm	17%	83%	20%	80%
3/24/2016	3:25pm	23	10	10	0	0	23	4:58pm	22%	78%	31%	69%
3/25/2016	4:40pm	16	18	23	-5	-5	11	8:30pm	15%	85%	32%	68%
3/26/2016	3:45pm	9	0	2	-2	-2	7	4:40pm	9%	91%	9%	91%
3/27/2016	2:45pm	9	0	0	0	0	9	4:00pm	9%	91%	9%	91%
Totals			32				85					

K of C event. 6pm - 8pm
 Returned to site at 6:30pm; 7 cars on site
 K of C event. 6pm - 8pm

Even during peak parking as an event is being held, there remains 59% (approximately 60 spaces) of total spaces available for additional traffic

ATTACHMENT B

Hamby Park Parking Survey

% Of Total Spaces Taken At Departure	% Of Total Spaces Available At Departure	Total In + Out	Percent Of Traffic In	Percent Of Traffic Out
8%	92%	1	0%	100%
10%	90%	5	60%	40%
15%	85%	11	18%	82%
10%	90%	18	6%	94%
13%	87%	10	10%	90%
13%	87%	8	13%	88%
5%	95%	60	37%	63%
9%	91%	0	#DIV/0!	#DIV/0!
8%	92%	1	100%	0%
20%	80%	3	33%	67%
13%	87%	10	30%	70%
22%	78%	20	50%	50%
10%	90%	41	44%	56%
7%	93%	2	0%	100%
9%	91%	0	#DIV/0!	#DIV/0!
			27%	73%

Attachment C

Business License Summary Report					
	Unit	Business Name	Hours of Operation	Days	Number of Employees
North	120	<i>vacant</i>	-		
	122	Rosiello Dental Lab Inc	6:00 AM - 2:00 PM	M-F	3
		T-Comm Corporation	6:00 AM - 2:30 PM	M-F	13
	124	REV Winery & Brewery	4:00 PM - 10:00 PM	Su-Thu	3
	126		12:00 PM - 12:00 AM	Fri-Sat	
	128	Knights of Columbus	Varies - Varies		
	130				
	132	<i>vacant</i>	-		
	134	Henderson's	9:00 AM - 5:00 PM	M-F	3
	136	Alliance Distributing	9:00 AM - 5:00 PM	M-F	1
			-		
	138	Wenteq Microwave Corp	9:00 AM - 6:00 PM	M-F	7
	140	<i>vacant</i>	-		
	142	<i>vacant</i>	-		
	144	<i>vacant</i>	-		
	146	Car Cover Co. Div of Ormolu Ent	9:00 AM - 5:00 PM	M-F	3
South	150	Lu Feng Group USA, Inc*	-		
	152	<i>vacant</i>	-		
	154	<i>vacant</i>	-		
	156	<i>vacant</i>	-		
	158	<i>vacant</i>	-		
	160	Tian Shen Inc	-		2
	162	Apex Fastners	-		
	164	Warwick Industries, Inc	8:30 AM - 4:00 PM	M-F	3
	166	Yung Architects	7:00 AM - 7:00 PM	M-F (Sat)	1
	168	Trinity Facility Services, Inc.*	9:00 AM - 6:00 PM	M-F	10
	170	<i>vacant</i>	-		
172	Fox Junk Removal	7:00 AM - 6:00 PM	M-Su	1	
174	<i>vacant</i>	-			
176	The Mossy Niche	-		2	

Total = 52

*Red text indicates expired business licenses

Attachment D

Parking Counts for Hamby Park					
Date	Time	Parking Area			Total Parking
		South	Central	North	
Monday, March 14, 2016	4:21 PM	9	11	2	22
Tuesday, March 15, 2016	-	-	-	-	-
Wednesday, March 16, 2016	4:09 PM	6	12	2	20
Thursday, March 17, 2016	4:21 PM	5	13	2	20
Monday, March 21, 2016	4:21 PM	8	12	2	22
Tuesday, March 22, 2016	4:21 PM	6	14	1	21
Wednesday, March 23, 2016	5:08 PM	3	11	0	14
Thursday, March 24, 2016	4:37 PM	6	17	0	23
Average =					20

