

Planning Commission Report

Planning Commission Meeting: January 15, 2020		Agenda Item: 9-A
To:	Planning Commission	
From:	Jing Yeo, AICP, City Planning Division Manager	
Permit:	Conditional Use Permit 19ENT-0144	
Address:	1920 Colorado Avenue	
Applicant:	Scott Francis, Santa Monica Brew Works, LLC	
Subject	Conditional Use Permit amendment (19ENT-0144) to allow for a 18,184 square foot expansion of an existing beer manufacturer/microbrewery (Type 23 –Small Beer Manufacturer or Microbrewery). The proposed expansion would include a food component, second brewery production and warehouse location, expansion of the indoor tasting room, and the addition of a weekend outdoor beer garden with the on-site sale and consumption of beer service within an existing 47,546 square foot building on an 89,000 square foot parcel in the Mixed-Use Boulevard Low (MUBL) zoning district.	
		
Zoning District	Mixed-Use Boulevard Low (MUBL)	
Land Use Element Designation	Mixed-Use Boulevard Low (MUBL)	
Parcel Area (SF)/Dimensions	89,000 square feet, Irregular Shaped Parcel	
Existing On-Site Improvements	47,546 square foot building (1978)	
Rent Control Status	Commercial (Exempt)	

Adjacent Zoning Districts & Land Uses	North: MUBL – Commercial office and private school East: MUB – Commercial offices South: IC – Expo Line West: MUBL – Industrial
Historic Resources Inventory	Subject property is not listed on the City’s Historic Resources Inventory

Recommended Action	1. Approve Conditional Use Permit Amendment 19ENT-0144
	2. Approve the Statement of Official Action

Executive Summary

The applicant requests approval of a Conditional Use Permit (CUP) amendment to allow for a 18,184 square foot expansion of an existing beer manufacturer/microbrewery within an existing 47,546 square foot building. The proposed expansion includes a food component, second brewery production and warehouse location, expansion of the indoor tasting room, and the addition of a weekend outdoor beer garden with the on-site sale and consumption of beer service.



Figure 1: Project Site – Colorado Avenue Elevation

The subject site is located within the Mixed-Use Boulevard Low (MUBL) zoning district on the southwest corner of Colorado Avenue and 20th Street. The site is developed with an approximately 47,546 square-foot building and a large surface parking lot is located in the front of the building with access from 19th and 20th streets with a total of 117 parking spaces on-site. The existing uses on-site are a medical clinic (UCLA Health Center), and the microbrewery (Santa Monica Brew Works).

Pursuant to SMMC Section 9.31.040B a Conditional Use Permit is required for the expansion of on-site sale and consumption of alcohol beverages and service.

Staff is recommending approval of the proposed project.

Conditional Use Permit

A Conditional Use Permit is required for buildings or structures constructed, the use of vacant land, changes in the character of the use of land or building, or for substantial expansions in the use of land or building, which may have an impact upon the general welfare or safety of the public. These uses require an additional level of review and have a higher threshold of approval to ensure that they are compatible with the adjacent land uses and comply with the goals and intent of the General Plan.

The following issues should be considered by the Planning Commission in its review of the proposed project and are addressed in this report:

- The compatibility with the surrounding area of the proposed expansion of on-site sale and consumption of alcoholic beverages for an existing microbrewery business.
- The effectiveness of the proposed conditions of approval in mitigating any alcohol-related adverse impacts on the area.
- The consistency of the proposed alcohol service with the Land Use Element of the General Plan, and the MUBL, Mixed-Use Boulevard Low Commercial, zoning district.

Background

Santa Monica Brew Works opened in 2014 and is the first and only manufacturer of local beer in Santa Monica. The brand is firmly recognized in Southern California where it is sold in over 800 bars, restaurants, hotels, event centers and supermarkets and is expanding internationally as well. The brewery established itself as a permitted use under the previous zone of Light Manufacturing and Studio District (LMSD); however, the most recent Zoning Ordinance update on July 2015 changed the zoning to Mixed-Use Boulevard Low (MUBL).

On June 15, 2016 the brewery received approval of a CUP (16ENT-0018) to allow for the on-site sale and consumption of beer (Type 23 ABC License) within a 2,980 square foot beer sampling area to be operated in conjunction with the microbrewery and was an ancillary use to the ongoing brewery operation. The tasting room area was conditioned to be open after 6 p.m. on weekdays and not to exceed 112 indoor seats while also required to execute an on-site shared parking agreement to avoid conflict with the other tenants parking demand and hours of operation. Additionally, this is the only alcohol outlet within a 500-foot radius of the subject property.

Since the approval of the CUP, the brewery operations have grown, thus the applicant is seeking the need an expansion of the existing manufacturing/production as well as the addition of an enlarged tasting room, food component and a weekend outdoor beer garden.

Project Analysis

Project Description

The site is developed with an existing 47,546 square foot building and the microbrewery currently occupies Suite B (3,952SF) and Suite C (9,048SF) and most recently became a tenant of Suite A (18,184SF) which was formerly occupied by Agensys. With the expansion into Suite A, the brewery would occupy a total of approximately 31,184SF of the overall building. The remaining floor area will continue to be dedicated to UCLA Health Center (Suite D) which is located on the second floor of the building.

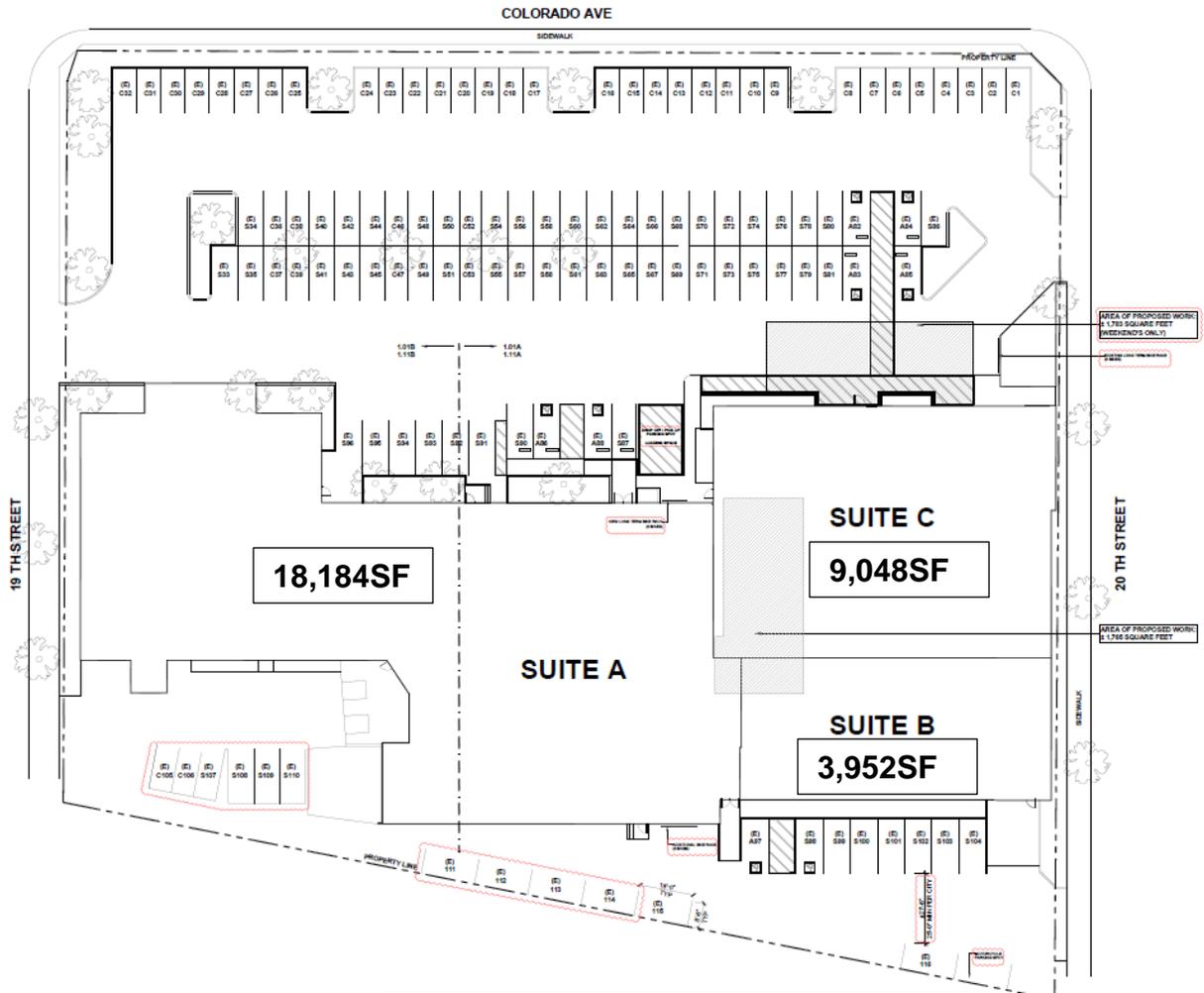


Figure 2: Site Plan

Proposed Expansion

The applicant is seeking to expand the existing operations by including a new food component, second brewery production and warehouse location, enlargement of the indoor tasting room, and the addition of an outdoor beer garden on the weekends as described below:

The Food Component

The new food service area will be located within Suite A and will occupy approximately 985 square feet of floor area and will be available for take away service and for on-site consumption while the brewery is open. The menu will consist of a variety of offerings and will be open every day during regular business hours (approximately 11am-11pm Sunday thru Thursday and 11am-12am on Friday and Saturday). The applicant has stated that the new food component will be a welcomed offering to both existing and new customers as this type of service is customary in most other brewery operations.

Second Brewery Production/Warehouse

Currently, the existing production, manufacturing and warehouse storage for the brewery consist of 8,936 square feet located primarily within Suite C with offices and other support services within Suite B. The second brewery production and warehouse location will be located in Suite A and occupy the remaining 17,204 square feet of floor area and will also provide a new loading dock situated at the rear of the site to handle its increase in production.

Expansion of Indoor Tasting Room

The previous CUP (16ENT-0018) granted the applicant the right to open a 2,980 square foot tasting room with 112 seats including a mix of high tables and counter area and a walk-up bar area located within Suite C. The applicant is seeking to expand the tasting room within Suite C by adding a new 1,425 square foot tasting room area with 63 new seats which will be adjacent to one another bringing the total area of the tasting rooms to 3,655 square feet and 175 seats. There will also be a new walk up tasting bar added at the very south end of the room to help with service and provide seating options in the tasting room area.

In addition to the expansion of the tasting room, the applicant is also seeking to expand its product lines and offer the sale of wine, craft kombucha and beer produced in collaboration with other breweries all of which are authorized under Santa Monica Brew Works' existing Type 23 ABC alcohol license.

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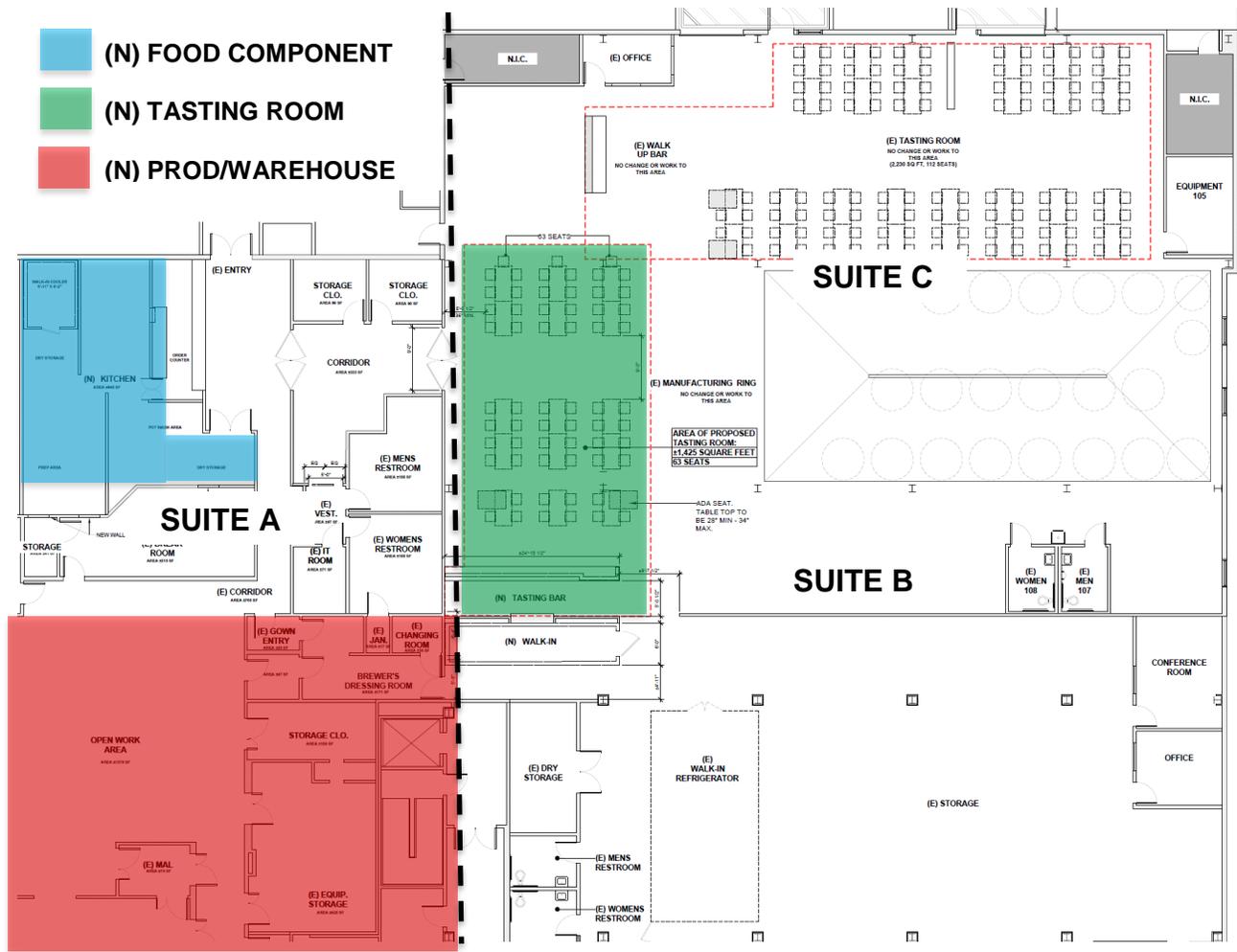


Figure 3: Floor Plan

Outdoor Beer Garden (Weekends Only)

The applicant is seeking to add a weekend Beer Garden that will occupy 1,783 square feet consisting of 75 seats situated directly in front of the brewery's front entrances within the sites private parking lot that will be open during daylight hours only and weather permitting and be conditioned to close at dusk (See Condition # 2).

