



## **PLANNING COMMISSION STAFF REPORT**

**APPLICATION:** CUP2016-02/2016-03  
(Time Extension)

**AGENDA ITEM:** AR-1

**PREPARED BY:** Craig Jimenez  
Director

**MEETING DATE:** January 11, 2017

**SUBJECT:** Conditional Use Permits CUP2016-02 and CUP2016-03

**REQUEST:** One year time extension on the approval of two conditional use permits allowing a winery/brewery with incidental retail sales of wine and beer for off-site consumption and incidental service of wine and beer, and allow live entertainment in an industrial building located in in the PD (Planned Development) – 12 Zone.

**APPLICANT:** Successor Agency to the Monrovia Redevelopment Agency  
(property owner)

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1)

**DISCUSSION/ANALYSIS:** Last year, the Planning Commission approved two conditional use permits (CUP) for the property at 124-126 West Pomona Avenue. The subject property consists of two industrial condominium units in Hamby Park. The CUPs permitted a manufacturing facility to also sell and serve beer and wine produced on site. Manufacturing is a permitted use in this location, however, the service and sale of alcoholic beverages requires the approval of a conditional use permit by the Planning Commission. Additionally, a CUP was approved to allow incidental live entertainment (acoustic) in the facility. On January 13, 2016, both CUP2016-02 (sale and service of alcoholic beverages) and CUP2016-03 (live entertainment) were approved after a duly noticed public hearing.

Although the sale of the property to the business owner was approved by City Council, acting in their capacity as the Board of the Successor Agency to the Monrovia Redevelopment Agency, the transaction has not been completed, therefore the operation has not been able to commence. A one year extension of both conditional use permits is requested.

Section 17.52.310 of the Monrovia Municipal Code states that the approved use must begin within one year after its approval or it will expire. This section also allows for the granting of one or more extensions, not to exceed three years in total. To the City's knowledge there have not been circumstances that have changes or factual evidence that would allow the original findings for CUP2016-02 or CUP2016-03 to be revisited and the extension request denied.

**RECOMMENDATION:** Staff recommends approval of a one year time extension of both conditional use permits. If the Planning Commission concurs with this recommendation, then the appropriate action would be a motion to:

**Approve a one year extension of CUP2016-02 and CUP2016-03**