



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: July 12, 2021

To: Chair and Members of the Planning Commission

From: Joanna Hankamer, Planning & Community Development Director

Re: Additional Document #1 for Item No. 3 – 521-523 Mission Street (Brewhouse):
Applicant Information and Replacement for Attachment 2

Following the completion of the Staff Report for Item No.3 for the Planning Commission agenda of July 13, 2021, the applicant requested to correct the Site Plan attachment as well as a request to provide an additional document.

Replacement Attachments to Staff Report

It was noted that the incorrect Site Plan was attached to the staff report. “Replacement for Attachment 2 – Revised Plans 04-21-2021” should replace Attachment 2 in the staff report.

Applicant Request to Provide Document

The applicant has requested that we provide “Supporting Document for CEQA Exemptions” submitted by the Applicant to the Commission for their consideration.

SOUTH PASADENA BREWHOUSE



CRUX STUDIO
Architecture + Interior Design
1510 Oxley St., Suite B
South Pasadena, CA 91030
t: 626.817.0813
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SOUTH PASADENA
BREWHOUSE

Client: Steve Martin
521-523 Mission Street, South Pasadena CA 91030



521 & 523 Mission Street

Applicant
Steve G. Martin
521-523 Mission Street
South Pasadena, CA
91030
Contact: Steve Martin

Architect
Crux Studio Inc.
1510 Oxley Street, Ste. B
South Pasadena, CA
91030
Contact: Mark Smeaton

BACKGROUND INFORMATION

Address: 521-523 Mission Street
Lot APN: 5315-008-026
Legal Description: Parcel 1: Lot 20 and the Westerly 5 feet of Lot 21 in Block 1 of the Malabar Tract in the City of South Pasadena, County of Los Angeles, State of California, as per Map recorded in Book 12, Page 96 of Miscellaneous Records, in the Office of the County Recorder of Said County. Excepting from the above described property of Lot 21, the southerly 15 feet thereof. Parcel 2: An easement over the south 15 feet of said Lot 21 for light, air and automobile driveway, as granted to Francis P. Taylor and Evelyn R. Taylor, by deed recorded in Book 980, Page 219 of Official Records.
Year Built: 1922
Construction Type: V-B

PRIOR CULTURAL HERITAGE COMM. APPROVAL
On December 23, 2020, the Cultural Heritage Commission (CHC) Chair approved the following: ADA restroom addition to rear of main structure, 2-car carport on rear structure, front ADA ramps and patio improvements, and rear patio cover. (Approved plans are attached as an Appendix.)

CURRENT EXTERIOR AREA CALCULATIONS:
Gross Lot Area: 7,339 sq. ft.
Front Structure Area:
Existing: 1,704 sq. ft.
Existing with CHC-approved restroom addition: 1,848 sf.
CHC-approved rear patio cover addition: 596 sf.
Rear Structure Area:
Existing: 387 sf.
CHC-approved carport addition: 440 sf.
Lot Coverage:
Existing: 2,708 sf. (37%)
Existing with CHC approvals: 3,271 sf. (44.6%)

FIRE SPRINKLERS

Front Structure (Occupancy Group R-2 (Live/Work)): None required per SPMC Sec. 14.4(33)(5) because <50% alteration/addition area in past 12 months (12 mo. alteration area = 552sf; 12 mo. addition area = 144sf; total = 696sf, or 41% of 1,704sf) and no work exposing ceiling framing for facilitating installation.

Rear Structure (Occupancy Group F-2 (Beverages up to 16%ABV)): None required per SPMC Sec. 14.4(33)(4) because <50% valuation of alteration and fire area less than 6,000sf under SPMC 14.4(32) for all occupancies.

SCOPE OF WORK FOR PROPOSED PROJECT REQUESTING PLANNING COMMISSION CONDITIONAL USE PERMIT

- Change of use from current "live/work office" to "live/work residential nanobrewery" serving alcohol
- Patio seating for customer use and bike racks for 12 in the front patio
- Interior serving and brewery-related improvements
- Solar installation to achieve net-zero emissions nanobrewery
- ADA/Building Code requirements
 - Front Structure: On east side, remove 3 concrete steps, seal door, and add ADA path of travel
 - Back Structure: Add new access door in north wall; seal carport-facing doors with appropriate fire-rated wall
- New 8 ft. high split faced block wall along west property line wall

ZONING COMPLIANCE

Zoning: Mission Street Specific Plan (MSSP) District B
Current Use: Live/Work Office (SP Bus. Lic. No. 061036807)
Proposed Use: Live/Work Microbrewery (Cottage Industry within District B of MSSP per Director's Determination No. 2020-001).
Live/Work Interior Room Measured Space Uses:
Non-Residential: 808 sq. ft. (48%)
Residential: 858 sq. ft. (52%)
Automobile Parking – 7 Residential Occupant/Operator Spaces behind historic resources; No additional parking is required pursuant to MSSP Section 6.2.2.D.
Bicycle Parking – 12 Spaces
Distances:
- Metro Rail Station: 0.4 miles (8 min walk)
- Mission St. Bus Routes: 400 ft (1 min walk) Rt. 176 (Highland Park to Montebello) Rt. 258 (Highland Park to Paramount)
- S.P. Master Bike Plan: Class II Bike Lane: 0 ft
- Arroyo Bike Trail: 0.6 miles (4 min bike ride)

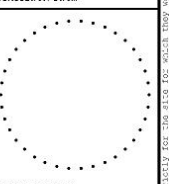


Vicinity Map

Sheet Index

- A1 Title Sheet, Project Info
 - A2 Site Plan, Patio Sections
 - A3 Enlarged Outdoor Seating Plan
 - A4 Front Building Use Plan
 - A5 Rear Building Use Plan
 - A6 Landscape Planting Plan
- Appendix: Cultural Heritage Commission Plan Set (Approved by CHC Chair 12/23/2020)

CONSULTANT STAMP



ARCHITECT STAMP



ISSUANCE NO. DATE

NO. 02.17.21 DATE 04.21.21

ISSUANCE FOR

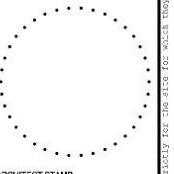
SHEET TITLE

Title Sheet
Proj. Info

SHEET NO.