The two brewery garage doors and two swing doors will open directly into the beer garden area. A separate entry from the parking lot area leading into the Beer Garden will be the sole point of entry into the Beer Garden is open while all others doors into the brewery will be operational. The area will also be barricaded by providing moveable bollards that will block all vehicles from entering near the area and maintain adequate circulation while the Beer Garden area is open.

Further, eight (8) parking spots located directly in front of the garden will designated as no parking to ensure the safety of this area. Staff has included Condition #3 to reflect this requirement. As part of the addition of the Beer Garden there will be required weekend variations to the site such as the relocation of the accessible parking in front of the

building, accessible path of travel, parking lot circulation and the addition of six (6) long term bicycle parking in front of the building. A detailed plan depicting the Beer Garden and weekend parking area is provided in Figure 4 below.

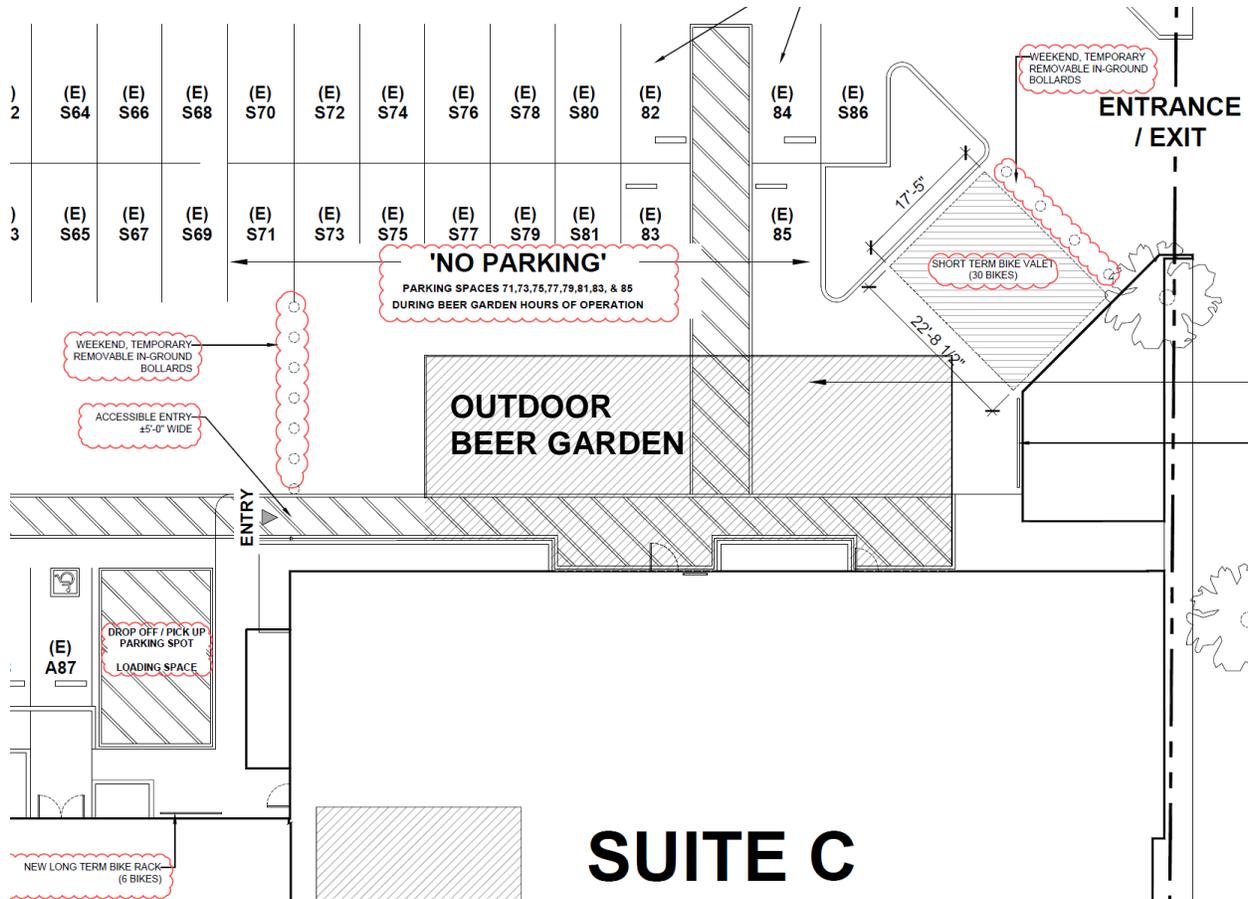


Figure 4: Weekend Beer Garden Parking Plan

Amendment to Hours of Operation

As part of the CUP amendment the applicant is also seeking to revise the hours of operations as it relates to Condition #1 of CUP 16ENT-0018:

Existing Hours	Proposed Hours	Beer Garden Hours
6 p.m.-11 p.m.-Mon-Thurs 6 p.m.-12 a.m.-Friday 12 p.m.-12 a.m.-Saturday 12 p.m.-8 p.m.-Sunday	5 p.m.-11 p.m.-Mon-Thurs 5 p.m.-12 a.m.-Friday 12 p.m.-12 a.m.-Saturday 12 p.m.-9 p.m.-Sunday	12 p.m.-Dusk- Saturday and Sunday only

The applicant is requesting to modify the hours to open one hour earlier on weekdays to 5 p.m. and one hour later on Sundays to 9 p.m. In addition to the modified hours above the applicant is also requesting the following changes to their standard hours of operation:

- Open from noon to 11 p.m. on Federal Holidays that fall on Monday thru Thursday
- Close at midnight on the day before a Federal Holiday.
- Federal Holidays are to include the following days only to ensure that UCLA Health Center is closed and will not interfere with their required parking demands and hours of operation:
 - New Year’s Day
 - Presidents Day
 - Memorial Day
 - 4th of July (Independence Day)
 - Labor Day

These hours are more restrictive than what is typically allowed through the Alcohol Exemption (AE) standard conditions, which are provided for comparison in Figure 5 below. Staff supports the proposed hours of operation for the new expansion because the hours are compatible with the other uses on site and do not conflict with the current hours of operation of the UCLA Health Center and the other surrounding uses which consist of mostly industrial and commercial.

	Santa Monica Brew Works	UCLA Health Center	Alcohol Exemption Hours (For Comparison)
Proposed Hours	5pm-11pm-Mon-Thurs 5pm-12am-Friday 12pm-12am-Saturday 12pm-9pm-Sunday	8am-5pm-Mon,Tue, Thurs and Fri 9am-5pm-Wed Closed-Sat-Sun	9am-11pm, Sun – Thurs 9am-12am, Fri – Sat

Figure 5: Hours of Operation

Parking

There are 117 parking spaces proposed as part of the brewery expansion, which can accommodate the 106 and 112 spaces required for both weekday and weekend brewery operations. As part of the previous CUP (16ENT-0018) Condition #5, the applicant was required to execute an on-site shared parking agreement to make up for a 30-space deficit due to the existing tasting room area. The agreement guaranteed the rights to a total of 60 spaces for the brewery during the tasting room hours of operation and avoided conflict with the other tenants parking demand and hours of operation. Since the time of the previous approval one of the tenants (Agensys-Suite A) has moved out, creating a surplus of parking and therefore no longer necessitating an on-site shared parking agreement. The two proposed parking plan calculations provided below for both the Weekday and Weekend operations take into account that 1) UCLA is closed during all tasting room and

beer garden hours and 2) The brewery business operations are closed on the weekends including all office, manufacturing or other production. All 117 spaces are controlled by and available to Santa Monica Brew Works during its Weekday and Weekend operations.

Additionally, Pursuant to SMMC 9.28.180(F)(3), for every 5 bicycle spaces provided in the footprint of an existing required parking space, 1 vehicle space can be reduced, up to a maximum of 15 percent of the required spaces. The brewery will have a total of 39 bicycle spaces during weekend operations, 18 of which meet the base requirement. The 21 surplus bicycle spaces above the base requirement reduce the number of vehicle spaces by 4 creating a surplus of 9 vehicle spaces during weekend operations as shown in the parking calculations below.

PROPOSED <u>WEEKDAYS</u> (WHEN TASTING ROOM OPEN)	FLOOR AREA	RATIO	PARKING REQUIRED
SUITE A (formerly Agensys)			
Office Use	1,370	300	4.57
Lab Use	122	400	0.31
Utility/Warehouse/Brewery	15,707	1000	15.71
Food Component	985	300	3.28
Sub Total Suite A	18,184		23.87
SUITE B (SMBW Warehouse)	3,952	1000	3.95
SUITE C			
Utility/Warehouse/Brewery	5,393	1000	5.39
Tasting Room	3,655	50	73.10
SubTotal Suite C	9,048		78.49
SUITE D (UCLA) (Closed)	13,346	250	0
TOTAL PROPOSED PARKING			106.31
EXISTING SPACES			117
SURPLUS			11
CIRCULATION/UTILITY	3,016		
TOTAL PREMISES	47,546		

Figure 6: Weekday Parking Table

PROPOSED <u>WEEKENDS</u> (WHEN TASTING ROOM & BEER GARDEN OPEN)	FLOOR AREA	RATIO	PARKING REQUIRED
SUITE A (formerly Agensys)			
Office Use (Closed)	1,370	300	0
Lab Use (Closed)	122	400	0
Utility/Warehouse/Brewery (Closed)	15,707	1000	0
Food Component	985	300	3.28
Sub Total Suite A	18,184		3.28
SUITE B (SMBW Warehouse) (Closed)	3,952	1000	0
SUITE C			
Utility/Warehouse/Brewery (Closed)	5,393	1000	0
Tasting Room	3,655	50	73.10
Beer Garden	1,783	50	35.66
SubTotal Suite C	10,831		108.76
SUITE D (UCLA) (Closed)	13,346	250	0
TOTAL PROPOSED PARKING			112.04
EXISTING SPACES			117
NET DEFICIT			5
Parking Reduction/Extra Bicycle Space			4
SURPLUS			9
CIRCULATION/UTILITY	3,016		
TOTAL PREMISES	47,546		

Figure 7: Weekend Parking Table

Lastly, a parking utilization study (Attachment C) was prepared by the applicant and included parking counts over two different time periods with one of them being the busiest weeks of the year (6/24/19-6/30/19) and the other being a summer weekend (6/16/19-6/17/19) counting the number of cars utilizing the lot after 6 p.m. on weekdays and after 12 noon on weekends. The survey confirmed that a minimum of 53 unutilized parking spaces exist in the parking lot during the busiest evening and that a substantial number of customers travel to the brewery using other means than their own vehicle.

Land Use and Circulation Element (LUCE) Consistency

The subject property is designated as Mixed-Use Boulevard Low in the Land Use and Circulation Element (LUCE). Colorado Avenue land use policies and goals for 20th Street

to Lincoln Boulevard are to provide a comprehensive mix of uses around the Expo Light Rail Station and Memorial Park. From 20th Street to 17th Street, the area contains a variety of small industrial uses where lot depth has been reduced by the Expo line right of way. While many of these policies are directed at new development, the existing building provides an opportunity for the proposed brewery expansion to contribute toward pedestrian orientation on Colorado Avenue. Goal B10 states to create an enhanced mixed-use pedestrian boulevard that provides residents, visitors, and employees with an inviting landscaped environment. Policy B10.13 encourages enhancing the streetscape to create an inviting pedestrian environment and the applicant is doing so by providing a pedestrian-oriented and active ground floor use which will generate a higher volume of pedestrian activity and a provide a comprehensive mix of uses around the Expo Light Rail Station and Memorial Park.

Zoning Code Compliance

The subject property is located in the MUBL District, which is a commercial district intended to facilitate the transformation of sections of boulevards into vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent low-density neighborhoods. Allowable ground floor uses include active, local-serving retail, open spaces such as plazas, service-oriented commercial uses, and residential and hotel uses in limited areas. The microbrewery expansion complies with this designation as a commercial business providing a full variety of beer, wine, kombucha and food service within the neighborhood. A complete review of the project's compliance with the Zoning Ordinance is provided in Attachment A.

Neighborhood Compatibility

The existing microbrewery is located within a multi-tenant building and shares a parking lot with one other tenant. Along Colorado Avenue, from 20th street west to 17th street the area contains a variety of small industrial uses and close proximity to both the Expo Light Rail Station and Memorial Park. West of 17th street to Lincoln the character is generally low-scale industrial in conformance with the former LMSD zoning district. The microbrewery beer tasting areas and weekend outdoor beer garden will be associated with and contained within the existing microbrewery premises and site and would not have significant negative impacts on Colorado Avenue or the surrounding neighborhood because it would likely increase pedestrian activity in the nearby neighborhoods and on Colorado Avenue. The proposed brewery expansion is compatible with the surrounding commercial uses and would continue to provide a local neighborhood amenity to nearby residential uses. The microbrewery has been in operation for over four years without complaints and the proposed expansion is limited to only serving beer manufactured on-site during limited weekday evening hours and weekend hours. However, to insure the microbrewery tasting room and beer garden bar area operates in a harmonious manner with the surrounding neighborhood, staff has included conditions to mitigate noise including Conditions No. 2, No. 8 and No. 11.

Condition No. 2

The Outdoor Beer Garden shall not exceed 75 seats consisting of 1,783 square feet and shall be situated directly in front of the brewery's front entrances within the sites private

parking lot. The permitted hours of operation shall only be from 12 p.m. to dusk on Saturday and Sunday.

Condition No. 8 – No exterior activity such as trash disposal, deliveries or other maintenance activity generating noise audible from the exterior of the building shall occur from one hour after closing to 6:00 a.m. In addition, there shall be no disposal of bottles or noise generating trash between 11:00 p.m. to 6:00 a.m., daily. Trash containers shall be secured with locks.

Condition No. 11 – The owner shall prohibit loitering in the parking area and shall control noisy patrons leaving the premises.

Alcohol Licenses in the Area

There are no existing alcohol outlets within a 500-foot radius of the subject property.