Attachment E

Hamby Park

Business / Tenant List

	A	B	C	D	E	F	G
1	Association	Address	City	State	Zip	Business Name	Type
2	Hamby Park	120 W Pomona Ave	Monrovia, CA	CA	91016	Rosiello Dental Lab	Dental
3	Hamby Park	122 W Pomona Ave	Monrovia, CA	CA	91016	Rosiello Dental Lab	Dental
4	Hamby Park	124 W Pomona Ave	Monrovia, CA	CA	91016	City Owned	Brewery
5	Hamby Park	126 W Pomona Ave	Monrovia, CA	CA	91016	City Owned	Brewery
6	Hamby Park	128 W Pomona Ave	Monrovia, CA	CA	91016	Knights of Columbus	Fraternal
7	Hamby Park	130 W Pomona Ave	Monrovia, CA	CA	91016	Knights of Columbus	Fraternal
8	Hamby Park	132 W Pomona Ave	Monrovia, CA	CA	91016	City Owned	Foothill Unity
9	Hamby Park	134 W Pomona Ave	Monrovia, CA	CA	91016	Henderson's Uniforms	Uniforms
10	Hamby Park	136 W Pomona Ave	Monrovia, CA	CA	91016	Alliance Distributing	Janitorial Supplies
11	Hamby Park	138 W Pomona Ave	Monrovia, CA	CA	91016	Wente Q Microwave	Electronic
12	Hamby Park	140 W Pomona Ave	Monrovia, CA	CA	91016	Roosenvelt	Storage (Classic Cars)
13	Hamby Park	142 W Pomona Ave	Monrovia, CA	CA	91016	City Owned	vacant
14	Hamby Park	144 W Pomona Ave	Monrovia, CA	CA	91016	Roosenvelt	Storage (Classic Cars)
15	Hamby Park	146 W Pomona Ave	Monrovia, CA	CA	91016	John Herman	Car Covers
16	Hamby Park	150 W Pomona Ave	Monrovia, CA	CA	91016	vacant	vacant
17	Hamby Park	152 W Pomona Ave	Monrovia, CA	CA	91016	Blanton	Construction
18	Hamby Park	154 W Pomona Ave	Monrovia, CA	CA	91016	Roosenvelt	Storage (Classic Cars)
19	Hamby Park	156 W Pomona Ave	Monrovia, CA	CA	91016	vacant	vacant
20	Hamby Park	158 W Pomona Ave	Monrovia, CA	CA	91016	Rokni Electronic Co.	Electric
21	Hamby Park	160 W Pomona Ave	Monrovia, CA	CA	91016	Tian Shen, Inc.	Imports
22	Hamby Park	162 W Pomona Ave	Monrovia, CA	CA	91016	Hop Secret Brewing	vacant
23	Hamby Park	164 W Pomona Ave	Monrovia, CA	CA	91016	Warwick Industries	Paint spray accessories
24	Hamby Park	166 W Pomona Ave	Monrovia, CA	CA	91016	Yung Architects	Architect
25	Hamby Park	168 W Pomona Ave	Monrovia, CA	CA	91016	168 LLC	Construction
26	Hamby Park	170 W Pomona Ave	Monrovia, CA	CA	91016	Winwealth Tech Inc.	Wholesale Online
27	Hamby Park	172 W Pomona Ave	Monrovia, CA	CA	91016	Fox Junk Removal	Garbage
28	Hamby Park	174 W Pomona Ave	Monrovia, CA	CA	91016	Zobot LLC.	Technology
29	Hamby Park	176 W Pomona Ave	Monrovia, CA	CA	91016	The Mossy Niche	Flower Shop