A1

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ISSUANCE NO. DATE

02.17.21	
03.26.21	
04.21.21	

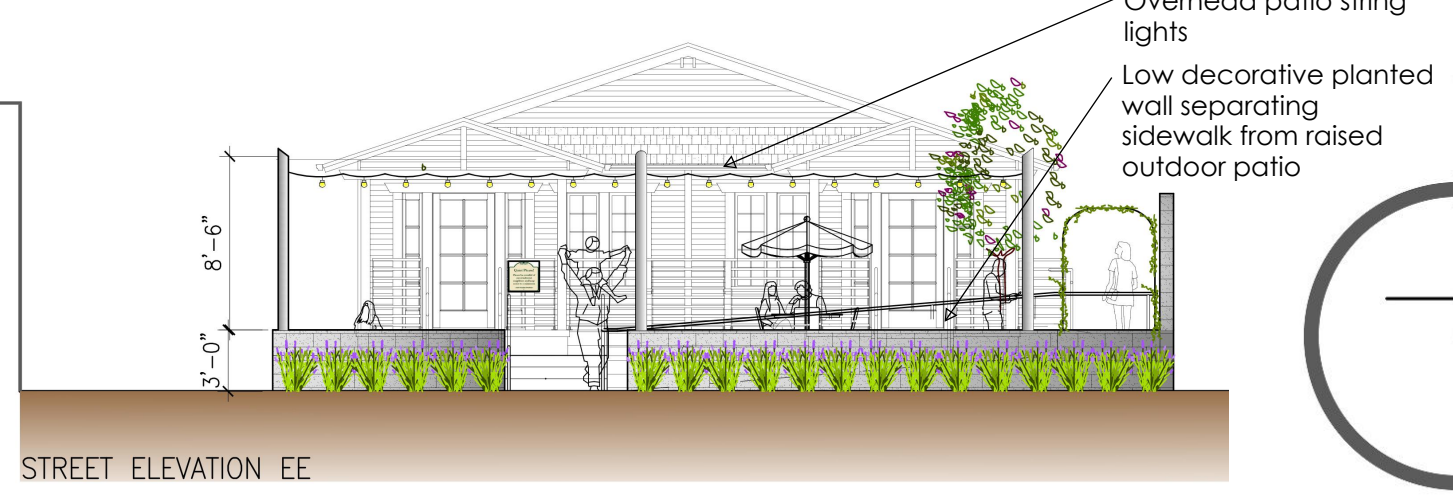
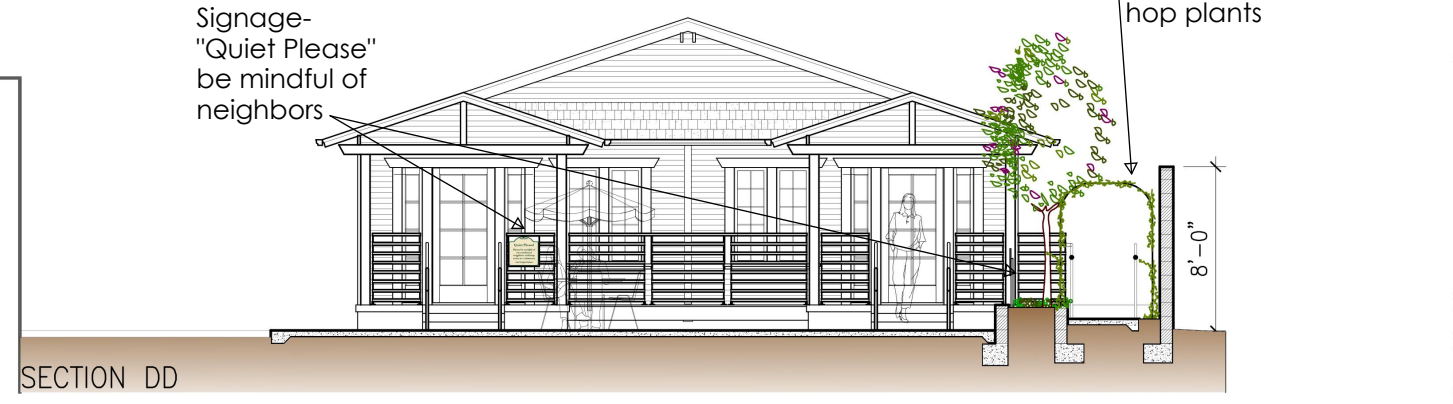