Police Department Comments

The Police Department has reviewed the application and does not have any issues with the project as conditioned.

Environmental Status

This request is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1), Existing Facilities, of the State Implementation Guidelines in that the project involves improvements to an existing building to expand the operations of an existing microbrewery with the on-site sale of alcohol for consumption on the premises. The scope of the improvements will occur within existing tenant spaces and involve only minor alterations.

Public Input

Staff had not received any comments or concerns from the public at the time the staff report was drafted.

Alternative Actions:

In addition to the recommended action, the Planning Commission could consider the following with respect to the project if supported by the evidentiary record and consistent with applicable legal requirements:

- A1. Articulate findings and/or conditions to Approve OR Deny, with or without prejudice, the subject applications and direct staff to incorporate such findings and/or conditions into the STOA.

Prepared by: Michael Rocque, Associate Planner

Attachments

- A. General Plan and Municipal Code Compliance Worksheet
- B. Draft Statement of Official Action
- C. Project Proposal
- D. Public Notification & Comment Material
- E. Project Plans

**ATTACHMENT A
GENERAL PLAN AND MUNICIPAL CODE COMPLIANCE WORKSHEET**

Project Location and Permit Processing Time Limits

Project Address: 1920 Colorado Avenue
 Application Filing Date: April 16, 2019
 Deemed Complete: July 30, 2019
 CEQA Deadline: May 16, 2019
 PSA Deadline: July 15, 2019
 Total Process Review
 Time (Days): 272 days

General Plan and Municipal Code Compliance Worksheet

CATEGORY	LAND USE ELEMENT	MUNICIPAL CODE	PROJECT
Permitted Use	N/A	Alcohol outlets with a Type 23 alcohol license require a Conditional Use Permit. [SMMC 9.31.040B]	Applicant requests an amendment to Conditional Use Permit (16ENT-0018) to allow for a 18,184 square foot expansion of an existing microbrewery (Type 23 – Small Beer Manufacturer or Microbrewery). The proposed expansion would include a food component, second brewery production and warehouse location, expansion of the indoor tasting room, and the addition of a weekend outdoor beer garden with the on-site sale and consumption of beer service inconjunction with the microbrewery.

**ATTACHMENT B
DRAFT STATEMENT OF OFFICIAL ACTION**



City of Santa Monica
City Planning Division

**PLANNING COMMISSION
STATEMENT OF OFFICIAL ACTION**

City of
Santa MonicaSM

PROJECT INFORMATION

CASE NUMBER: Conditional Use Permit 19ENT-0144

LOCATION: 1920 Colorado Avenue

APPLICANT: Santa Monica Brew Works, LLC

PROPERTY OWNER: 1920 Colorado, Inc.

CASE PLANNER: Michael Rocque, Associate Planner

REQUEST: Conditional Use Permit amendment (19ENT-0144) to allow for a 18,184 square foot expansion of an existing beer manufacturer/microbrewery (Type 23 –Small Beer Manufacturer or Microbrewery). The proposed expansion would include a food component, second brewery production and warehouse location, expansion of the indoor tasting room, and the addition of a weekend outdoor beer garden with the on-site sale and consumption of beer service within an existing 47,546 square foot building on an 89,000 square foot parcel in the Mixed-Use Boulevard Low (MUBL) zoning district.

CEQA STATUS: The proposed microbrewery expansion is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1), Existing Facilities, of the State Implementation Guidelines in that the project involves improvements to an existing building to expand the operations of an existing microbrewery with the on-site sale of alcohol for consumption on the premises.

PLANNING COMMISSION ACTION

January 15, 2020	Determination Date
X	Approved based on the following findings and subject to the conditions below.
	Denied.
	Other:

EFFECTIVE DATES OF ACTIONS IF NOT APPEALED:	January 30, 2020
EXPIRATION DATE OF ANY PERMITS GRANTED:	January 30, 2022
LENGTH OF ANY POSSIBLE EXTENSION OF EXPIRATION DATES:	6 months

* Any request for an extension of the expiration date must be received in the City Planning Division prior to expiration of this permit.

Each and all of the findings and determinations are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information contained herein or in the findings are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

FINDINGS

CONDITIONAL USE PERMIT FINDINGS

- A. The proposed use is conditionally allowed within the MUBL Zoning District and complies with all of the applicable provisions of the "City of Santa Monica Comprehensive Zoning Ordinance" and all other titles of the Municipal Code in that the proposed brewery expansion and associated uses is most similar to a bar, which is a conditionally permitted use in the MUBL zoning district. Further, SMMC Section 9.31.040(B) requires a Conditional Use Permit for the sale and consumption of alcoholic beverage.

- B. The proposed use is consistent with the General Plan and any applicable specific plan in that Goal B10 states to create an enhanced mixed-use pedestrian boulevard that provides residents, visitors, and employees with an inviting landscaped environment. Policy B10.13 encourages enhancing the streetscape to create an inviting pedestrian environment and the applicant is doing so by continuing to provide a pedestrian-oriented and active ground floor use which will generate a higher volume of pedestrian activity and active environment along Colorado Avenue and the surrounding area.

- C. The subject parcel is physically suitable for the type of land use being proposed, in that the property has all the necessary improvements and accessibility. Furthermore, it is a large parcel sufficient enough to accommodate the proposed expansion area and tenants. The project only involves the expansion of floor space within the existing building footprint and private parking lot and accommodates the brewery area expansion.
- D. The proposed use is compatible with any of the land uses presently on the subject parcel if the present land uses are to remain, in that the other uses on property includes a medical office. The proposed brewery expansion area is compatible with the existing land uses and will not conflict with the medical office hours of operation.
- E. The proposed use would be compatible with existing and permissible land uses within the district and the general area in which the proposed use is to be located, in that the microbrewery is an existing legal, non-conforming use within the MUBL District and the proposed expansion area will be associated with the brewery operation. The MUBL District allows for a variety of commercial uses including bars. The proposed brewery expansion area is compatible with the surrounding commercial uses and would provide a local neighborhood amenity to nearby residential uses. The microbrewery has been in operation for over four years without complaints and the proposed expansion is limited to only serving beer manufactured on-site, wine, and kombucha during limited weekday evening hours and weekend hours. Further, all 117 spaces are controlled by and available to Santa Monica Brew Works during its Weekday and Weekend operations. Conditions of approval have been included to mitigate operational and alcohol-related impacts.
- F. The physical location or placement of the use on the site is compatible with and relates harmoniously to the surrounding neighborhood, in that the brewery expansion is proposed within an existing building that is designed with pedestrian orientation and is compatible with other uses in the building and neighborhood. Furthermore, the brewery operations will provide a walkable destination for residents in the neighborhood and visitors along Colorado Avenue.
- G. Based on environmental review, the proposed project has not potentially significant environmental impacts or any potentially significant environmental impacts have been reduced to a less than significant because of mitigation measures incorporated in the project or a Statement of Overriding Considerations has been adopted. The request to allow a food component, second brewery production and warehouse location, expansion of the indoor tasting room, and the addition of a weekend outdoor beer garden beer sampling area in conjunction with the microbrewery and Type 23 (Small Beer Manufacturer or Microbrewery) alcohol license is exempt from the provisions of the California Environmental Quality Act

(CEQA), pursuant to Section 15301 (Class 1), Existing Facilities, of the State Implementation Guidelines. The project only involves the expansion of floor space within the existing building footprint and private parking lot and accommodates the brewery area expansion.

- H. The proposed brewery expansion area and related project features would not be detrimental to the public interest, health, safety, convenience, or general welfare in that the allowance of the expansion area in conjunction with microbrewery is not a change to the primary use, and it will continue to operate in the same fashion as it currently exists. The project only involves the expansion of floor space within the existing building footprint and private parking lot and accommodates the brewery area expansion. There would be no observable differences to the use other than the outdoor weekend beer garden and would not create any adverse impacts to the surrounding neighborhood when operated consistent with the recommended conditions of approval and the requirements of the State of California Department of Alcoholic Beverage Control.

ALCOHOL BEVERAGE SALES FINDINGS

1. The proposed use will not adversely affect the welfare of neighborhood residents in a significant manner in that the proposed brewery expansion such as the tasting room, food component and outdoor weekend beer garden will be an ancillary use to the existing microbrewery and located in a commercial area, away from any major residential uses. The Type 23 ABC License would allow for the sale of beer, wine and kombucha within the tasting room and outdoor weekend beer garden areas. Conditions have been added to mitigate potential impacts associated with alcohol consumption.
2. The proposed use will not contribute to an undue concentration of alcohol outlets in the area in that the proposed beer sampling operation is the only such use located within a 500-foot radius of the site located along Colorado Avenue. Additionally, it is anticipated that the implementation of the recommended conditions of approval will minimize any impacts on the surrounding neighborhood and general vicinity. Furthermore, this type of outlet has not contributed significantly to alcohol related problems in the area.
3. The proposed use will not detrimentally affect nearby neighborhoods considering the distance of the alcohol outlet to residential buildings, churches, schools, hospitals, playgrounds, parks, and other existing alcohol outlets in that there are no nearby churches, schools, hospitals or playgrounds and the conditions for approval, such as the hours of operation and compliance with the provisions of the Noise Ordinance, will minimize the potential effect on residential uses in the vicinity. There are also no existing alcohol outlets within a 500-foot radius of the proposed beer sampling area. The Police Department has reviewed the project and have not indicated any objections to the proposal.

4. The sale of alcohol will not increase traffic congestion or generate a demand for parking that will adversely affect surrounding businesses and residents in that parking for the beer sampling area is available in a parking lot that is accessed from 19th Street to the west and 20th to the east.

CONDITIONS OF APPROVAL

PLANNING AND COMMUNITY DEVELOPMENT

The following Conditions supersede the prior Conditional Use Permit 16ENT-0018.

Project Specific Conditions

2. The permitted hours of operation for the brewery shall be 5 p.m. to 11 p.m. Monday through Thursday, Friday 5 p.m. to 12 a.m. (midnight), Saturday 12 p.m. (noon) to 12 a.m. (midnight) and Sunday 12 p.m. to 9 p.m. In addition, the brewery shall be allowed the following hours during these specific times:
 - Open from noon to 11 p.m. on Federal Holidays that fall on Monday thru Thursday
 - Close at midnight on the day before a Federal Holiday.
 - Federal Holidays are to include the following days only to ensure that UCLA Health Center is closed and will not interfere with their required parking demands and hours of operation:
 - New Year's Day
 - Presidents Day
 - Memorial Day
 - 4th of July (Independence Day)
 - Labor Day
3. The Outdoor Beer Garden shall not exceed 75 seats consisting of 1,783 square feet and shall be situated directly in front of the brewery's front entrances within the sites private parking lot. The permitted hours of operation shall only be from 12 p.m. to dusk on Saturday and Sunday.
4. The Outdoor Beer Garden shall be barricaded by providing moveable bollards that will block all vehicles from entering near the area and maintain adequate circulation while the Beer Garden area is open. Further, eight (8) parking spots located directly in front of the garden shall be designated as no parking during all times the area is open to ensure the safety of this area.
5. Seating arrangements for sit-down patrons within the indoor tasting room shall not exceed 175 seats.

6. Last call for beer sales shall be at 10:30 p.m., Monday through Thursday, 11:30 p.m. Friday and Saturday and 8:30 p.m. on Sundays.
7. The only alcohol to be served for on-site and sold for off-site consumption is the beer that is produced within the existing microbrewery. No other alcohol shall be served in conjunction with the microbrewery use.
8. No permanent or temporary dance floor or dance area or live entertainment shall be allowed on the premises.
9. No exterior activity such as trash disposal, deliveries or other maintenance activity generating noise audible from the exterior of the building shall occur from one hour after closing to 7:00 a.m. In addition, there shall be no disposal of bottles or noise generating trash between 11:00 p.m. to 7:00 a.m., daily. Trash containers shall be secured with locks.
10. There shall be no cover charge or minimum drink purchase requirement.
11. The tasting room and outdoor beer garden area shall not organize or participate in organized “pub-crawl” events where participants or customers pre-purchase tickets or tokens to be exchanged for alcoholic beverages.
12. The owner shall prohibit loitering in the parking area and shall control noisy patrons leaving the premises.
13. If the microbrewery use is abandoned, as defined by Section 9.27.050 of the Zoning Ordinance, the rights for the beer sampling area granted by this Condition Use Permit shall also expire.

Administrative

14. The Planning Commission’s approval, conditions of approval, or denial of Conditional Use Permit No. 19ENT-027 may be appealed to the City Council if the appeal is filed with the Zoning Administrator within fourteen consecutive days following the date of the Planning Commission’s determination in the manner provided in Section 9.40.070. An appeal of the approval, conditions of approval, or denial of a subdivision map must be filed with the City Clerk within ten consecutive days following the date of Planning Commission determination in the manner provided in Section 9.54.070(G). Any appeal must be made in the form required by the Zoning Administrator. The approval of this permit shall expire if the rights granted are not exercised within three and a half years (for projects in the Coastal Zone) from the permit’s effective date. Exercise of rights shall mean issuance of a building permit to commence construction.

15. Within ten days of City Planning Division transmittal of the Statement of Official Action, project applicant shall sign and return a copy of the Statement of Official Action prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval. By signing same, applicant shall not thereby waive any legal rights applicant may possess regarding said conditions. The signed Statement shall be returned to the City Planning Division. Failure to comply with this condition shall constitute grounds for potential permit revocation.
16. Within thirty (30) days after final approval of the project, a sign shall be posted on site stating the date and nature of the approval. The sign shall be posted in accordance with the Zoning Administrator guidelines and shall remain in place until a building permit is issued for the project. The sign shall be removed promptly when a building permit is issued for the project or upon expiration of the Design Review Permit.
17. In the event permittee violates or fails to comply with any conditions of approval of this permit, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

Indemnity

18. Applicant shall defend, indemnify, and hold harmless the City and its boards, commissions, agents, officers, and employees (collectively, "City") from any claims, actions, or proceedings (individually referenced as "Claim" and collectively referenced as "Claims") against the City to attack, set aside, void, or annul, the approval of this Conditional Use Permit concerning the Applicant's proposed project, or any Claims brought against the City due to the acts or omissions in any connected to the Applicant's project. City shall promptly notify the applicant of any Claim and shall cooperate fully in the defense. Nothing contained in this paragraph prohibits the City from participating in the defense of any Claims, if both of the following occur:
 - (1) The City bears its own attorney's fees and costs.
 - (2) The City defends the action in good faith.

Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of any approvals granted for the Project, or is commenced for any other reason against the City for the act or omissions relating to the Applicant's project, within fourteen (14) days following notice of such action from the City, the Applicant shall file with the City a performance bond or irrevocable letter of credit,

or other form of security satisfactory to the City ("the Security") in a form satisfactory to the City, and in the amount of \$100,000 to ensure applicant's performance of its defense, indemnity and hold harmless obligations to City. The Security amount shall not limit the Applicant's obligations to the City hereunder. The failure of the Applicant to provide the Security shall be deemed an express acknowledgment and agreement by the Applicant that the City shall have the authority and right, without consent of the Applicant, to revoke the approvals granted hereunder.

Conformance with Approved Plans

19. This approval is for those plans dated December 20, 2019, a copy of which shall be maintained in the files of the City Planning Division. Project development shall be consistent with such plans, except as otherwise specified in these conditions of approval.
20. Minor amendments to the plans shall be subject to approval by the Director of Planning. A significant change in the approved concept shall be subject to Planning Commission Review. Construction shall be in conformance with the plans submitted or as modified by the Planning Commission, Architectural Review Board, or Director of Planning.
21. Project plans shall be subject to complete Code Compliance review when the building plans are submitted for plan check and shall comply with all applicable provisions of Article IX of the Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica prior to building permit issuance.

Fees

22. As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city fee schedule.

Project Operations

23. The operation shall at all times be conducted in a manner not detrimental to surrounding properties or residents by reason of lights, noise, activities, parking or other actions.
24. No video or other amusement games shall be permitted on the premises.

25. Parking lot illumination shall be provided and maintained.
26. Window or other signage visible from the public right-of-way that advertises beer or alcohol shall not be permitted.
27. Applicant is on notice that all temporary signage is subject to the restrictions of the City sign ordinance.
28. The project shall at all times comply with the provisions of the Noise Ordinance (SMMC Chapter 4.12).
29. Pursuant to SMMC Section 4.12 (Noise), establishments with amplified music may be required to provide entrances and exits, except exits which are solely emergency exits, designed as two-door vestibules, so that only one set of doors is open at a time. Doors shall be of solid core design. Windows shall be constructed with double-paned glass.

Final Design

30. Plans for final design, landscaping, screening, trash enclosures, and signage shall be subject to review and approval by the Architectural Review Board.
31. Landscaping plans shall comply with Subchapter 9.26.040 (Landscaping Standards) of the Zoning Ordinance including use of water-conserving landscaping materials, landscape maintenance and other standards contained in the Subchapter.
32. Refuse areas, storage areas and mechanical equipment shall be screened in accordance with SMMC Sections 9.21.100, 9.21.130 and 9.21.140. Refuse areas shall be of a size adequate to meet on-site need, including recycling. The Architectural Review Board in its review shall pay particular attention to the screening of such areas and equipment. Any rooftop mechanical equipment shall be minimized in height and area, and shall be located in such a way as to minimize noise and visual impacts to surrounding properties. Unless otherwise approved by the Architectural Review Board, rooftop mechanical equipment shall be located at least five feet from the edge of the roof. Except for solar hot water heaters, no residential water heaters shall be located on the roof.
33. No gas or electric meters shall be located within the required front or street side yard setback areas. The Architectural Review Board in its review shall pay particular attention to the location and screening of such meters.
34. Prior to consideration of the project by the Architectural Review Board, the applicant shall review disabled access requirements with the Building and Safety

Division and make any necessary changes in the project design to achieve compliance with such requirements. The Architectural Review Board, in its review, shall pay particular attention to the aesthetic, landscaping, and setback impacts of any ramps or other features necessitated by accessibility requirements.

35. As appropriate, the Architectural Review Board shall require the use of anti-graffiti materials on surfaces likely to attract graffiti.

Construction Plan Requirements

36. During demolition, excavation, and construction, this project shall comply with SCAQMD Rule 403 to minimize fugitive dust and associated particulate emission, including but not limited to the following:
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least three times daily with complete coverage, preferably at the start of the day, in the late morning, and after work is done for the day.
 - All grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph measured as instantaneous wind gusts) so as to prevent excessive amounts of dust.
 - All material transported on and off-site shall be securely covered to prevent excessive amounts of dust.
 - Soils stockpiles shall be covered.
 - Onsite vehicle speeds shall be limited to 15 mph.
 - Wheel washers shall be installed where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
 - An appointed construction relations officer shall act as a community liaison concerning onsite construction activity including resolution of issues related to PM₁₀ generation.
 - Streets shall be swept at the end of the day using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).
 - All active portions the construction site shall be sufficiently watered three times a day to prevent excessive amounts of dust.
37. Final building plans submitted for approval of a building permit shall include on the plans a list of all permanent mechanical equipment to be placed indoors which may be heard outdoors.

38. Kitchen facilities including, but not limited to, restaurants, caterers, school cafeterias, hotels, hospitals, and other commercial cooking facilities must conduct operations in a manner which avoids causing grease blockages to the City sewer.
- A grease interceptor must be installed for all projects with kitchen facilities as described above unless a variance is granted through City of Santa Monica Water Resources Protection. The minimum capacity of the interceptor will be determined using Chapter 10 of the latest California Plumbing Code. Contributory sources shall include wastewater from kitchen area including pot sinks, pre-rinse sinks, dishwashers, floor drains, and mat washing areas. Show the location of the grease interceptor on the plumbing plans that clearly indicates what drain fixtures will connect to the interceptor.
 - All grease interceptors, regardless of size, shall be equipped with a standard final-stage sample box.

Demolition Requirements

39. Until such time as the demolition is undertaken, and unless the structure is currently in use, the existing structure shall be maintained and secured by boarding up all openings, erecting a security fence, and removing all debris, bushes and planting that inhibit the easy surveillance of the property to the satisfaction of the Building and Safety Officer and the Fire Department. Any landscaping material remaining shall be watered and maintained until demolition occurs.
40. Prior to issuance of a demolition permit, applicant shall prepare for Building and Safety Division approval a rodent and pest control plan to insure that demolition and construction activities at the site do not create pest control impacts on the project neighborhood.

Construction Period

41. Immediately after demolition and during construction, a security fence, the height of which shall be the maximum permitted by the Zoning Ordinance, shall be maintained around the perimeter of the lot. The lot shall be kept clear of all trash, weeds, etc.
42. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions. Immediately after commencing dirt removal from the site, the general contractor shall provide the City of Santa Monica with written certification that all trucks leaving the site are covered in accordance with this condition of approval.
43. Developer shall prepare a notice, subject to the review by the Director of Planning and Community Development, that lists all construction mitigation requirements, permitted hours of construction, and identifies a contact person at City Hall as well

as the developer who will respond to complaints related to the proposed construction. The notice shall be mailed to property owners and residents within a 200-foot radius from the subject site at least five (5) days prior to the start of construction.

44. A sign shall be posted on the property in a manner consistent with the public hearing sign requirements which shall identify the address and phone number of the owner and/or applicant for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
45. A copy of these conditions shall be posted in an easily visible and accessible location at all times during construction at the project site. The pages shall be laminated or otherwise protected to ensure durability of the copy.

Standard Conditions

46. Mechanical equipment shall not be located on the side of any building which is adjacent to a residential building on the adjoining lot, unless otherwise permitted by applicable regulations. Roof locations may be used when the mechanical equipment is installed within a sound-rated parapet enclosure.
47. Final approval of any mechanical equipment installation will require a noise test in compliance with SMMC Section 4.12.040. Equipment for the test shall be provided by the owner or contractor and the test shall be conducted by the owner or contractor. A copy of the noise test results on mechanical equipment shall be submitted to the Community Noise Officer for review to ensure that noise levels do not exceed maximum allowable levels for the applicable noise zone.
48. Construction period signage shall be subject to the approval of the Architectural Review Board.
49. The property owner shall insure any graffiti on the site is promptly removed through compliance with the City's graffiti removal program.
50. Prior to issuance of a building permit, a copy of the recorded map shall be provided to the City Planning Division.

MOBILITY DIVISION

51. Developer shall comply with SMMC Chapter 9.53, Transportation Demand Management including payment of the Developer Annual TDM Fee pursuant to Section 9.53.110.

52. Final auto parking, bicycle parking and loading layouts specifications shall be subject to the review and approval of the Mobility Division:
53. Where a driveway, garage, parking space or loading zone intersects with the public right-of-way at the alley or sidewalk, hazardous visual obstruction triangles shall be provided in accordance with SMMC Section 9.21.180.
54. Slopes of all driveways and ramps used for ingress or egress of parking facilities shall be designed in accordance with the standards established by the Mobility Manager but shall not exceed a twenty percent slope.

OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT

55. Developer is hereby informed of the availability for free enrollment in the Savings by Design incentive program where available through Southern California Edison. If Developer elects to enroll in the program, enrollment shall occur prior to submittal of plans for Architectural Review and an incentive agreement shall be executed with Southern California Edison prior to issuance of a building permit.
56. The project shall comply with requirements in section 8.106 of the Santa Monica Municipal code, which adopts by reference the California Green Building Standards Code and which adds local amendments to that Code. In addition, the project shall meet the landscape water conservation and construction and demolition waste diversion requirements specified in Section 8.108 of the Santa Monica Municipal Code.

PUBLIC WORKS DEPARTMENT (PWD)

General Conditions

57. Developer shall be responsible for the payment of the following Public Works Department (PWD) permit fees prior to issuance of a building permit:
 - a. Water Services
 - b. Wastewater Capital Facility
 - c. Water Demand Mitigation
 - d. Fire Service Connection
 - e. Tieback Encroachment
 - f. Encroachment of on-site improvements into public right-of-way
 - g. Construction and Demolition Waste Management – If the valuation of a project is at least \$50,000 or if the total square feet of the project is equal to or greater than 1000 square feet, then the owner or contractor is required to complete and submit a Waste Management Plan. All demolition projects are required to submit a Waste Management Plan. A performance deposit is collected for all

Waste Management Plans equal to 3% of the project value, not to exceed \$30,000. All demolition only permits require a \$1,000 deposit or \$1.00 per square foot, whichever is the greater of the two.

Some of these fees shall be reimbursed to developer in accordance with the City's standard practice should Developer not proceed with development of the Project. In order to receive a refund of the Construction and Demolition performance deposit, the owner or contractor must provide receipts of recycling 70% of all materials listed on the Waste Management Plan.

58. Any construction related work or use of the public right-of-way will be required to obtain the approval of the City of Santa Monica, including but not limited to: Use of Public Property Permits, Sewer Permits, Excavation Permits, Alley Closure Permits, Street Closure Permits, and Temporary Traffic Control Plans.
59. Plans and specifications for all offsite improvements shall be prepared by a Registered Civil Engineer licensed in the State of California for approval by the City Engineer prior to issuance of a building permit.
60. Upon commencement of construction, a sign shall be posted on the property in a manner consistent with the public hearing sign requirements, which shall identify the address and phone number of the owner, developer and contractor for the purposes of responding to questions and complaints during the construction period. Said sign shall also indicate the hours of permissible construction work.
61. Prior to the demolition of any existing structure, the applicant shall submit a report from an industrial hygienist to be reviewed and approved as to content and form by the Building & Safety Division. The report shall consist of a hazardous materials survey for the structure proposed for demolition. The report shall include a section on asbestos and in accordance with the South Coast AQMD Rule 1403, the asbestos survey shall be performed by a state Certified Asbestos Consultant (CAC). The report shall include a section on lead, which shall be performed by a state Certified Lead Inspector/Assessor. Additional hazardous materials to be considered by the industrial hygienist shall include: mercury (in thermostats, switches, fluorescent light), polychlorinated biphenyls (PCBs) (including light Ballast), and fuels, pesticides, and batteries.

Water Resources

62. Connections to the sewer or storm drains require a sewer permit from the PWD - Civil Engineering Division. Connections to storm drains owned by Los Angeles County require a permit from the L.A. County Department of Public Works.
63. Parking areas and structures and other facilities generating wastewater with potential oil and grease content are required to pretreat the wastewater before discharging to the City storm drain or sewer system. Pretreatment will require that a clarifier or oil/water separator be installed and maintained on site.
64. If the project involves dewatering, developer/contractor shall contact the LA Regional Water Quality Control Board (RWQCB) to obtain an NPDES Permit for discharge of groundwater from construction dewatering to surface water. For more information refer to: <http://www.waterboards.ca.gov/losangeles/> and search for Order # R4-2003-0111.
65. Prior to the issuance of the first building permit, the applicant shall submit a sewer study that shows that the City's sewer system can accommodate the entire development. If the study does not show to the satisfaction of the City that the City's sewer system can accommodate the entire development, prior to issuance of the first building permit, the Developer shall be responsible to upgrade any downstream deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated. Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.
66. Prior to the issuance of the first building permit, the applicant shall submit a water study that shows that the City's water system can accommodate the entire development for fire flows and all potable needs. Developer shall be responsible to upgrade any water flow/pressure deficiencies, to the satisfaction of the Water Resources Manager, if calculations show that the project will cause such mains to receive greater demand than can be accommodated. Improvement plans shall be submitted to the Engineering Division. All reports and plans shall also be approved by the Water Resources Engineer.
67. Prior to the issuance of the first building permit, the applicant shall submit a hydrology study of all drainage to and from the site to demonstrate adequacy of the existing storm drain system for the entire development. Developer shall be responsible to upgrade any system deficiencies, to the satisfaction of City Engineer, if calculations show that the project will cause such facilities to receive greater demand than can be accommodated. All reports and improvement plans shall be submitted to Engineering Division for review and approval. The study shall be performed by a Registered Civil Engineer licensed in the State of California.

68. Developer shall not directly connect to a public storm drain pipe or direct site drainage to the public alley. Commercial or residential units are required to either have an individual water meter or a master meter with sub-meters.
69. All existing sanitary sewer “house connections” to be abandoned, shall be removed and capped at the “Y” connections.
70. The fire services and domestic services 3-inches or greater must be above ground, on the applicant’s site, readily accessible for testing.
71. Developer is required to meet state cross-connection and potable water sanitation guidelines. Refer to requirements and comply with the cross-connections guidelines available at:

<http://www.lapublichealth.org/eh/progs/envirp/ehcross.htm>. Prior to issuance of a Certificate of Occupancy, a cross-connection inspection shall be completed.
72. Ultra-low flow plumbing fixtures are required on all new development and remodeling where plumbing is to be added, including dual flush toilets, 1.0 gallon urinals and low flow shower heads.

