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P.C. RESOLUTION 02-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA TO DENY A CONDITIONAL USE PERMIT FOR AN EXISTING SMALL BEER MANUFACTURER WITH ON-SALE BEER AND WINE TO EXTEND HOURS TO 1:30 A.M. AND TO INCREASE BAR SEATING AREA; AND TO DENY A PARKING PLAN AMENDMENT TO USE OFF-SITE PARKING TO MEET PARKING REQUIREMENTS FOR 58 11TH STREET

Section 1. An application was filed by Hamilton Gregg Brewworks, seeking a conditional use permit and parking plan for extended hours; increased bar seating; and to provide required parking off-site.

Section 2. The Planning Commission conducted a duly noticed public hearing to consider the application to amend the Conditional Use Permit on April 16, 2002, at which testimony and evidence, both written and oral, was presented to and considered by the Planning Commission

Section 3. Based on evidence received at the public hearing, the Planning Commission makes the following factual findings:

1. In 1992 Hamilton Gregg Brewworks was approved to operate as a “Do-it Yourself Brewery.” The use was allowed based on interpretation of the Planning Commission, confirmed by the City Council, that it fit within the C-2 zone category of a hobby supply business. In January 1993, the Planning Commission approved a Parking Plan to allow the addition of a refrigeration unit in the rear of business, resulting in a decrease in available on-site parking based on the availability of public parking in the surrounding area.

2. The business has grown from a “Do-it Yourself” brewery business, where customers used the facilities to include beer manufacturing on a small scale. The business is currently operating as a small beer manufacturer under a Type 23 “Small Beer Manufacturer” license from the State Department of Alcohol Beverage Control (ABC). The license allows sales and distribution of beer brewed on the premises, and was recently modified to also allow on-site sales and consumption of the manufactured beer.

3. Through this requested C.U.P. and Parking Plan Amendment the applicant is proposing to change and intensify the use from this “hobby supply” business to exclusively a small beer manufacturer with on-sale beer. A bar area for serving and seating patrons of the business is proposed in the location previously used for the kettles and work area for the do-it-yourself portion of the beer manufacturing. These changes constitute an intensification of use to a bar, and result in increased parking requirements.

4. The applicant is proposing to satisfy parking requirements off-site along the alley to the west with managed tandem parking and with some of the spaces shared with other commercial uses located to the west.

5. The property is zoned C-2, with commercially zoned property to the east and west, a public parking lot to the north, and residential uses to the south.