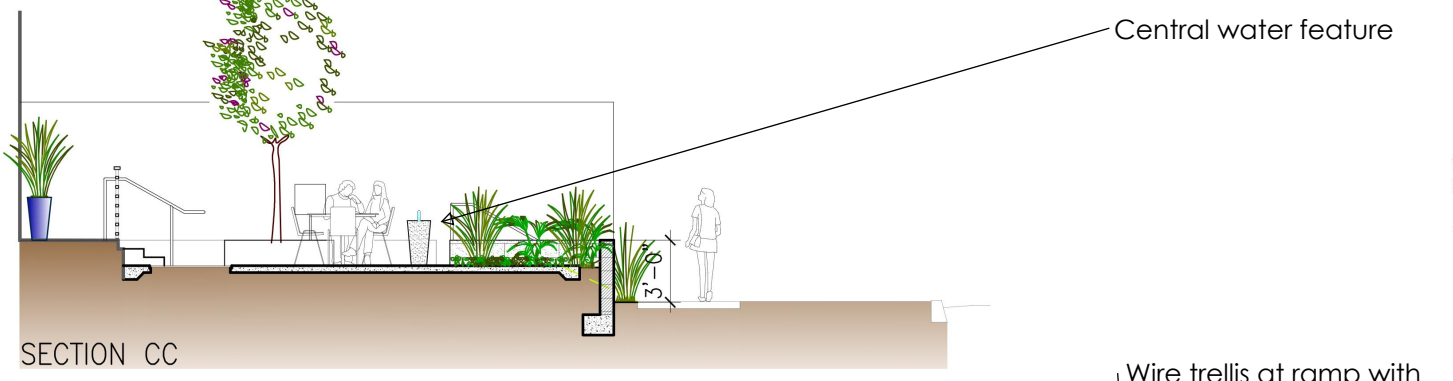
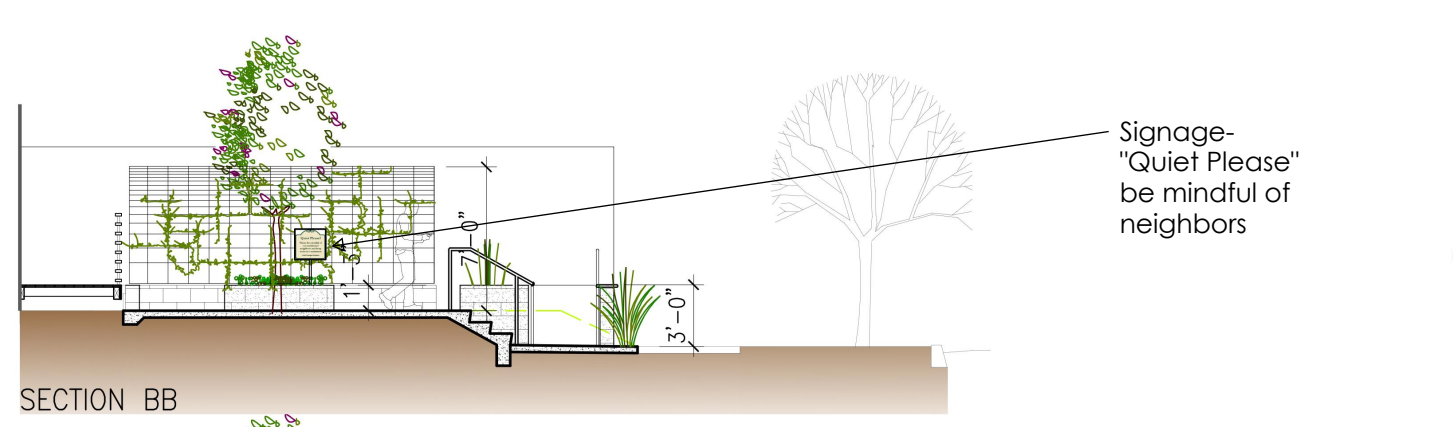
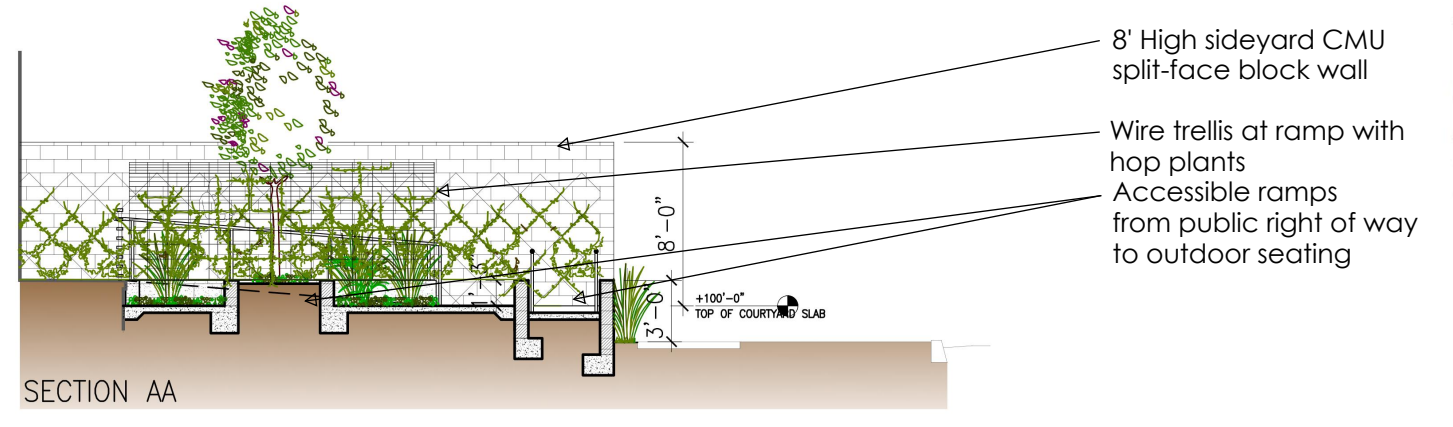
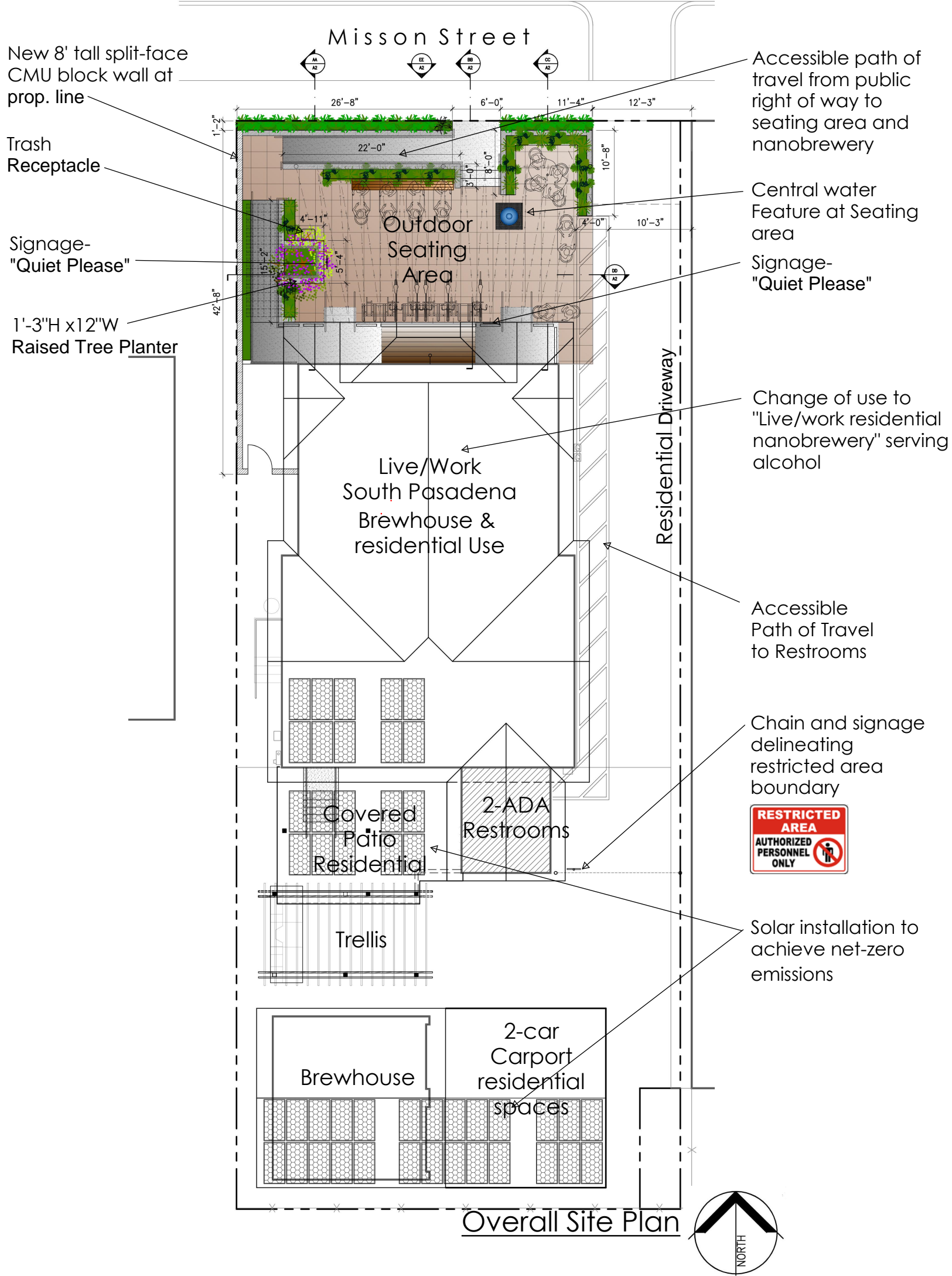
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SHEET TITLE