Urban Water Runoff Mitigation

73. To mitigate storm water and surface runoff from the project site, an Urban Runoff Mitigation Plan shall be required by the PWD pursuant to Municipal Code Chapter 7.10. Prior to submittal of landscape plans for Architectural Review Board approval, the applicant shall contact PWD to determine applicable requirements, such as:
 - a. The site must comply with SMMC Chapter 7.10 Urban Runoff Pollution Ordinance for the construction phase and post construction activities;
 - b. Non-storm water runoff, sediment and construction waste from the construction site and parking areas is prohibited from leaving the site;
 - c. Any sediments or materials which are tracked off-site must be removed the same day they are tracked off-site;
 - d. Excavated soil must be located on the site and soil piles should be covered and otherwise protected so that sediments are not tracked into the street or adjoining properties;
 - e. No runoff from the construction site shall be allowed to leave the site; and
 - f. Drainage control measures shall be required depending on the extent of grading and topography of the site.
 - g. Development sites that result in land disturbance of one acre or more are required by the State Water Resources Control Board (SWRCB) to submit a Storm Water Pollution Prevention Plan (SWPPP). Effective September 2, 2011,

only individuals who have been certified by the Board as a “Qualified SWPPP Developer” are qualified to develop and/or revise SWPPPs. A copy of the SWPPP shall also be submitted to the PWD.

74. Prior to implementing any temporary construction dewatering or permanent groundwater seepage pumping, a permit is required from the City Water Resources Protection Program (WRPP). Please contact the WRPP for permit requirements at least two weeks in advance of planned dewatering or seepage pumping. They can be reached at (310) 458-8235.

Resource Recovery and Recycling

75. Development plans must show the refuse and recycling (RR) area dimensions to demonstrate adequate and easily accessible area. If the RR area is completely enclosed, then lighting, ventilation and floor drain connected to sewer will be required. Section 9.21.130 of the SMMC has dimensional requirements for various sizes and types of projects. Developments that place the RR area in subterranean garages must also provide a bin staging area on their property for the bins to be placed for collection.
76. Contact Resource Recovery and Recycling RRR division to obtain dimensions of the refuse recycling enclosure.
77. Prior to issuance of a building permit, submit a Waste Management Plan, a map of the enclosure and staging area with dimensions and a recycling plan to the RRR Division for its approval. The State of California AB 341 requires any multi-family building housing 5 units or more to have a recycling program in place for its tenants. All commercial businesses generating 4 cubic yards of trash per week must also have a recycling program in place for its employees and clients/customers. Show compliance with these requirements on the building plans. Visit the Resource Recovery and Recycling (RRR) website or contact the RRR Division for requirements of the Waste Management Plan and to obtain the minimum dimensions of the refuse recycling enclosure. The recycling plan shall include:
- List of materials such as white paper, computer paper, metal cans, and glass to be recycled;
 - Location of recycling bins;
 - Designated recycling coordinator;
 - Nature and extent of internal and external pick-up service;
 - Pick-up schedule; and
 - Plan to inform tenants/ occupants of service.
78. For temporary excavation and shoring that includes tiebacks into the public right-of-way, a Tieback Agreement, prepared by the City Attorney, will be required.

79. Nothing contained in these Conditions of Approval shall prevent Developer from seeking relief pursuant to any Application for Alternative Materials and Methods of Design and Construction or any other relief as otherwise may be permitted and available under the Building Code, Fire Code, or any other provision of the SMMC.

Construction Period Mitigation

80. A construction period mitigation plan shall be prepared by the applicant for approval by the following City departments prior to issuance of a building permit: Public Works, Fire, Planning and Community Development, and Police. The approved mitigation plan shall be posted on the site for the duration of the project construction and shall be produced upon request. As applicable, this plan shall:
- a. Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect;
 - b. Describe how demolition of any existing structures is to be accomplished;
 - c. Indicate where any cranes are to be located for erection/construction;
 - d. Describe how much of the public street, alleyway, or sidewalk is proposed to be used in conjunction with construction;
 - e. Set forth the extent and nature of any pile-driving operations;
 - f. Describe the length and number of any tiebacks which must extend under the property of other persons;
 - g. Specify the nature and extent of any dewatering and its effect on any adjacent buildings;
 - h. Describe anticipated construction-related truck routes, number of truck trips, hours of hauling and parking location;
 - i. Specify the nature and extent of any helicopter hauling;
 - j. State whether any construction activity beyond normally permitted hours is proposed;
 - k. Describe any proposed construction noise mitigation measures, including measures to limit the duration of idling construction trucks;
 - l. Describe construction-period security measures including any fencing, lighting, and security personnel;
 - m. Provide a grading and drainage plan;
 - n. Provide a construction-period parking plan which shall minimize use of public streets for parking;
 - o. List a designated on-site construction manager;
 - p. Provide a construction materials recycling plan which seeks to maximize the reuse/recycling of construction waste;
 - q. Provide a plan regarding use of recycled and low-environmental-impact materials in building construction; and
 - r. Provide a construction period water runoff control plan.

POLICE

- 81. Prior to issuance of a Certificate of Occupancy, or a business license, or commencement of alcohol service as applicable, a security plan shall be submitted to the Chief of Police for review and approval. The plan shall address both physical and operational security issues.

COMPLIANCE

- 82. The applicant authorizes reasonable City inspection of the property to ensure compliance with the conditions of approval imposed by the City in approving this project and will bear the reasonable cost of these inspections as established by Santa Monica Municipal Code Section 2.72.010 and Resolution No. 9905 (CCS) or any successor legislation thereto. These inspections shall be no more intrusive than necessary to ensure compliance with conditions of approval

VOTE: Conditional Use Permit 19ENT-0144

- Ayes:
- Nays:
- Abstain:
- Absent:

NOTICE

If this is a final decision not subject to further appeal under the City of Santa Monica Comprehensive Land Use and Zoning Ordinance, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Municipal Code Section 1.16.010.

I hereby certify that this Statement of Official Action accurately reflects the final determination of the Planning Commission of the City of Santa Monica.

Leslie Lambert, Chairperson

Date

Acknowledgement by Permit Holder

I hereby agree to the above conditions of approval and acknowledge that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval.

Print Name and Title

Date

Applicant's Signature

ATTACHMENT C

Project Proposal

1920 Colorado Avenue

**CONDITIONAL USE PERMIT AMENDMENT REQUEST LIST
(Discretionary Permit Application 19ENT-0144)**

1. **Expansion of The Existing Tasting Room in Suites C & B** – 1425 square feet/63 seats. The expanded portion of the Tasting Room is currently occupied by 3 walk-in coolers. (The coolers will be moved to Suite A.) It will consist of a 25ft long serving bar and a walk-in cooler housing draft beer taps and kegs located on the border of Suites B & C. The sitting area will consist of seating for 75 people. (See attached plans.)
2. **Expansion of Tasting Room into Suite A** – The existing ADA-compliant bathrooms situated in Suite A will serve Tasting Room patrons. A boarded-up wall that currently forms a separation between Suite C and A will be opened up for entry to the Suite A bathrooms.
3. **Addition of a Limited Beer Garden** – 1783 square feet/75 seats. The Beer Garden that will sit in front of the brewery in a small portion of the parking lot. It will be open during daylight hours only on weekends and federal holidays.
4. **Amendment of Specific Items Listed In CUP 16ENT-0018**
 - a. **Expansion of Hours of Operation**
 - i. **Open 1 hour earlier (to 5pm) during weekdays.** (Local businesses continually request that we open at this time.) The parking lot is empty at 5pm.
 - ii. **Close 1 hour later (to 9pm) on Sundays.** (A constant customer request.)
 - iii. **Open from noon to 11pm on Federal Holidays that fall on Monday thru Thursday.** (A constant customer request.)
 - iv. **Close at midnight on nights before Federal Holidays.**
 - b. **Expansion of Product Lines For Sale**
 - i. **Sell wine** (authorized by SMBW's Type 23 license). (A request by all gluten free customers.)
 - ii. **Sell kombucha** (authorized by SMBW's Type 23 license.). (A request by gluten free customers.)
 - iii. **Sell beer produced in collaboration with other breweries.** (A brewing community common occurrence.)

SANTA MONICA BREW WORKS, LLC
DISCRETIONARY PERMIT APPLICATION
19ENT-0144
1920 COLORADO AVE, Suites A, B & C

Introduction

Santa Monica Brew Works, LLC (“SMBW”) requests approval to amend its current Conditional Use Permit 16ENT-0018 (the “CUP”) as follows: (1) expand the footprint of the Tasting Room (indoors); (2) add a weekend beer garden limited in size, scope and hours; (3) increase the hours of the Tasting Room; and (4) expand the product offered at the Tasting Room in accordance with SMBW’s Federal and State Type 23 License - - Small Beer Manufacturer or Microbrewery.

The new Discretionary Permit Application is designated as 19ENT-0144 (the “DPA”).

Background

SMBW opened its production brewery in June 2014 in a 9048 sq ft space (“Suite C”) located at 1920 Colorado Ave at 20th St (the “Premises”).

In early 2016, SMBW leased an additional 3400 sq ft space (“Suite B”) contiguous to the brewery. Pursuant to CUP, the City of Santa Monica (the “City”) granted SMBW the right to operate a 2,980 sq ft tasting room (the “Tasting Room”).

In April 2019, SMBW signed a lease to occupy an additional 20,000 sq ft space (“Suite A”) contiguous to the brewery. Suite A was previously occupied by Agensys. SMBW plans for Suite A are as follows: (1) build a food component to service the Tasting Room and provide take-way and delivery food service for local homes and businesses; (2) use the space for storage and production; and (3) build a second brewery production floor.

(There is one additional tenant on the Premises - - UCLA Medical Family Health Care Clinic occupies Suite D (13,346 sq ft) - - with whom SMBW shares a great neighborly relationship.)

Santa Monica Brew Works

Since opening in mid-2014, Santa Monica Brew Works (“SMBW”) has spread the Santa Monica warmth and goodwill throughout the world. The brand is firmly established in Southern California where it is sold in over 1200 bars, restaurants, hotels, event centers (including Dodgers Stadium, Staples Center, Hollywood Bowl, LA Coliseum, Rose Bowl, Angel Stadium, etc.) and supermarkets. SMBW’s beer is also sold outside of California in Nevada and Japan,

and was the sole beer chosen to be part of Paris' famous food store La Grande Epicerie de Paris when it celebrated the City of Los Angeles in 2018.

SMBW's Tasting Room opened in the fall of 2016. It is now a meeting place for the community; an attraction in Los Angeles; and a necessary visiting spot for tourists. It is a place where people come to drink but not get drunk. Customers have met for the first time at the Tasting Room, and later got married. Cyclists start and end their weekend rides at the brewery. Offices hold post-work get-togethers at the Tasting Room. Mothers visit after their weekend "Mommy & Me" classes. Parents-to-be hold baby showers. Local people celebrate their birthdays, engagements, pre-wedding "dinners", and anniversaries. And tourists get a taste of Santa Monica life by intermingling with the local community.

On a local level, SMBW has donated its services, products, and brewery to an overwhelming number of Santa Monica charities, schools, groups, City agencies, SM Police and Fire Department fundraisers, and City events. SMBW even hosted a night where all the candidates for Mayor spoke to voters prior to the election.

In short, SMBW has been good for Santa Monica, and Santa Monica has been good for SMBW. The requests made in this Application are intended to grow the footprint of the business, further serve the community, and create goodwill for the City.

Application

Santa Monica Brew Works, LLC ("SMBW") requests approval of the DPA which expands the uses set forth in the CUP. The CUP granted SMBW the right to operate a 2,980 square foot onsite sale and consumption of beer (the "Tasting Room") alongside its existing 9,048 square foot brewery microbrewery in the Mixed-Use Boulevard Low (MUBL) District. The Tasting Room and microbrewery operate under a Type 23 License – Small Beer Manufacturer or Microbrewery. The DPA does not expand the uses granted to SMBW under its Small Beer Manufacturer Type 23 License (which incorporates all the rights of a Beer Manufacturer Type 1 License).

For the purposes of this Application, please refer to the CUP information regarding the Premises.

Relevant to this Application is the fact that last month SMBW signed a lease to occupy Suite A at the premises. Suite A, formerly occupied by Agensys Inc, is 20,000 square feet - - giving SMBW a total footprint of 35,000 sq ft (including common areas). SMBW has applied for a separate building permit to expand its brewing operations pursuant to a continuation of non-confirming use; build a 1250 square foot take-way food component as a "by right" use; and build supporting office space and storage for the business. That Project's assigned name is "19BLD-2826", and the only remaining unresolved item is the approval of the Parking Plan provided to the City as part of the DPA (see below).

This Application seeks the following approvals: (1) expansion of the existing Tasting Room in Suites C & B; (2) expansion of the Tasting Room into Suite A; (3) addition of a Beer Garden in a portion of the parking lot open during daylight hours on weekends & federal holidays only; and (4) amendment of certain conditions imposed under the CUP.

1. **Expansion of The Existing Tasting Room in Suites C & B** – 1020 square feet/75 seats. The expanded portion of the Tasting Room is currently occupied by 3 walk-in coolers. (The coolers will be moved to Suite A.) It will consist of a 25ft long serving bar and a walk-in cooler housing draft beer taps and kegs located on the border of Suites B & C. The sitting area will consist of seating for 75 people. (See attached plans.)
2. **Use of Suite A Bathrooms** – The existing ADA-compliant bathrooms situated in Suite A will serve Tasting Room patrons. A boarded-up wall that currently forms a separation between Suite C and A will be opened up for entry to the Suite A bathrooms.
3. **Addition of a Limited Beer Garden** – 1783 square feet/75 seats. The Beer Garden will sit in front of the brewery in a small section of the parking lot. It will be open during daylight hours only on weekends and federal holidays. The Beer Garden will have temporary interlocking four (4) foot high walls to ensure that beer is not enjoyed outside the designated area. Cars will be blocked from the Beer Garden location by removable bollards. Beer gardens are a part of the tasting room experience at every brewery in Southern CA. (See attached plans.)
4. **Amendment of CUP 16ENT-0018** – SMBW seeks to amend the CUP. The amendments requested are limited in scope and are quite reasonable. They are based on the knowledge gained by SMBW during the 3+ years the Tasting Room has been open; the repeated requests of SMBW’s patrons; and common business practices.
 - a. **Hours of Operation (Supported by SMBW’s Parking Plan)**
 - i. Open 1 hour earlier (to 5pm) during weekdays.
 - ii. Close 1 hour later (to 9pm) on Sundays.
 - iii. Open from noon to 11pm on Federal Holidays that fall on Monday thru Thursday.
 - iv. Close at midnight on nights before Federal Holidays.
 - b. **Expansion of Product (Authorized by SMBW’s Type 23 License)**
 - i. Sell wine (gluten free).
 - ii. Sell kombucha (gluten free).
 - iii. Sell beer produced in collaboration with other breweries. (A brewing community common occurrence.)