Attachment F

HAMBY PARK PARKING ANALYSIS 120 THROUGH 176 W. POMONA AVENUE MONROVIA, CA

Unit	Name	Business Type	Land Use Categ.	Area	Parking Ratio	# of <u>Monrovia</u> Required Parking	# of Hamby Reserved Parking	# of Hamby Common Parking	
NORTH BUILDING									
120	Rosiello Dental		Manufacturing	1655	1: 500	3.31	2	(1.31)	
122	Rosiello Dental		Manufacturing	1655	1: 500	3.31	2	(1.31)	
124	REV Winery		Restaurant/Bar*	660	2.3	26.96	2	(24.96)	
126	REV Winery		Manufacturing	4546	1: 500	9.09	2	(7.09)	
128	Knights of Columbus		Retail	1655	1: 200	8.28	2	(6.28)	
130	Knights of Columbus		Retail	1655	1: 200	8.28	2	(6.28)	
132	VACANT	ASSUME INDUSTRIAL		1655	1: 500	3.31	2	(1.31)	
134	Hendersons Uniform		Office	1655	1: 250	6.62	2	(4.62)	
136	Alliance Distributing	Janitorial Supplies	Office	1655	1: 250	6.62	2	(4.62)	
138	Wente Q Microwave		Manufacturing	1655	1: 500	3.31	2	(1.31)	
140	VACANT	ASSUME INDUSTRIAL		1655	1: 500	3.31	2	(1.31)	
142	Car Collector		Storage	1655	1: 500	3.31	2	(1.31)	
144	Car Collector		Storage	1655	1: 500	3.31	2	(1.31)	
146	Car Cover		Manufacturing	1655	1: 500	3.31	2	(1.31)	
SOUTH BUILDING									
150	Show Room		Retail	1867	1: 250	7.47	2	(5.47)	
152	Blanton Construction		Industrial	1867	1: 500	3.73	2	(1.73)	
154	Car Collector		Storage	1867	1: 500	3.73	2	(1.73)	
156	Rokni Electric		Office	1867	1: 250	7.47	2	(5.47)	
158	Rokni Electric		Office	1867	1: 250	7.47	2	(5.47)	
160	Tien Shen	Imports	Industrial	1867	1: 500	3.73	2	(1.73)	
162	VACANT - Hop Secret		Restaurant/Bar*	434	2.3	17.39	2	(15.39)	
162	VACANT - Hop Secret		Manufacturing	1433	1: 500	2.87	0	(2.87)	
164	Warwick Industries		Industrial	1867	1: 500	3.73	2	(1.73)	
166	Yung Architects		Office	1867	1: 250	7.47	2	(5.47)	
168	Trinity Maintenance		Office	1867	1: 250	7.47	2	(5.47)	
170	OpenVox USA		Office	1867	1: 250	7.47	2	(5.47)	
172	Fox Junk		Office	1867	1: 250	7.47	2	(5.47)	
174	Zobot LLC	Tech	Office	1867	1: 250	7.47	2	(5.47)	
176	Mossey Niche	Florist	Retail	1867	1: 250	7.47	2	(5.47)	
	28 UNITS TOTAL					TOTAL PARKING	194.73	56.00	(138.73)

* Restaurant, Restaurant/Bar Combination

1 per 2.3 people calculated for occupant load of dining area
plus 7% of occupancy load for employee parking

660 sq. ft = 62 Patrons/2.3=26.96

434 sq. ft. = 40 Patrons/2.3=17.39

(Does not include 7% for employee parking)

TOTAL EXISTING PARKING	95
LESS: RESERVED PARKING (24/7)	56
AVAILABLE OPEN SHARED PARKING	39
REQUIRED COMMON PARKING	(138.73)
PROVIDED COMMON PARKING	39.00
EXCESS/(SHORTAGE)	(99.73)
TOTAL SHORTFALL	(100)

Attachment F



DEVELOPMENT GUIDELINES PARKING STANDARDS

Planning Division

USE	REQUIRED NUMBER OF SPACES
Single Family Dwelling	2-Car Garage1
Multiple Family and Planned Unit Dev.	
1-5 Units	2-Car Garage3
6+ Units	2.5 and 3 spaces2,3

1. In the RF Zone, where access is from a hillside street as defined in Section 16.08.135, or from a pre-existing private way, as defined in Section 16.08.220 at least three spaces per dwelling unit shall be provided in an enclosed garage.
2. Where there are six (6) or more dwelling units on a lot, there shall be an additional one half space per dwelling unit for guest parking. Two spaces shall be in a garage and guest parking may be open.
3. Planned Unit Developments that have 25 units or more, or "large units" that are 2,000 SF or larger in size with a minimum of 4 bedrooms shall be required to provide additional parking per unit as follows:
 - a. Provide 1 open parking space adjacent to the unit
OR
 - b. Provide a 3-car garage (one space may be tandem) in lieu of a 2-car garage
OR
 - c. Provide a minimum 18' long driveway.