Site Plan
 Patio
 Sections

SHEET NO.

A2





Central Water Feature



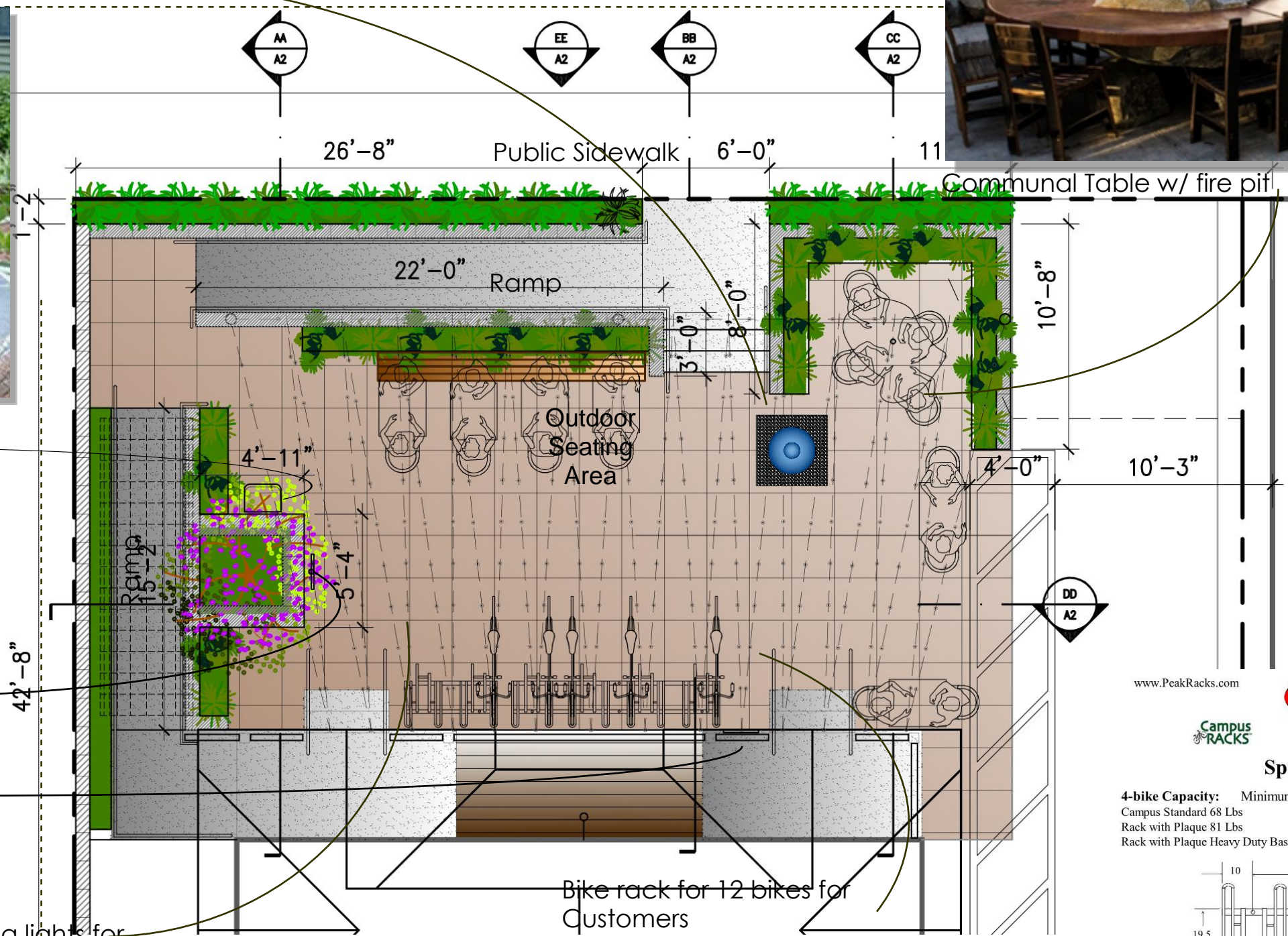
Trash Receptacle



Overhead string lights for nighttime ambiance

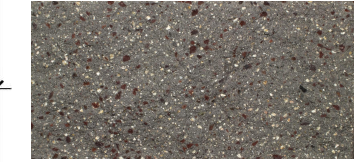


MISSION STREET



Materials Legend

Scored concrete slab
Chromix color
Coachella Sand
C-15



All CMU walls
Split face textured block
Orco
Color-Black 250

www.PeakRacks.com

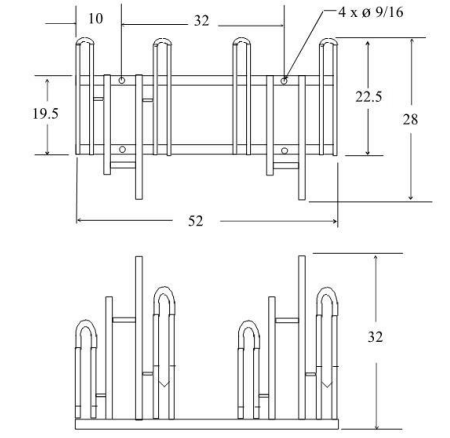


Phone 805-235-881.



Specifications

4-bike Capacity: Minimum Footprint with Bikes Inserted: 76" x 7.
Campus Standard 68 Lbs
Rack with Plaque 81 Lbs
Rack with Plaque Heavy Duty Base 86 Lbs



Bike rack for 12 bikes for Customers



Materials	Finish	Installation
Hot rolled ASTM A36 solid steel bars welded with GMAW (MIG). Standard Base: 1/8" angle Heavy Base: 3/16" angle Wheel Holders: 1/2" diameter Wheel Troughs: 1/8" angle Locking Bars: 5/8" diameter	Standard finish is Hot Dipped Galvanized for superior durability. Optional powder coat is available with sand blasting, primer, color and clear coat (for additional cost).	This rack is free standing and can function without mounting, however, it is recommended that it be secured on concrete with four tamper-resistant stainless steel anchors. (available from Peak Racks)