Parking Plan

Attached hereto is SMBW's Parking Plan Proposal.

There are a total of 117 parking spots (including a motorcycle spot) on the Premises parking lot - 8 of which are designated as Accessible Parking spots.

SMBW will have a total of 39 bike spaces when the Tasting Room and Beer Garden are open - 18 of which constitute the base requirement set by the City. The 21 bicycle spaces above the base requirement reduce the number of parking spaces required by 4 spots.

During the weekdays when the Tasting Room is open, there is a **surplus of 11 parking spots**. During the weekends when the Tasting Room is open, there is a **surplus of 9 parking spots** - 8 of which will be blocked off to preserve the safety of those inside the Beer Garden.

CONCLUSION: The items requested in the DPA are reasonable and are not out of the ordinary. They will not in any way have a negative impact on the community and are not incompatible or inharmonious with adjacent or permitted uses or the City's General Plan. In fact, the new intended uses by SMBW of the Premises will be a positive addition to the City and further the positive Santa Monica experience.

**PARKING PLAN PROPOSAL
(Revised 12/20/19)**

**SANTA MONICA BREW WORKS
1920 COLORADO AVE
SANTA MONICA, CA. 90404**

INTRODUCTION

Applicant Santa Monica Brew Works, LLC (“SMBW”) filed on April 18, 2019 a Discretionary Permit Application 19ENT-0144 (the “DPA”) seeking to amend CUP 16ENT-0018 (the “CUP”). The DPA makes a number of requests concerning the existing tasting room (“Tasting Room”) including the expansion of the size of the Tasting Room and the addition of an outdoor beer garden (“Beer Garden”).

THE PROJECT

SMBW is located at 1920 Colorado Ave (the “Premises”), in the Mixed Use Boulevard Low (“MUBL”) zoning district. The entire Premises is 47,457 sq ft in size.

SMBW occupies Suite B (3952 sq ft) and Suite C (9048 sq ft) of the Premises, and recently became a tenant at Suite A (18,184 sq ft) where it plans to expand its operations to include a food component and second brewery production/warehouse location. (The aforementioned Suite sizes include common areas.) The sum amount of the Premises that will be occupied by SMBW is 31,184 (including common areas.) The Building Permit Application (“BPA”) with respect to Suite A was submitted to the City of Santa Monica on or before July 31, 2019.

There is an additional Suite located on the Premises - - Suite D (13,346 sq ft) which is occupied by UCLA Family Health Care Clinic (laboratory/medical clinic). UCLA closes its offices no later than 5pm Monday thru Friday, and is closed entirely on weekends and federal holidays.

THE PROJECT’S IMPACT ON PARKING

There are 117 parking spots (including a motorcycle spot) on the Premises parking lot - - 8 of which are Accessible Parking spots.

The components of the Project that impact parking and therefore necessitate this Proposal and Analysis are as follows: (1) expansion of the Tasting Room; (2) addition of a Weekend Beer Garden; and (3) SMBW’s occupation of Suite A (including the addition of a take-away Food Component).

The Project will have a surplus of 9 parking spots.

1. THE TASTING ROOM

The CUP granted to SMBW the right to open a 2980 sq ft Tasting Room. The Tasting Room area currently occupies 2230 sq ft. with an occupancy of 200 people/112 seats. The DPA seeks to increase the total Tasting Room area by 675 sq ft bringing the total Tasting Room area to 3655 sq ft. The additional Tasting Room area will consist of 1425 sq ft/63 seats and have a second serving bar. The two Tasting Room areas - - 2230 sq ft (existing) and 1425 sq ft (new) - - will be “catty-cornered” to one another.

2. THE BEER GARDEN

The DPA seeks to add a weekend Beer Garden that will be open until dusk (i.e. daylight only) - - weather permitting. The Beer Garden will occupy 1783 sq ft, consist of 75 seats, and be located directly in front of the brewery’s front entrances. The two brewery garage doors and two swing doors will open directly to the Beer Garden. A separate entry from the parking lot area leading into the Beer Garden will be sole entry point into the brewery when the Beer Garden is open. The two front swing doors, the side swing door, and back swing door in the brewery will continue to be operational. The Beer Garden will be bordered on 3 sides by barriers and will be protected by bollards that will block cars from coming anywhere near the area (see Exhibit A). To further ensure that no car comes near the Beer Garden, eight (8) Parking Spots near the Beer Garden will be eliminated.

The addition of the Beer Garden will require weekend variations for (1) accessible parking; (2) accessible path of travel, (3) parking lot traffic flow; and (4) bike parking. All are addressed in the attached Parking Plan Analysis.

3. SUITE A

Relevant to this Parking Plan Proposal is SMBW’s tenancy and use of Suite A (18,184 sq ft) which will consist of: (1) a Food Component; and (2) Production/Utility/Storage/Warehouse/Offices.

A. THE FOOD COMPONENT

SMBW’s 985 sq foot take-away food component will sell food for consumption off-site and in SMBW’s Tasting Room (during Tasting Room hours). The Food component will be open every day during regular business hours (approximately 11am to 11pm Sunday thru Thursday, and 11am to midnight on Friday and Saturday).

B. PRODUCTION/UTILITY/STORAGE/WAREHOUSE

The remaining 17,204 sq of the Premises will be purposed for production, utility, storage, and warehouse use.

PARKING AVAILABILITY

Pursuant to SMMC Section 9.28.180E, facilities may be shared if multiple uses cooperatively establish and operate parking facilities and if these uses generate parking demands primarily during hours when the remaining uses are not in operation. SMBW's lease provides that SMBW controls each and every parking spot on the Premises at 5pm and thereafter during weekdays and all weekend long. The foregoing was a key component to the City granting SMBW the right to open the Tasting Room in the fall of 2016.

The following chart represents the number of parking spots controlled by and available to SMBW* during the three possible business operational scenarios:

OPERATIONAL BUSINESS SCENARIOS	SMBW SPOTS	UCLA SPOTS
Tasting Room Closed	81	36
Tasting Room Open Weekdays	117	0
Tasting Room Open Weekends	117	0

*Currently there are 116 parking spots onsite. During the review process, the City required SMBW to re-configure 5 spots in the back of the premises and add a motorcycle spot. That reconfiguration plus the motorcycle spot brings the total number of spots to 117.

PARKING STUDY

SMBW conducted a parking-study for: (1) one of its **busiest weeks of the year** (6/24 - 6/30); and (2) a very busy summer Friday & Saturday chosen by the City (6/16 - 6/17).

1. Week Long Study (6/24 - 6/30). At SMBW's **busiest** moment during that busy week (a Friday night) with a filled Tasting Room there were still 53 available spots of the total 117 spots on site.

DATE	DAY	TIME	# OF CARS	EMPTY SPOTS
June 24	Mon	7:30pm	18	99
June 25	Tues	7:45pm	25	92
June 26	Wed	7:30pm	26	91
June 27	Thurs	8:30pm	53	64
June 28	Fri	8:30pm	64	53
June 29	Sat	3:30pm	18	99
June 29	Sat	9:30pm	31	86

June 30	Sun	3:30pm	23	94
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2. Two Day Study (6/16 – 6/17)

DATE	DAY	TIME	# OF CARS	EMPTY SPOTS
June 16	Fri	6pm	27	90
		7pm	45	72
		8pm	54	63
		9pm	53	64
		10pm	32	85
		11pm	14	103
June 17	Sat	12pm	7	110
		1pm	25	92
		2pm	38	79
		3pm	61	56
		4pm	52	65
		5pm	41	76
		6pm	49	68
		7pm	42	75
		8pm	35	82
		9pm	31	86
		10pm	32	85
		11pm	28	89

The Parking Study confirms that a substantial number of SMBW’s customers travel to the brewery/Tasting Room via transportation means other than their own car. SMBW’s customers arrive at the brewery by foot, Uber/Lyft, City-authorized scooters and bikes, the Expo Line, and ride-share.

PARKING PLAN ANALYSIS CHARTS

The following two Parking Plan Analysis Charts (one for Weekday; one for Weekend) take into account the following: (1) UCLA is closed during Tasting Room hours; and (2) SMBW’s business operations are closed on the weekend. All 117 parking spots are controlled by and available to SMBW during its Weekday Tasting Room and Weekend Tasting Room/Beer Garden configurations. For the purpose of the Weekend Analysis, all non-Tasting Room parking spot allocations are not factored into the Analysis (i.e., they are not counted as “Parking Required”) as no other business is being conducted in the building.

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PROPOSED <u>WEEKDAYS</u> (WHEN TASTING ROOM OPEN)	FLOOR AREA	RATIO	PARKING REQUIRED
SUITE A (formerly Agensys)			
Office Use	1,370	300	4.57
Lab Use	122	400	0.31
Utility/Warehouse/Brewery	15,707	1000	15.71
Food Component	985		3.28
Sub Total Suite A	18,184		23.87
SUITE B (SMBW Warehouse) (Closed)	3,952	1000	3.95
SUITE C			
Utility/Warehouse/Brewery (Closed)	5,393	1000	5.39
Tasting Room	3,655	50	73.10
SubTotal Suite C	9,048		78.49
SUITE D (UCLA) (Closed)	13,346	400	0
TOTAL PROPOSED PARKING			106.31
EXISTING SPACES			117
SURPLUS			11
CIRCULATION/UTILITY	3,016		
TOTAL PREMISES	47,546		

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PROPOSED WEEKENDS (WHEN TASTING ROOM & BEER GARDEN OPEN)	FLOOR AREA	RATIO	PARKING REQUIRED
SUITE A (formerly Agensys)			
Office Use	1,370	300	0
Lab Use	122	400	0
Utility/Warehouse/Brewery	15,707	1000	0
Food Component	985		3.28
Sub Total Suite A	18,184		3.28
SUITE B (SMBW Warehouse)	3,952	1000	0
SUITE C			
Utility/Warehouse/Brewery (Closed)	5,393	1000	0
Tasting Room	3,655	50	73.10
Beer Garden	1,783	50	35.66
SubTotal Suite C	10,831		108.76
SUITE D (UCLA) (Closed)	13,346	400	0
TOTAL PROPOSED PARKING			112.04
EXISTING SPACES			117
NET DEFICIT			5
Parking Reduction/Extra Bicycle Space			4
SURPLUS			9
CIRCULATION/UTILITY	3,016		
TOTAL PREMISES	47,546		

* For every 5 bicycle spaces that are provided in the footprint of an existing required parking space above the base requirement, automobile parking is reduced by 1 space, up to a maximum of 15 percent of the required parking spaces. SMBW will have a total of 39 bike spaces when the Tasting Room and Beer Garden are open - - 18 of which constitute the base requirement set by the City. The 21 bicycle spaces above the base requirement reduce the number of parking spaces required by 4 spots.

During Beer Garden hours, SMBW will close 8 parking spots that border the Beer Garden to eliminate any chance of any cars being near the area. That still leaves a surplus of 1 parking spot.

It is important to note that current City Parking Ratios do not take into consideration the transportation modes by which most of SMBW's customers arrive at the brewery (i.e., by foot, Uber/Lyft, City-authorized scooters and City-authorized bicycles, the Expo Line, ride-share, and personally owned bicycles. While the weekday chart shows a surplus of 11 parking spots and the weekend a surplus of 9 spots, the reality is that the parking lot will have significantly more empty spaces than that.

PARKING PLAN ANALYSIS

Attached to this Parking Plan Proposal ("PPP") is a Parking Plan Analysis ("PPA") that consists of a Site Plan (Weekdays), Site Plan (Weekend), Demo Plan, Overall Floor Plan (Weekdays), Overall Floor Plan (Weekend).

The Site Plan (Weekend) addresses weekend parking issues with the following solutions: special weekend ADA Parking, special weekend mobility access, and weekend traffic flow. Additionally, the PPA provides for weekday/weekend "pick up, drop off" locations and a motorcycle parking spot.

The Overall Floor Plans (Weekdays & Weekend) reflect the allocation of space by use for purposes of applying City of Santa Monica Parking Ratios per SMMC Table 9.28.060.

CONCLUSION

During the weekdays, there is a surplus of 11 parking spots. During the weekends, there is a surplus of 9 parking spots.

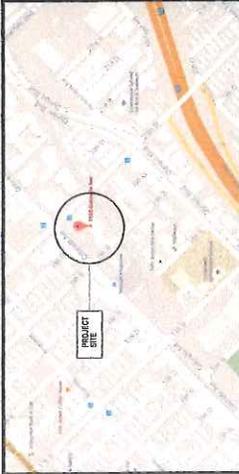
EXHIBIT A



PARKING PLAN ANALYSIS (REVISED DEC. 20, 2019) IN SUPPORT OF DISCRETIONARY PERMIT APPLICATION 19-ENT01444

- ARCHITECTURAL**
- 0.00 COVER SHEET / PROJECT DATA
 - 0.01 SITE PLAN
 - 0.01/0.02 SITE PLAN
 - 1.01A EXISTING DEMOLITION FLOOR PLAN
 - 1.01B EXISTING DEMOLITION FLOOR PLAN
 - 1.11 PROPOSED FLOOR PLAN (BIRKALL)
 - 1.11A PROPOSED FLOOR PLAN (PARTIAL)
 - 1.11B PROPOSED FLOOR PLAN (PARTIAL)
 - 2.01 ELEVATIONS

SHEET INDEX



VICINITY MAP

PROJECT ADDRESS
 SANTA MONICA BREWWORKS
 1920 COLORADO AVE, SUITE A, B & C
 SANTA MONICA, CA 90404

OWNER
 1920 COLORADO, INC.

