

**April 10, 2002**

**Honorable Chairman and Members of the  
Hermosa Beach Planning Commission**

**Regular Meeting of  
April 16, 2002**

CONTINUED FROM THE MARCH 19 MEETING

SUBJECT:                   CONDITIONAL USE PERMIT 02-2,  
                                  PARKING PLAN AMENDMENT 02-2

LOCATION:                   58 11<sup>TH</sup> STREET

APPLICANT:               HAMILTON GREGG BREWORKS  
                                  58 11<sup>TH</sup> STREET

REQUEST:                 TO ALLOW AN EXISTING SMALL BEER MANUFACTURER WITH ON-  
                                  SALE BEER WITH EXTENDED HOURS TO 1:30 A.M.; INTERIOR  
                                  ALTERATIONS TO INCREASE THE BAR SEATING AREA; AND TO  
                                  USE OFF-SITE PARKING TO MEET PARKING REQUIREMENTS

**Recommendation**

To direct staff as deemed appropriate.

**Background**

At the March 16, 2002 meeting the Planning Commission considered the testimony of the applicant and concerns about noise and operating hours from several neighbors. The Planning Commission continued the hearing and directed the applicant to consider an alternative business plan to address concerns about parking and potential noise impacts if hours are extended. For the project description and further background please refer to the March 19, 2002, staff report.

**Analysis**

The applicant has responded to the concerns expressed at the last meeting with the following changes to the project plans and operations:

- ❑ The floor plan and operations have been modified to maintain a larger portion of the building consistent with the existing use as an off-sale beer manufacturer/hobby supply use (545 square feet) meaning that 1,230 square feet is being intensified from the existing use to the proposed bar use (rather than the entire gross floor area of 1775 square feet). This will also reduce the parking demand and occupant load.
- ❑ Additional parking is being proposed on adjacent property, and one additional space behind the building in tandem, to increase the total to 10 new parking spaces.
- ❑ The applicant is proposing to have an attendant on duty during hours of operation to manage the tandem parking spaces and to provide oversight over activities on 11<sup>th</sup> Court to reduce noise and loitering and report any criminal activity.

- ❑ The requested extension to the hours of operation have been modified to 12:30 A.M. Sunday through Wednesday, and 1:30 A.M. Thursday through Saturday.
- ❑ To address noised concerns, the applicant notes the business will have no live entertainment, and the business will keep the rear door closed, and add a second door in the interior corridor to the bathrooms. Further, air conditioning will be installed to eliminate the need to open windows in warmer weather when music is played on the stereo system.

The change in the floor plan and the added parking results in compliance with parking requirements for number of spaces, although a Parking Plan is still needed because the parking is provided in tandem; is slightly less than standard depth; 9 of the new 10 spaces are located off-site, and 4 spaces are shared with other uses. Also, compliance with the parking requirement depends on calculating the floor area for the uses within the building rather than the gross floor area of the building. This necessitates submittal of a more detailed revised floor plan in order to accurately calculate the uses. The applicant has submitted an agreement from the property owner dedicating the parking to the business, with four of the spaces (located behind the architectural offices) to be dedicated only after 5:00 P.M. when Brewworks plans to open. The agreement includes acknowledgement from the tenant of the architectural offices that parking will be available after 5:00 P.M. daily.

The parking requirement is calculated as the difference between the existing use (hobby supply/manufacturing) and the proposed bar use. Under the modified plan 545 square feet is not changing, but will be maintained in a consistent use (i.e. hobby supply/beer manufacturing) and 1230 square feet is proposed to be changed to a bar. If the Commission agrees that the parking requirement can be considered in this manner, the parking calculation is as follows:

<u>Use</u>	<u>Gross Floor Area</u>	<u>Parking Ratio</u>	<u>Total Required</u>
Commercial (hobby supply/beer manuf.)	1230 square feet	1 space / 250 sq. ft.	5
<u>Bar</u>	<u>1230 square feet</u>	<u>1 space / 80 sq. ft.</u>	<u>15</u>
Net Required Parking			10

The proposed changes in operation are intended to address concerns noted about noise and hours of operation, although the applicant is still proposing later hours on Thursdays through Sundays.

If the Commission approves the project, staff recommends the following conditions of approval in addition to standard conditions typically imposed on bars:

- ❑ Hours of operation limited to between 5:00 P.M. and midnight.
- ❑ Attendant supervised parking on 11<sup>th</sup> Court during hours of operation, and parking signage noting the location of all off-site parking areas for the business.

- ❑ If the agreement that allows Brewworks exclusive access to the parking on 11<sup>th</sup> Court (necessary to satisfy parking requirements) is terminated, the C.U.P. and Parking Plan Approval will become void. The business will then have to close unless the C.U.P. and Parking Plan are amended and alternative parking arrangements are made to the satisfaction of the Planning Commission.
- ❑ That on-sale and off-sale alcohol sales and service be limited to beer manufactured on the premises.
- ❑ Air conditioning shall be installed, and doors and windows shall remain closed during operating hours when music is being played on the speaker system.
- ❑ Revised scaled floor plans shall be submitted to clearly delineate the area to be converted for the new bar use, with physical barriers to separate the bar and the beer manufacturing area (e.g. walls, storage tanks, glass partitions, etc.). The amount of floor area to be converted for bar use shall be limited to 1,230 square feet and the maximum occupant load shall be based on that number.
- ❑ That the CUP be brought back for Planning Commission review following the first 6 months of operation.

CONCUR:

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Ken Robertson  
Associate Planner

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Sol Blumenfeld, Director  
Community Development Department

Attachments

1. Applicant's proposed modifications/correspondence
2. Correspondence from neighbors, etc.