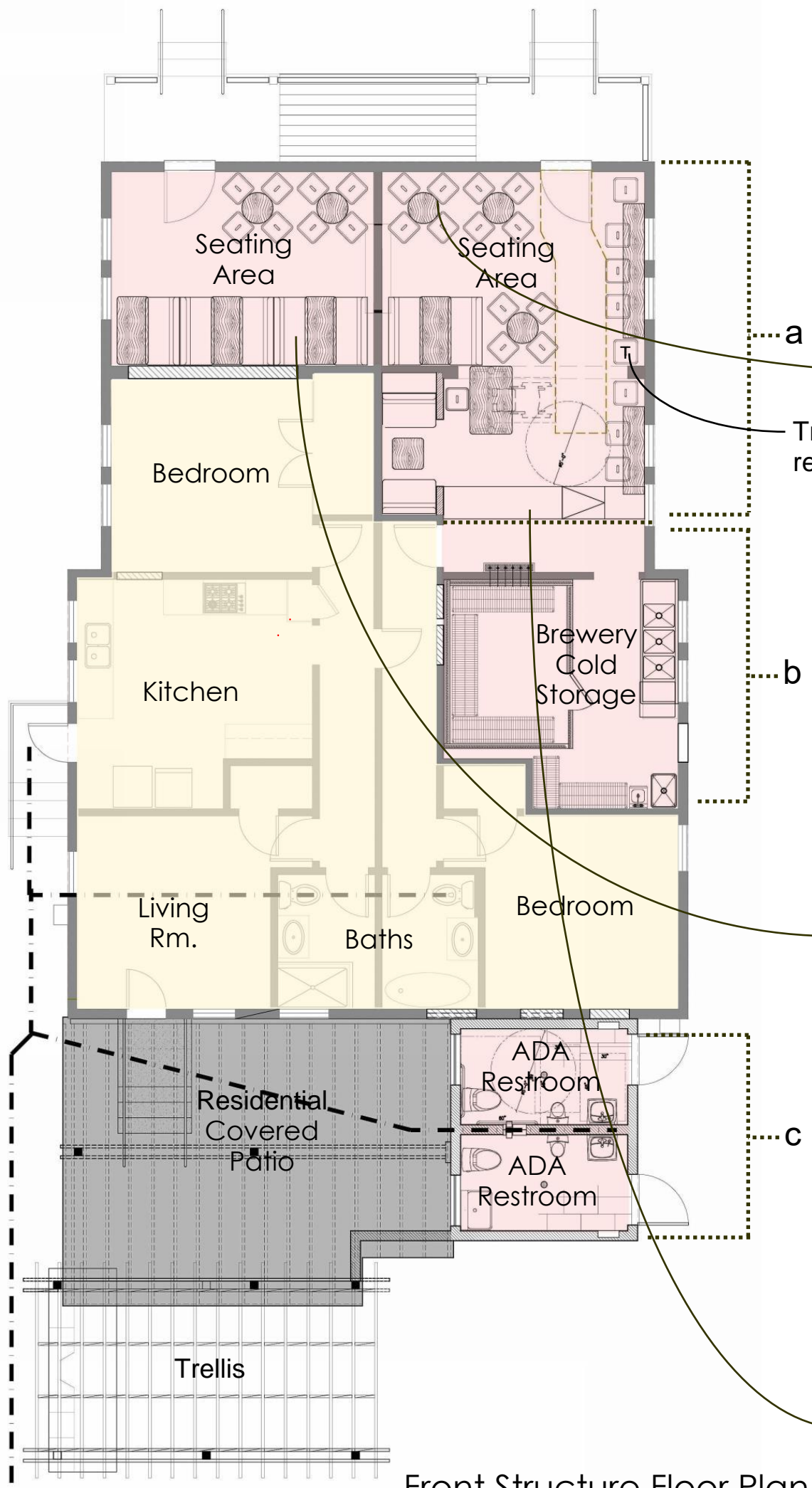
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SHEET TITLE _____



Tables and Chairs



Booth Seating



Serving Area

Building Use Chart

Front Structure Live/Work Use	Size (Interior of rooms sq. ft.)	Area %
Nanobrewery	808 sq. ft.	48%
a. Indoor Seating Area	482 sq. ft.	
b. Brewery Cold Storage	207 sq. ft.	
c. ADA bathrooms	120 sq. ft.	
Residential	858 sq. ft.	52%
Total Structure Size	1,666 sq. ft.	100%

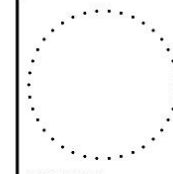


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SOUTH PASADENA
BREWHOUSE

Client: Steve Martin
521-523 Mission Street, South Pasadena CA 91030

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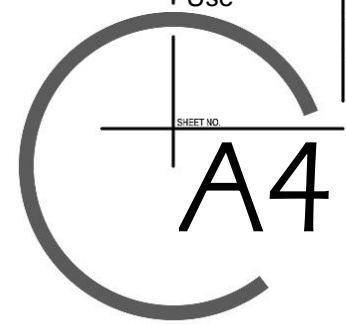
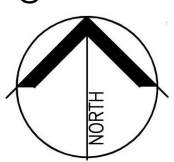
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SHEET TITLE
Front Building Use

SHEET NO.

A4

Front Structure Floor Plan



Building Use Chart

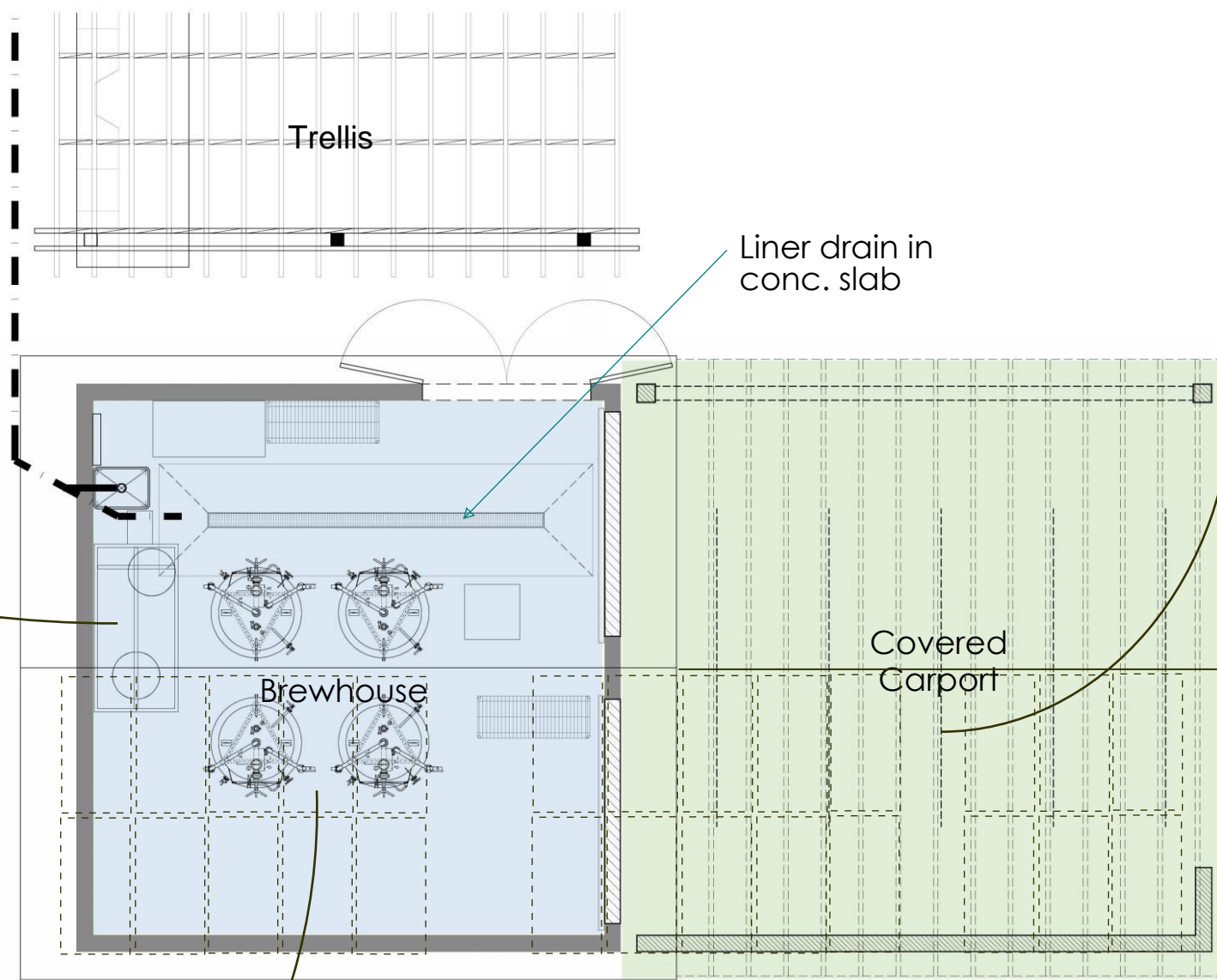
Rear Structure Use	Size (sq. ft.)	Area %
Brewhouse	387 sq. ft.	47%
Residential Parking	440 sq. ft.	53%
Total Structure Size	827 sq. ft.	100%