TERMINI:
 SCOTT FRANCIS
 538 SHILBACH ST
 THOUSAND OAKS, CA 91320
 T: 805.726.4678
 E: DAVIDSON.COURTNEY.LYN@GMAIL.COM

DISIGNER:
 COURTNEY DAVIDSON
 628 BIRKENHEAD STREET
 THOUSAND OAKS, CA 91320
 T: 805.726.4678
 E: DAVIDSON.COURTNEY.LYN@GMAIL.COM

SCORE OF WORKS
 PARKING PLAN ANALYSIS IN SUPPORT OF DISCRETIONARY PERMIT APPLICATION 19-ENT0144

APR
 4/25/2019-4/27/2019

ZONE
 MUB (MEDIUM-DENSITY BULKHEAD LOW)

APPLICABLE CODES
 ALL WORKS SHALL COMPLY WITH THE FOLLOWING CODES TO INCLUDE LOCAL ORDINANCES:
 2019 USC



OWNER:
 1920 COLORADO, INC.
 SCOTT FRANCIS
 Santa Monica Brew Works, LLC
 1920 Colorado Ave
 Santa Monica, CA 90404
 T: 805.726.4678

DESIGNER:
 COURTNEY L. DAVIDSON
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 Thousand Oaks, CA 91320
 T: 805.726.4678
 E: davidson.courtney.lynn@gmail.com

SANTA MONICA BREWWORKS, LLC
 1920 COLORADO AVE
 SANTA MONICA, CA

REVISIONS

No.	Date	By	Description
1	4/25/19	CD	CONCEPT
2	4/25/19	CD	CONCEPT
3	4/25/19	CD	CONCEPT
4	4/25/19	CD	CONCEPT
5	4/25/19	CD	CONCEPT

NOTED

PROJECT DATA

0.00

OWNER: 1920 COLORADO, INC.
 ARCHITECT: COURTNEY L. FRANCIS
 Santa Monica Brew Works, LLC
 1920 Colorado Ave
 Santa Monica, CA 90404
 310.828.7623

DESIGNER: COURTNEY L. DAVIDSON
 1920 Colorado Ave
 Santa Monica, CA 90404
 310.828.7623
 cldavidson@clfrancis.com

PROJECT: SANTA MONICA BREW WORKS, LLC
 1920 COLORADO AVE
 SANTA MONICA, CA

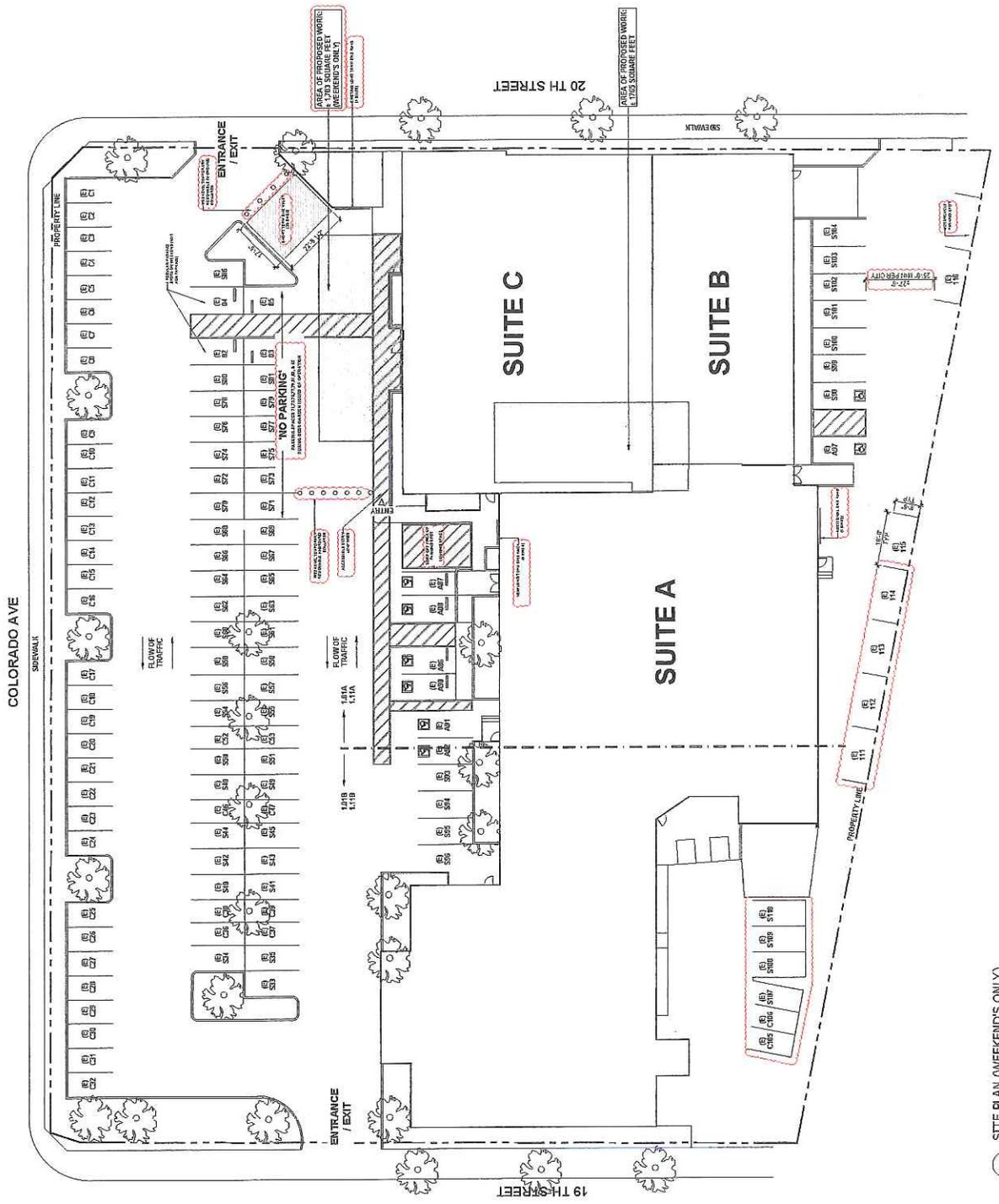
DATE: 11-15-2019

NO.	DATE	DESCRIPTION
1	11-15-2019	CONSTRUCTION
2	11-15-2019	CONSTRUCTION
3	11-15-2019	CONSTRUCTION
4	11-15-2019	CONSTRUCTION

AS NOTED

SHEET TITLE: **SITE PLAN**
 SHEET NUMBER: **0.01**
 WKND

SCALE: 1/8" = 1'-0"



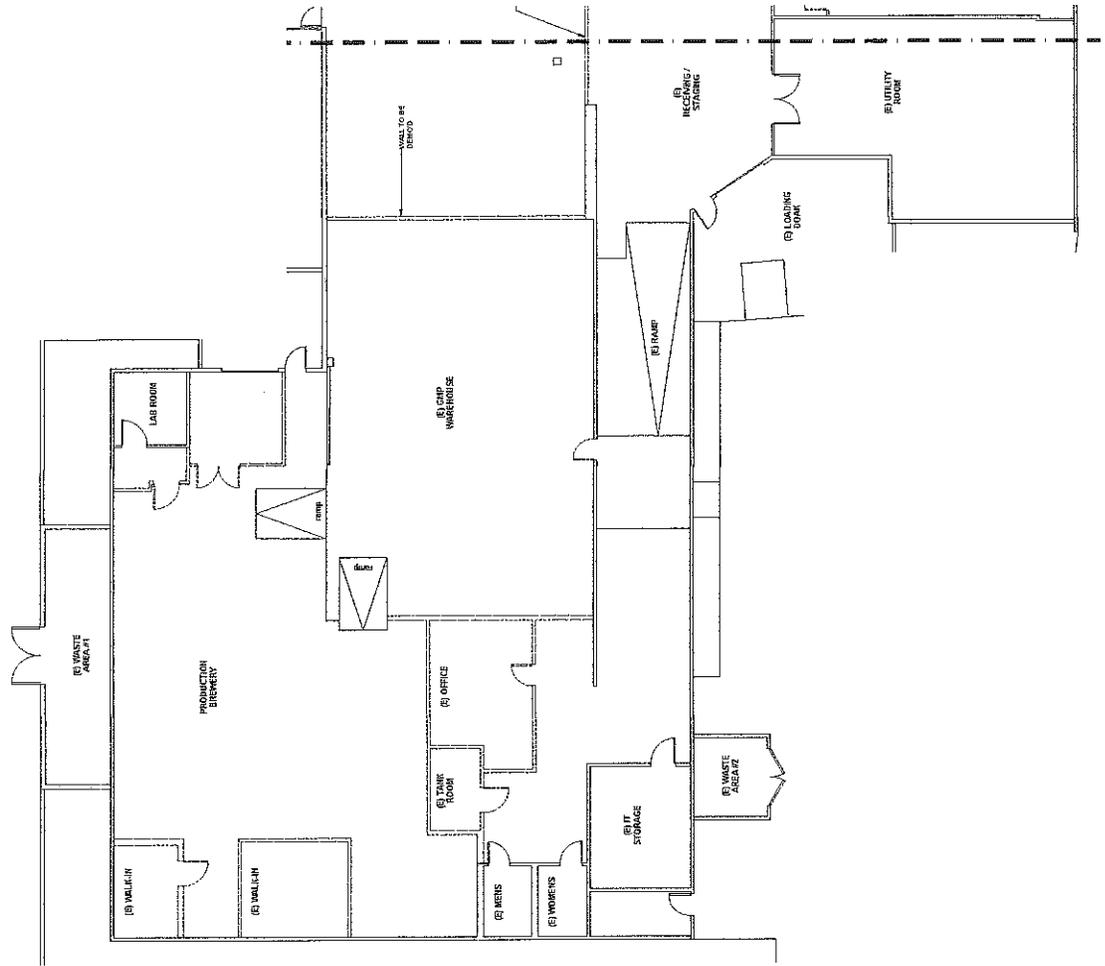
1 SITE PLAN (WEEKENDS ONLY)

1920 COLORADO, INC.
 1920 COLORADO, INC.
 1920 Colorado Ave
 Santa Monica, CA 90404
 TEL: 310 318 7223
 FAX: 310 318 7223
 COURTESY L. DAVENSON
 699 Shattuck St.
 Thousand Oaks, CA 91320
 TEL: 805 488 4691
 FAX: 805 488 4691

CUP
 1920 COLORADO AVE
 SANTA MONICA, CA

NO.	DATE	REVISION
1	10/11/01	ISSUE FOR PERMITS
2	10/11/01	REVISED PER PERMITS
3	10/11/01	REVISED PER PERMITS
4	10/11/01	REVISED PER PERMITS
5	10/11/01	REVISED PER PERMITS
6	10/11/01	REVISED PER PERMITS
7	10/11/01	REVISED PER PERMITS
8	10/11/01	REVISED PER PERMITS
9	10/11/01	REVISED PER PERMITS
10	10/11/01	REVISED PER PERMITS

AS NOTED
DEMO PLAN
1.01B



1 EXISTING / DEMOLITION PLAN
 Scale: 1/8" = 1'-0"
 LEGEND:
 - - - - - WALL TO BE DEMO'D
 _____ EXISTING WALL
 _____ WALL TO BE DEMO'D
 _____ OVERHEAD LINE

OWNER:
1920 COLORADO, INC.
 1920 Colorado Ave.
 Santa Monica Brew Works,
 LLC
 1920 Colorado Ave.
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 310 828 7833

ARCHITECT:
COURTNEY L. DAVIDSON
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 cldavidson@clm.com
 805 488-4558

PROPERTY:
**SANTA MONICA BREW
 WORKS, LLC**
 1920 COLORADO AVE.
 SANTA MONICA, CA

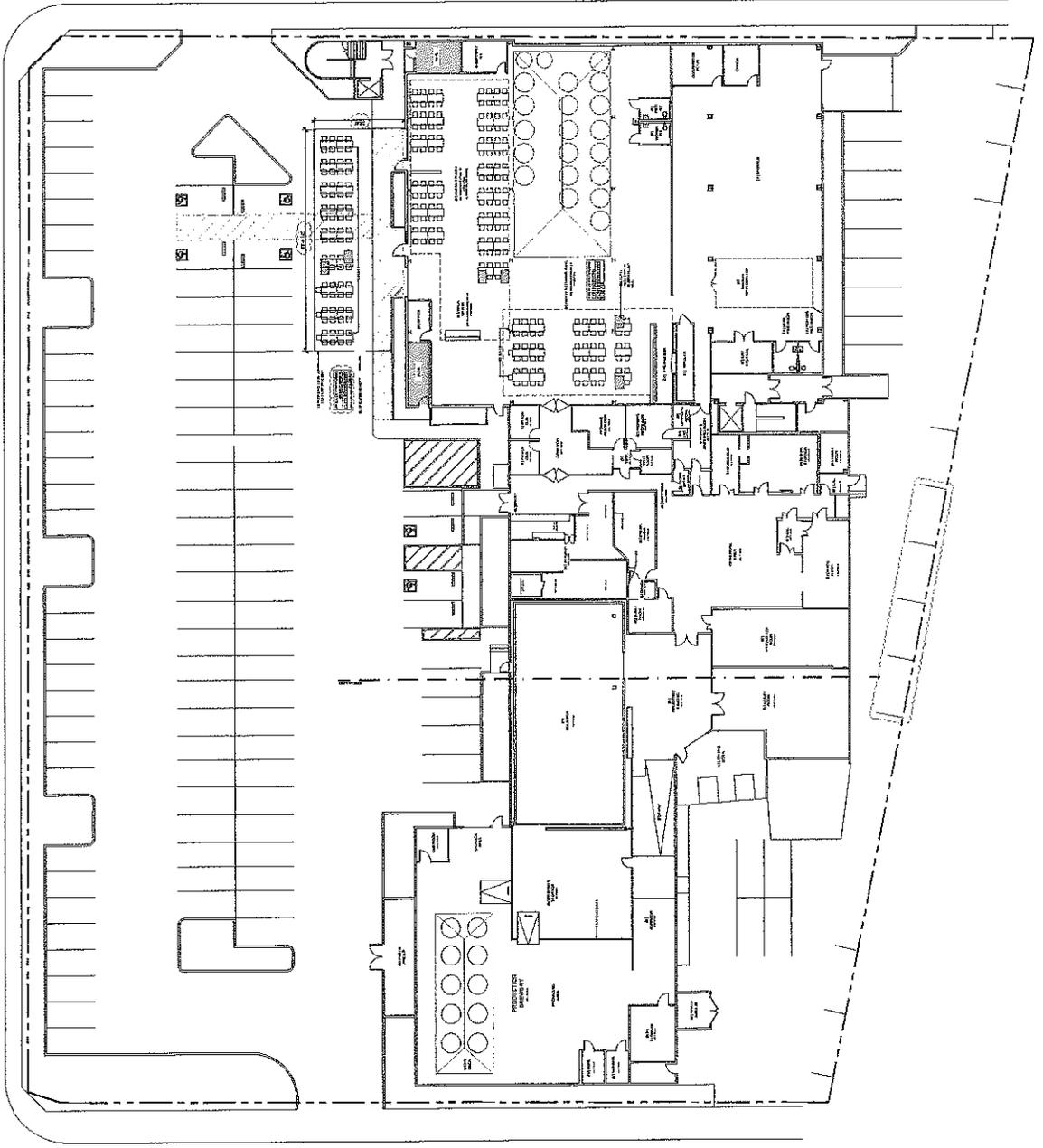
17-18-00000

NO.	DATE	DESCRIPTION
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100	11/13/17	ISSUED FOR PERMIT