NOTE: See §17.14 for additional regulations for the HCD (Historic Commercial Downtown) Zone

17.24.040 - Parking - Number of Spaces Required - Special Residential Uses

Uses	Required Number of Spaces
Senior Citizen	See Section 17.44.170
Convalescent, Nursing or Rest Homes, Sanitariums or Homes for the Aged	One (1) space per four beds
Boarding Houses, Clubhouses, Fraternity or Sorority Houses	One (1) space for each guestroom plus one space for each two beds in a dormitory
Mobile Home Parks	Two (2) spaces for each lot, plus one additional space within the park for each ten lots

Attachment F

17.24.060 Parking - Number of Spaces Required - Non Residential Uses

The number of spaces required shall be as follows for the various types of buildings and uses. The requirement for a use not specifically mentioned shall be the same as for a use specified which has similar traffic generating characteristics.

Use	Required # of Spaces Based on GFA ¹
Auto repair (light) (heavy)	1 per 250 SF 1 per 250 SF + 1 per 1000 SF
Bars	1 space for every 2 people calculated for occupant load of lounge (based on U.B.C)
Bowling Alleys	6 spaces for each alley
Child Care Centers	1 per staff member + 1 per 20 children
Churches, theaters, auditoriums and similar places of assembly	1 per 5 seats in the principal assembly room ²
Fast food or drive thru restaurants	1.5 spaces for every table or minimum of ten (10) spaces, whichever is greater ^{3,4}
Food establishments dealing in quickly consumed food items with seating of 8 or less	No additional parking required in multiple tenant buildings
Hospitals	1 per room
Hotels and Motels	1 per room
Manufacturing, industrial, warehouse and storage buildings	1 per 500 SF or 1 per 1000 SF with a CUP
Medical and dental offices, clinics	1 per 200 SF
Office and financial institutions	1 per 250 SF
Retail Up to 25,000 SF GFA Over 25,000 SF GFA	1 per 200 SF 1 per 250 SF
Restaurants, Restaurant/Bar combination	1 per 2.3 people calculated for occupant load of dining area plus 7% of occupancy load for employee parking (based on UBC) or minimum of five (5) spaces, whichever is greater
Storage yards, nursery sales, lumberyards and public utilities services	1 per 500 + 1 per 2000 SF

- 1 Gross Floor Area (GFA) need not include duct and elevator shafts, stairs, telephone, electrical and mechanical rooms, restrooms, janitor rooms and corridors.
- 2 Twenty (20) inches of seating space on a bench shall count as one seat. In cases where temporary or moveable seats are provided, there shall be one space for every 40 SF of area within the assembly room.
- 3 For retail centers developed before 1990, the allowable amount of square footage devoted to restaurants or fast food establishments shall be determined by the committee based on location, available parking and mix of uses.
- 4 For retail centers developed after 1990, restaurants or fast food establishments can occupy a maximum of 20% of the retail space in a shopping center/multi-tenant building.

Attachment F

17.24.070 Parking - Facilities-Design - Nonresidential

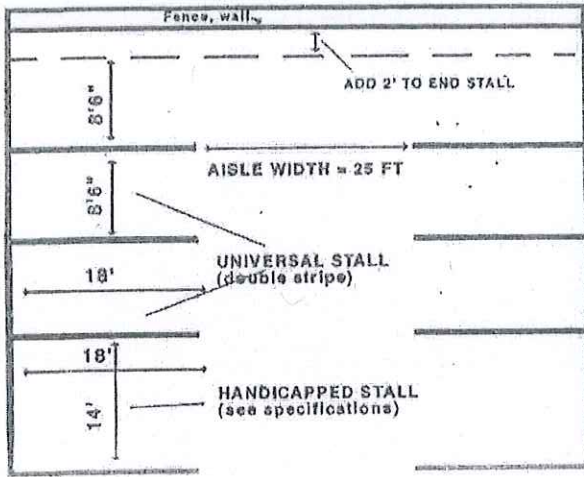
Every required nonresidential parking area and garage shall be designed and maintained in accordance with the following regulations:

Open Parking Lot - Universal Parking Stall	8' 6" x 18' 0"
Parking Structure - Regular Parking Stall	9' 0" x 20' 0"