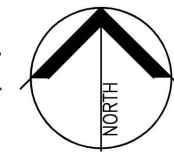
Brewmaster at work with brewhouse



Solar installation to achieve net-zero carbon emissions



Brewhouse & Covered Carport



Fermentation tanks

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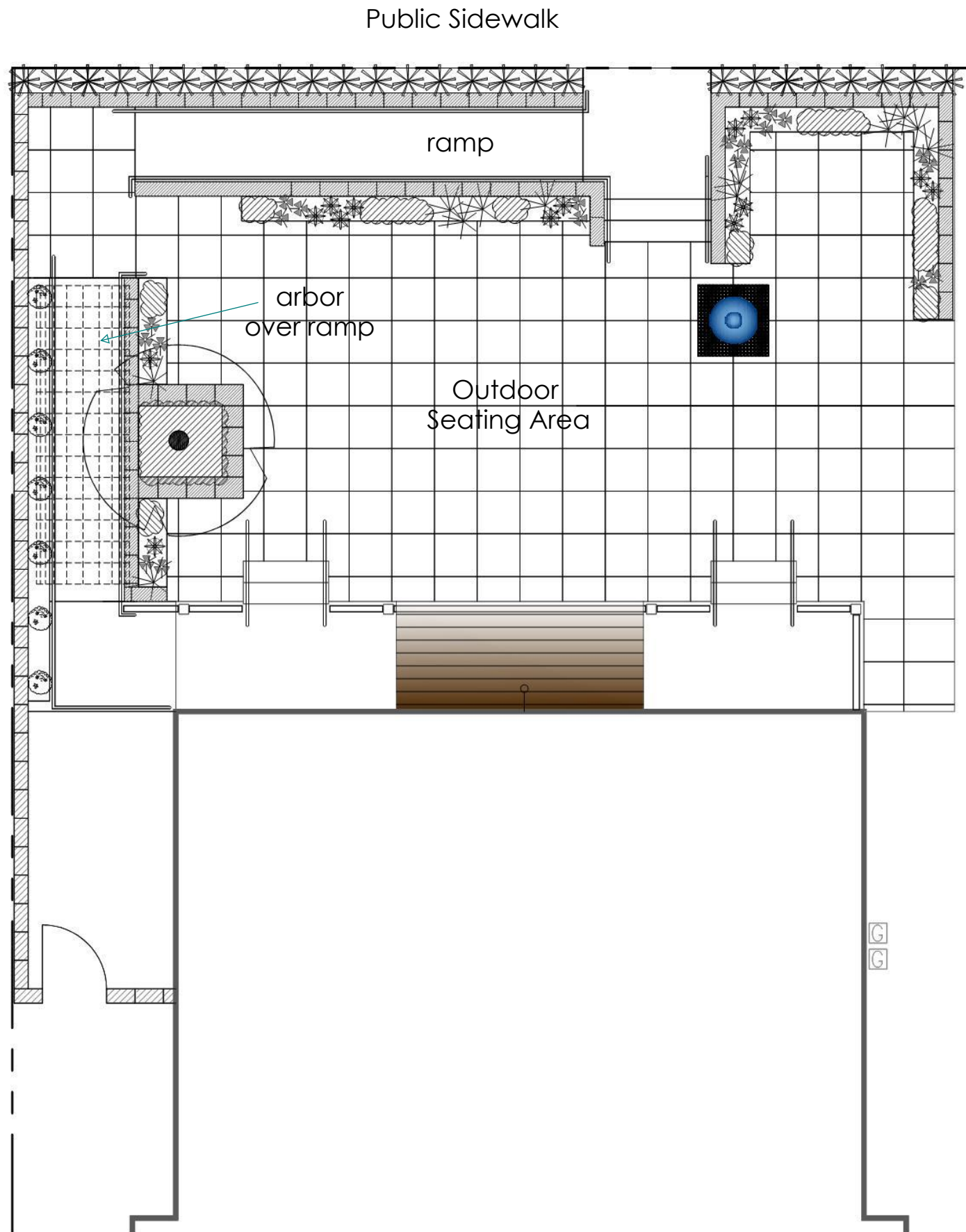
REGISTERED ARCHITECT
MARK SUBOTSKI
NO. CA 19783
RENEWS 01.31.23
STATE OF CALIFORNIA

ISSUANCE NO. DATE

02.17.21 04.21.21

ISSUANCE FOR

SHEET TITLE
Rear Building Use



Sweet Romance™ English Lavender
 Lonicera speciosa 'Sweet Romance' 50000
 Be the first to review this product.
 Sure to be a new garden favorite, this compact variety offers plump, rich violet garden flowers against deep, upright green foliage. Blooms in full sun and is a staple for every sunny garden.

Tricolor Sage
 Salvia officinalis 'Tricolor' 50000
 Be the first to review this product.
 Ornamental herb with colorful growth green leaves marbled with white, pink and purple. Lavender blue flower spikes appear in summer. Strongly aromatic foliage may be used fresh or dried in cooking. Attractive to bees and butterflies, ideal for herb gardens, mixed borders and containers.

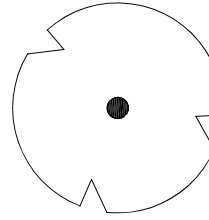







Spearmint
 Mentha spicata 50000
 Be the first to review this product.
 Dark green leaves have an intoxicating peppermint taste and fragrance. An herbaceous grower that can be sheared after bloom to stimulate new growth. Use leaves in teas, salads or pastas. Pinkish-white flowers bloom in summer.

English Thyme
 Thymus vulgaris 50000
 Be the first to review this product.
 This low growing perennial, native to the Mediterranean, has dark gray-green groundcover. High pink flowers bloom at the top of the stems in summer. Makes an attractive edging in perennial borders or cultivated as a savory culinary herb.