SCALE: 1/8" = 1'-0"

**OVERALL
 FLOOR
 PLAN**

1.11



1520 COLORADO, INC.
 COURTNEY L. DAVIDSON
 1520 Colorado Ave
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 805.208.4530

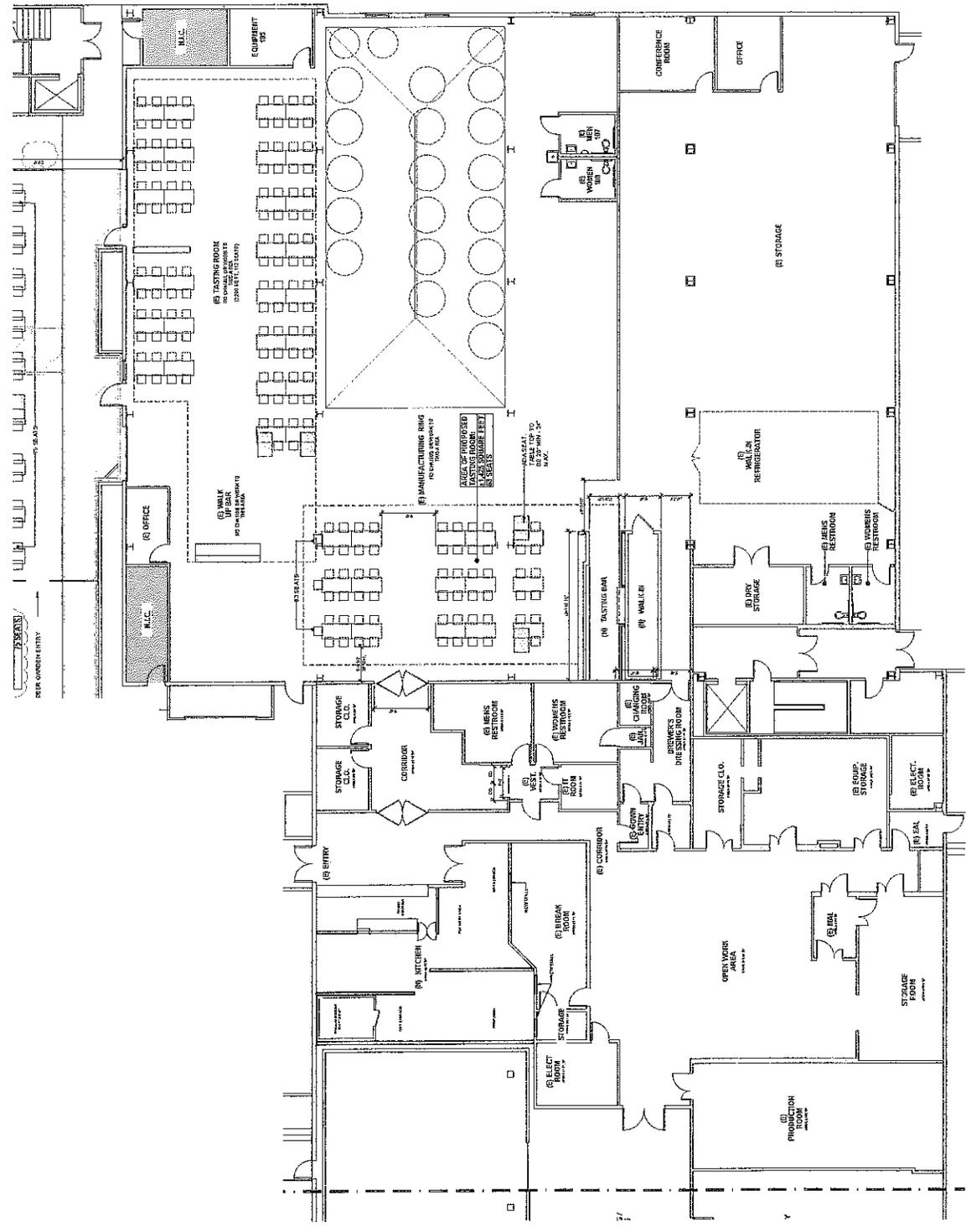
COURTNEY L. DAVIDSON
 1520 Colorado Ave
 Thousand Oaks, CA 91320
 805.208.4530

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 805.208.4530



1 EXISTING / DEMOLITION PLAN
 SCALE: 1/8" = 1'-0"

1520 COLORADO, INC.
 COURTNEY L. DAVIDSON
 1520 Colorado Ave
 Thousand Oaks, CA 91320
 805.208.4530

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 Thousand Oaks, CA 91320
 805.208.4530

1920 COLORADO, INC.
ATTORNEYS
SANTA MONICA BREW WORKS
1920 Colorado Ave
Santa Monica, CA 90404
Tel: 310 317 2728
Fax: 310 317 2729

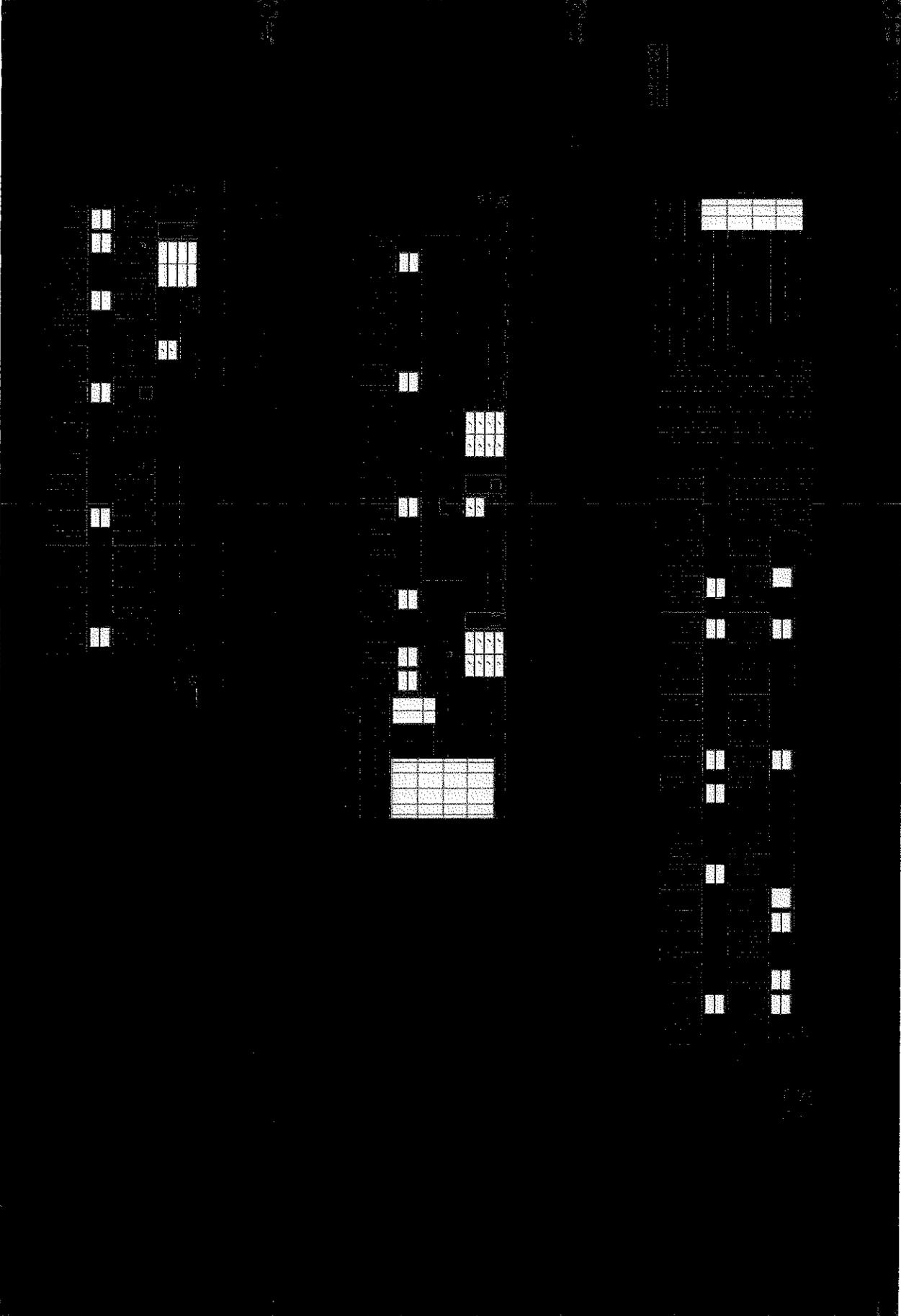
COLIN RUSSELL DAVIDSON
608 S. Santa Monica St.
Troy, CA 95060
Tel: 916 382 6530
Email: colin@russeldavidson.com

CUP
1920 COLORADO AVE
SANTA MONICA, CA

NO.	DATE	DESCRIPTION	AMOUNT
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AS NOTED
ELEV.

2.01



ATTACHMENT D

Public Notification

1920 Colorado Avenue

**NOTICE OF A PUBLIC HEARING
BEFORE THE SANTA MONICA PLANNING COMMISSION**

SUBJECT: 19ENT-0144 (Conditional Use Permit Amendment)
1920 Colorado Avenue
APPLICANT: Santa Monica Brew Works, LLC
PROPERTY OWNER: 1920 Colorado, Inc.

A public hearing will be held by the Planning Commission to consider the following request:

The applicant (Santa Monica Brew Works) requests approval of a Conditional Use Permit amendment (19ENT-0144) to allow for a 18,184 square foot expansion of an existing beer manufacturer/microbrewery (Type 23 –Small Beer Manufacturer or Microbrewery). The proposed expansion would include a food component, second brewery production and warehouse location, expansion of the indoor tasting room, and the addition of a weekend outdoor beer garden with the on-site sale and consumption of beer service within an existing 47,546 square foot building on an 89,000 square foot parcel in the Mixed-Use Boulevard Low (MUBL) zoning district.

DATE/TIME: WEDNESDAY, JANUARY 15, 2020 AT 7:00 PM

LOCATION: City Council Chambers, Second Floor, Santa Monica City Hall
1685 Main Street, Santa Monica, California

HOW TO COMMENT

The City of Santa Monica encourages public comment. You may comment at the Planning Commission public hearing, or by writing a letter. Written information will be given to the Planning Commission at the meeting.

Address your letters to: Michael Rocque, Associate Planner
Re: 19ENT-0144
City Planning Division
1685 Main Street, Room 212
Santa Monica, CA 90401

MORE INFORMATION

If you want more information about this project or wish to review the project file, please contact Michael Rocque at (310) 458-8341, or by e-mail at michael.rocque@smgov.net. The Zoning Ordinance is available at the Planning Counter during business hours and on the City’s web site at www.santa-monica.org. The meeting facility is wheelchair accessible. For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. All written materials are available in alternate format upon request. Santa Monica “Big Blue” Bus Lines #1, #2, #3, Rapid 3, #7, #8, #9, Rapid 10, and #18 service City Hall and the Civic Center area. The Expo Line terminus is at Colorado Avenue and Fourth Street, a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive and in the Civic Center Parking Structure (validation free).

Pursuant to California Government Code Section 65009(b), if this matter is subsequently challenged in Court, the challenge may be limited to only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the City of Santa Monica at, or prior to, the public hearing.

ESPAÑOL

Esto es una noticia de una audiencia pública para revisar aplicaciones proponiendo desarrollo en Santa Monica. Si deseas más información, favor de llamar a Carmen Gutierrez en la División de Planificación al número (310) 458-8341.

Subject:

Fw: 1920 Colorado CUP

Hey Kyle, please see support comment for SM Brew Works for next weeks PC meeting

Kind Regards,

Michael Rocque- Associate Planner

City Planning Division

1685 Main Street, Room 212

PO Box 2200

Santa Monica, CA 90407

E-mail: michael.rocque@smgov.net

Phone: 310.458.8341



City of
Santa Monica®

From: David Hibbert <hibbert@dfhaia.com>

Sent: Tuesday, January 07, 2020 2:29 PM

To: Michael Rocque <Michael.Rocque@SMGOV.NET>

Subject: 1920 Colorado CUP

EXTERNAL

I will be out of town the evening of the PC hearing, but wanted to express my support for the requested CUP for the expansion of Santa Monica Brew Works.

Our office has been at 1544 20th Street for 18 years a few hundred feet away from 1920 Colorado. I am the property owner and very familiar with the area and the 1920 Colorado building. We did tenant work and remodeling to the building in the 90's. It has very adequate parking for the proposed use and the use would add diversity to an area that needs something besides office space. Their proposed weekend use won't disturb anyone because of its location. The area is totally dead on weekends.

David Forbes Hibbert, AIA
Principal



DFH Architects, LLP

1544 Twentieth Street

Santa Monica, CA 90404

tel: 310.394.4045 ext. 4557

direct: 310.752.4557

hibbert@dfhaia.com

www.dfhaia.com

ATTACHMENT E

Project Plans

1920 Colorado Avenue