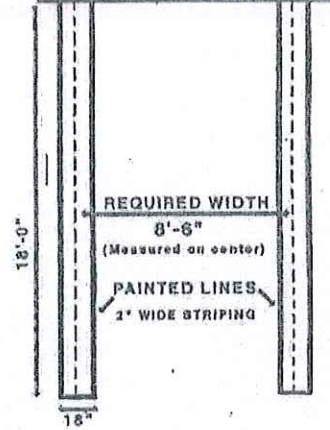
- 1 Every parking stall adjoined on one or both sides of its length by a curb, fence, wall, partition, column, post or similar obstruction, that is located less than four feet from an access aisle measure along the length of the stall or continues to form the end of an access aisle, shall add a minimum of two (2) feet to the width of the end stall
- 2 Each stall shall be located so that no automobile is required to back onto a public street.
- 3 Each space shall be independently accessible with a minimum of twenty-five (25) feet of unobstructed space for universal stalls.
- 4 Handicapped stalls shall be provided as required by the State Code.
- 5 Striping and car stops or bumpers shall be required per this chapter.
- 6 Where parking areas adjoin residential uses, they shall be separated there from by screening as specified in the Monrovia Municipal Code.
- 7 Wheel stops shall be provided for parking areas that adjoin landscaping, fences, walls or similar barriers. Barrier shall be at least 2' from any property line.
- 8 Unless otherwise excepted, driveways and parking areas shall be surfaced or paved with asphaltic concrete of at least two and one-half inch thickness with one-inch thickness of aggregate underlayment, or concrete of at least three and one-half inch thickness.
- 9 All commercial and industrial buildings, hotels, hospitals and institutions hereafter erected, constructed, converted, established, or enlarged to increase their floor space, shall be provided with adequate loading space.
- 10 All existing parking lots of over one hundred spaces when upgraded shall be designed and maintained in accordance with universal parking stall size and striping requirements.
- 11 Tandem parking shall not be permitted to meet required parking for non-residential uses.

Attachment F

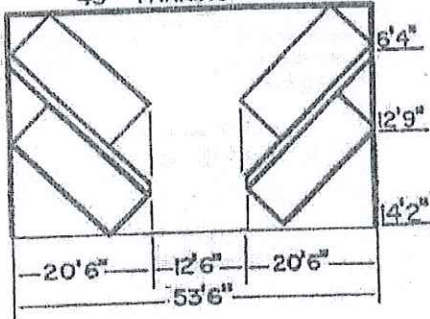
90 DEGREE PARKING



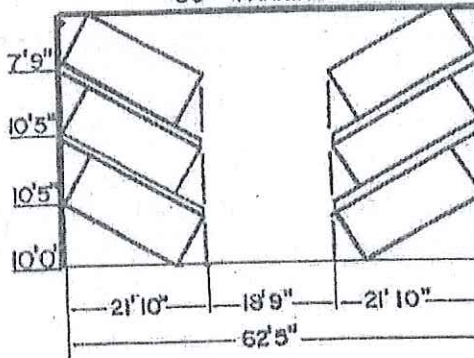
REQUIRED DOUBLE STRIPING



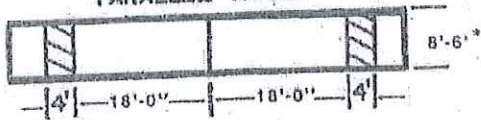
45° PARKING



60° PARKING

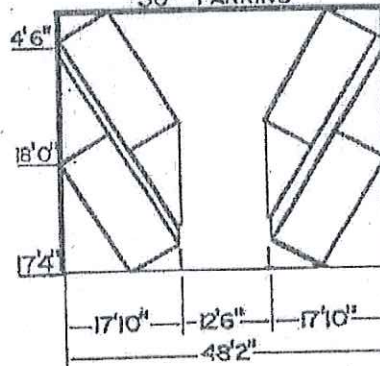


PARALLEL PARKING



* add 2' adjacent to a wall, fence, etc

30° PARKING



Attachment F

Accessible Parking Stall Requirements (Verify with the Building Division)

Spaces Required

Total # of Parking Spaces in Lot or Garage	Minimum Required # of Accessible Parking Spaces	Total # of Parking Spaces in Lot or Garage	Minimum Required # of Accessible Parking Spaces
1-25	1	301-400	8
26-50	2	401-500	9
51-75	3	501-1000	2% of total
76-100	4	1000 and over	20 plus 1 for each 100 or fraction thereof over 1001
101-150	5		
151-200	6		
201-300	7		

Note: When less than five parking spaces are provided, a 9 foot wide accessible parking stall with a 5 foot wide access aisle shall be provided, but this stall need not be reserved exclusively, or identified for use, for persons with disabilities.