Huntington Carpet Rosemary
 Rosmarinus officinalis 'Huntington Carpet' 50000
 Be the first to review this product.
 A beautiful carpet of deep blue flowers backed by green, needle-like foliage that forms an attractive spreading groundcover. This waterwise evergreen shrub is outstanding for cascading from retaining walls or planters and is very useful in erosion control on banks and slopes. The aromatic leaves are often used as a flavorful culinary seasoning.

Improved Meyer Lemon
 Citrus limon 'Meyer Improved' 50000
 Be the first to review this product.
 Excellent foliage is displayed on this medium to large shrub or small tree. Fragrant flowers produce this colorful, lady lemon evergreen. Makes an attractive accent. Protect from frost. Evergreen.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	WATER.	QTY.
	MEYER LEMON TREE IMPROVED MEYER LEMON CITRUS + MEYER IMPROVED MEYER IMPROVED	24" box	MODERATE	1
PERENNIALS				
	SWEET ROMANCE ENGLISH LAVENDER (LAVANDULA AUGUSTIFOLIA 'XERLANIAGEM')	1 gal.	LOW	18
	TRICOLOR SAGE (SALVIA OFFICINALIS TRICOLOR)	1 gal.	LOW	18
	PENNYROYAL MINT (MENTHA PULEGIUM)	1 gal.	LOW	16
	CHINESE GARLIC CHIVES (ALLIUM TUBEROSUM)	1 gal.	LOW	16
	PENNSYLVANIA DUTCH TEA THYME (THYMUS PULEGIODES 'GOLD STREAM')	1 gal.	LOW	16
VINES				
	COMMON HOP (HUMULUS LUPULUS 'Cascade' DR AS PER OWNER)	1 gal.	LOW	8
GROUND COVERS				
	HUNTINGTON CARPET ROSEMARY (ROSEMARYS OFFICIALIS 'HUNTINGTON CARPET')	1 gal.	LOW	20

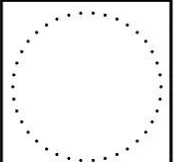

Hops Flowers
 Botanical Name: Humulus Lupulus
 Origin: USA
 Choose Size:
 \$17.75
 ADD TO CART REQUEST LIST



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SOUTH PASADENA
 BREWHOUSE

Client: Steve Martin
 521-523 Mission Street, South Pasadena CA 91030

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ISSUANCE DATE
 04.21.21

ISSUANCE FOR
 Conceptual Landscape Plan

SHEET NO.
 A6

Supporting Document for CEQA Exemptions

CEQA Recommendation for Planning Commission

Determine that the Project is exempt under California Environmental Quality Act Guidelines Sections 15301, 15303, 15331, and 15332, and that none of the exceptions in Section 15300.2 apply, including that there are no unusual circumstances with the project.

Substantial Evidence Supports the CEQA Exemptions for the Project

I. CEQA Guidelines Section 15301

CEQA Guidelines Section 15301 exempts projects from CEQA that consist of the operation or minor alteration of existing structures, facilities, and equipment, involving negligible or no expansion of existing or former use. Particularly, here, there is negligible or no expansion of the use from the project because the project is aimed at preserving and using the existing structure, with as few changes as possible to the structure. The only changes to the existing structure are minor. Exterior improvements include the removal of the east exterior stairs and relocation of the accessory structure's door, which are necessary solely to meet building and fire code requirements. The interior walls are anticipated to be almost entirely maintained in their existing form, except for a few minor closures of openings and closets to make better use of the small space. Those changes do not result in any expansion.

Also, the project site currently operates as a live/work commercial office use, where the applicant/owner has operated a business (Essential Supplies of South Pasadena LLC) under a City of South Pasadena business license since the beginning of May 2020. This Project allows for the use of the exact same space for a similar live/work commercial nanobrewery use. The current application and project before the Planning Commission involve only a change of use to allow the live/work nanobrewery alcohol sales, serving customers in the patio, and some minor changes noted above (such as the removal of the east side stairs and relocation of accessory structure doors, as well as installation of the block wall fence). The changes pursuant to the Project are negligible and do not expand the existing commercial use. The intent of the existing business use, Essential Supplies of South Pasadena LLC, would be to allow customers to visit the site using the wheelchair ramp and patio infrastructure in the front yard, allow customers to use the rear public ADA-accessible bathrooms, and use the carport and patio cover that were all approved by the Cultural Heritage Commission Chair on December 23, 2020. Therefore, all of those approved structures have independent utility from this Project because they would be needed for the continued existing business operations at the property by Essential Supplies of South Pasadena LLC. The new nanobrewery use will not result in any significant change or expansion of that customer-oriented use because it will involve using the exact same facilities that would be used for the existing business.

II. CEQA Guidelines Section 15303

a. Installation of small new equipment and facilities in small structures

CEQA Guidelines Section 15303 applies because this project involves the installation of small new equipment and facilities in small structures. The project involves a change of use from an existing

live/work office use to a live/work nanobrewery use, which is the smallest form of a microbrewery. This project involves minor alterations and installation of equipment. The total floor area of the project (front main building and rear accessory structure) will be 2,235 square feet. Of that total area, 387 square feet is located in an accessory structure, which is a small structure at the rear of the project site. This very small accessory structure will house all of the small-scale brewing equipment for the nanobrewery's operations, entirely within the accessory structure. Its operation will not have any impacts outside that structure. For example, the typical Alcohol and Beverage Commission license in California for microbreweries is a Type 23 License, which allows producing up to 60,000 barrels per year. This project, however, is anticipated to be an extremely small nanobrewery-scale 5-barrel-or-less system that will produce 1 batch per week, for a maximum of around 260 barrels per year. So, the equipment and production is very small compared to typical microbreweries that can produce up to 230 times the amount of beer. The small equipment that will be used is more akin to kitchen equipment.

The front structure is 1,666 square-feet, which also qualifies as a small structure, and it will be used as a live/work structure, with a 2-bedroom 2-bathroom residence, and a nanobrewery tasting room and cold storage area for the nanobrewery operations. Small equipment will be added to the kitchen for this purpose to store and serve beer and meet County health department requirements.

b. Conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure

The project also qualifies under Section 15303 because it involves the conversion of use for small existing structures where only minor modifications are made in the exterior of the structure. The rear 387 square-foot accessory structure will be modified from a storage use to a nanobrewery use. Minor exterior modifications involve moving the doors out from the carport area on the east side of the structure to the north wall in order to meet building code requirements for access and path of travel, and fire code requirements for an adequate fire wall rating between the carport and the interior of the accessory structure. It will also involve adding solar panels to the roof of the accessory structure and the main structure with the goal of achieving net-zero carbon emissions from operation of the nanobrewery. The project is anticipated to generate as much energy as it uses, and thus there will be no impact from energy usage.

The front, main structure, which is 1,666 square-feet, is also a small structure and involves a change of use from a live/work office to a live/work nanobrewery use. The front structure will be used as a tasting room and cold storage for the brewery operations, as well as a small patio out front for up to approximately 16 people. There will be a minor exterior modification to remove the east side steps that are approximately 2 feet high and 3 feet wide, in order to provide added space to meet building code requirements for an ADA path of travel along the east side of the structure. Also, the east side door above those removed stairs will be sealed in place, without any major change to it.