17.24.070 Parking - Facilities-Design - Nonresidential (cont.)

Van Accessible Stalls

One in every eight accessible spaces shall be a van accessible stall that is served by an 8-foot wide access aisle. Van accessible stalls shall be appropriately signed. All such spaces may be grouped on one level of a parking structure. There shall not be less than one van accessible stall in each parking lot or structure.

Arrangement of Accessible Parking Stalls

Spaces shall be provided adjacent to each building entrance as close as practical to that entrance. Spaces shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.

Slope of Accessible Parking Stalls

Surface slopes of accessible parking stalls shall be the minimum possible and shall not exceed 1/4 inch per foot (2.083 percent gradient) in any direction.

Clear Height within Parking Garages

Within parking garages there shall be minimum clear headroom of 8'2" at all van accessible parking stalls and the route of vehicular travel from the entrance to such stalls. Sprinkler pipes, ducts, etc., shall not encroach into the required clear headroom.

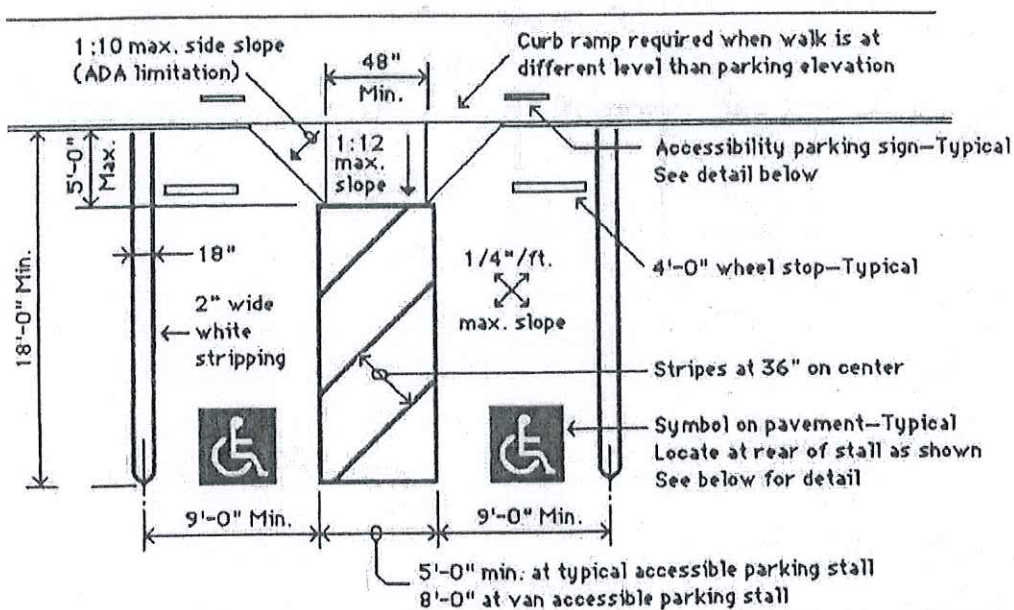
Signs at Entrances

Each entrance to off street parking shall be posted with a sign that is not less than 17" by 22" having letters 1" in height which reads:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or licenses issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed by telephoning (626) 256-8000."

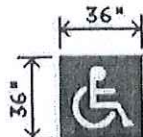
Attachment F

Parking Stall Requirements for Persons with Disabilities

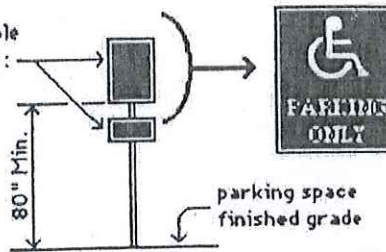


Note: When only one space is provided, the access aisle shall be provided on the passenger (right) side of the parking stall.

70 sq. in. min. pole or wall mounted sign. Van accessible parking stalls shall have an additional sign which reads: "VAN-ACCESSIBLE"



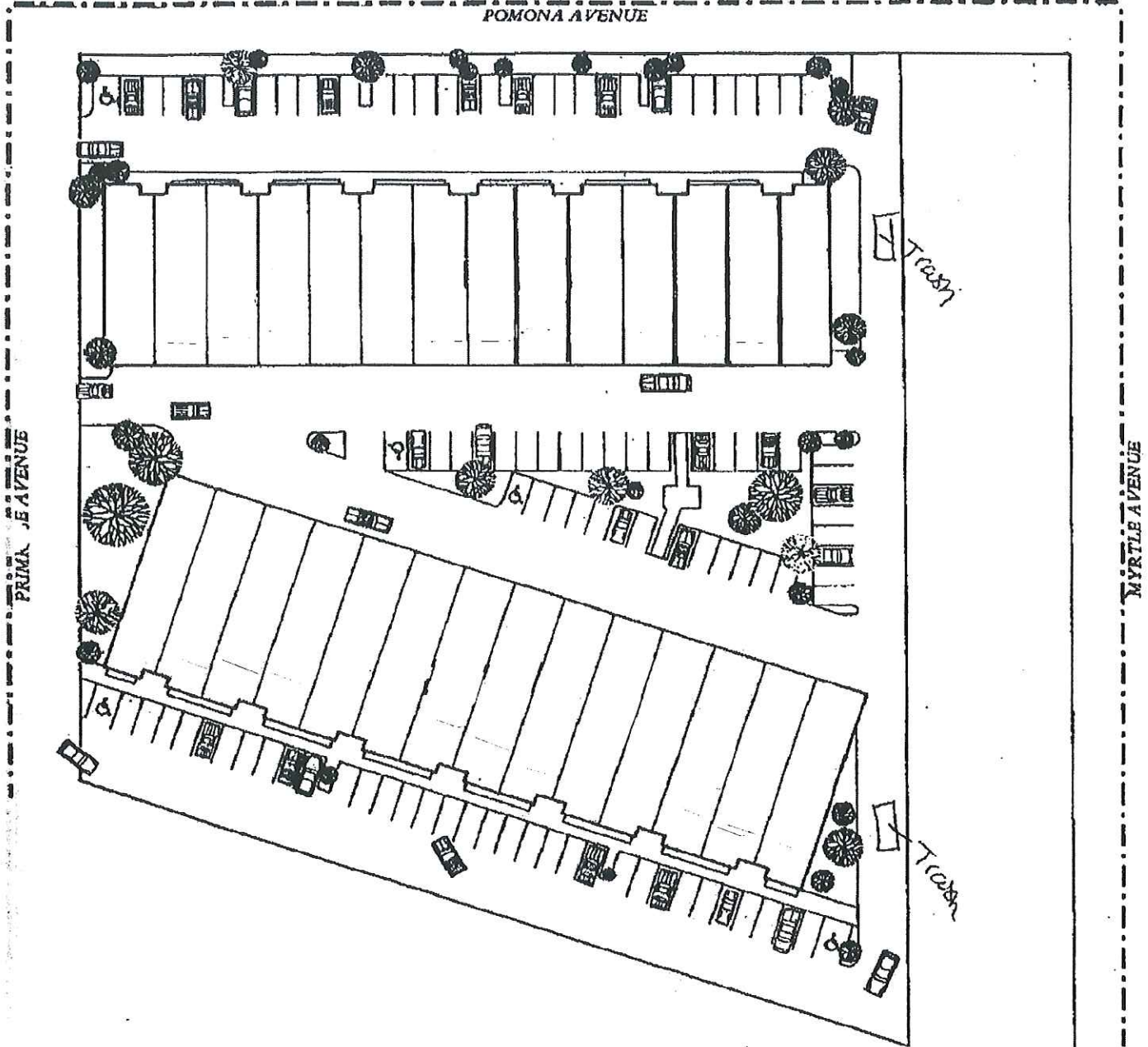
PAVEMENT MARKING
Symbol (wheelchair with occupant) must be in white on a blue background



POLE OR WALL SIGN
Symbol (wheelchair with occupant) must be in white on a blue background

Attachment F

HAMBY PARK SITE PLAN



In our continuing effort to make improvements, we reserve the right to make changes without prior notice.
The information and measurements contained herein are for convenience only, from sources believed reliable but not guaranteed.