At the front of the site, the project also includes adding an 8-foot high wall along approximately 42 feet of the neighboring residence's boundary. This wall will improve privacy between the neighboring properties. The wall is also considered construction of a new small facility or structure pursuant to CEQA Guidelines Section 15303, and together, all of the above-noted activities qualify as exempt under Section 15303.

c. Up to Four Commercial buildings (such as stores, motels, offices, restaurants, or similar structures) up to 10,000 square feet in floor area on sites zoned for such use

In addition to the above-noted consistency of the project with the general requirements under Section 15303, the project also squarely falls within the specific example in 15303(c) because the conversion involves a commercial building that is a “similar structure” to a store, restaurant, or office. The project involves a nanobrewery that sells and serves its products to customers in a similar manner to those uses. Particularly, the project will serve artisanal crafted beer beverages to customers at tables similar to a “restaurant,” at a commercially zoned location for serving such customers. The project would also involve selling some brewery-related products that advertise the business, such as shirts and glassware, which is similar to a “store” under Section 15303(c).

The number of structures and square-footage is substantially less than the maximum allowed under CEQA Guidelines Section 15303(c). In an urbanized area, the exemption expressly allows up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such commercial uses. A nanobrewery is a commercial use that involve producing and selling beer. The project site is zoned for commercial use because the Mission Street Specific Plan allows Live/Work Cottage Industry uses, such as this live/work nanobrewery project, and its underlying zoning designation is a commercial C-1 zone according to the City’s Mission Street Specific Plan. The floor area for the two structures at the project will be 2,235 square feet, which is substantially less than the express 10,000 square-foot maximum allowed under the exemption in Section 15303(c).

d. Accessory (appurtenant) structures including garages, carports, patios, pools and fences

The project includes accessory (appurtenant) structures that are also exempt from CEQA under CEQA Guidelines Section 15303(e), such as the conversion of use of the accessory structure in the back yard for brewing beer, and minor modifications to relocate the door on that accessory structure for building code and fire code requirements. The installation of the block wall fence along the west side of the front patio area is also exempt as an accessory (appurtenant) structure fence under Section 15303(e).

III. CEQA Guidelines Section 15332

CEQA Guidelines Section 15332 applies to additionally exempt the project as an infill project because it involves infill development from minor changes on the property.

The project is consistent with the General Plan, Mission Street Specific Plan, and the zoning designation and regulations. As noted above, and throughout other reports and documents submitted into the record for this project, the Mission Street Specific Plan allows a nanobrewery as a “Cottage Industry” use. Consistent with zoning regulations, the project will include necessary discretionary approvals for permits to sell alcohol, allow outside seating in the patio, and build a fence next to the patio that extends above a six-foot height to 8 feet high. Based on this, the project is consistent with the general plan and zoning requirements.

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site has no value, as habitat for endangered, rare or threatened species. It is fully developed, and only minor exterior modifications to the existing improvements are proposed.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Parking/traffic was studied and documented in a parking study report that found there is ample available on-street parking in the neighborhood, which avoids any issues with cruising and circulating traffic. It is anticipated that the project's design will substantially reduce traffic by incentivizing bicycle riding, by providing 12 secure bike parking spaces directly in front of the main entrance in the front patio. The site is also a block from a bus stop for major intercity bus routes, an 8 minute walk from the regional light rail train station, and a few minute bike ride from the regional bike trail. Based on these features having a substantial reduction on traffic at the project, the project will not result in significant traffic impacts.

A noise study was performed showing no significant noise impacts. The project is on Mission Street, which is a busy and noisy commercial corridor with buses and one of the City's only designated truck routes. Most noise from the project will be fully contained indoors, and therefore the interior uses will not have any off-site impacts. The only source of noise outside will be from use of the front patio by customers, which seats approximately 16 people. The noise study shows that there will be no significant noise impact at the neighbor's residence from customer patio use. This is further strongly supported by the fact that the project's design also includes an 8-foot concrete block wall along the front patio boundary with the neighbor's residence, which would substantially reduce noises if they did occur. That block wall continues back past the front room on the west side (to be used for patron seating) before the wall returns to the side of the main structure.

Air quality and water quality will not be impacted at all by the project, particularly since the project involves no hazardous or noxious materials or emissions. The equipment will be solar electric-powered and thus will not impact air quality, and as noted above, it has numerous traffic-reducing factors that reduce emissions. The project is entirely on municipal water and sewer supplied by the City of South Pasadena, and thus will not impact water quality.

Moreover, the project is merely a conversion of use in an existing building with no expansion. The structure will be maintained as much as possible in its original 1922 form. The Project will not likely result in any significant changes in the environment since the baseline is an existing structure, which is currently used as a live/work office. The owner currently lives in the facility and operates a business called Essential Supplies of South Pasadena, LLC, which has been in operation since early 2020, when he purchased the property. The conversion to a live/work nanobrewery will not cause any significant impact on the environment from that baseline.

The site can be adequately served by all required utilities and public services. It currently is fully developed and is adequately served by all required utilities and public services. Therefore, it meets all the requirements for exemption under Section 15332.

IV. CEQA Guidelines Section 15331

The project is additionally exempt under CEQA Guidelines Section 15331 for protecting and rehabilitating a historic resource. The project's minor exterior improvements have been reviewed for conformity with the City's historic property codes. Only minor improvements are being made, such as removing a newer concrete and metal side step on the east side and closing and relocating the entrance on the rear accessory structure to accommodate a path of travel to the restrooms and accessory structure, as required by the Building Code, and installing a fire-rated wall, as required by the Fire Code.

Based on the minimal work, the project will protect the historic resources at the property. Indeed, the purpose of the project is to protect and employ adaptive reuse of the historic resources instead of harming the historic resources. The interior work for the project involves only minor changes to a kitchen to accommodate adding a cold storage refrigerator and minor changes required by L.A. County Health Department requirements for food handling. Other than that, the interior improvements do not involve removing or demolishing structural components, and only require adding materials to close a couple of entrances for making better use of and division between the rooms. This exemption applies and it is commonly used for renovations and additions on historic properties in the City of South Pasadena.

V. CEQA Guidelines Section 15300.2

None of the exceptions to the categorical exemptions apply. The site is not in a particularly sensitive environment and there are no environmental resources of hazardous or critical concern that are designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies that would be significantly impacted. There are no issues of cumulative impacts from the same type of project occurring in the same place over time—this is just one project on one parcel, and any other project would be speculative at this point. There are no nearby scenic highways with scenic resources. The site is not on the hazardous waste list. The project also will not cause a substantial adverse change in the significance of a historical resource—this project protects the historic resource by making minimal changes to preserve and adaptively re-use it in the commercial corridor where it is located. Only minor improvements are being made, such that the project will protect the historic resources at the property. Indeed, the purpose of the project is to employ adaptive reuse of the historic resources instead of harming them.

Regarding CEQA Guidelines Section 15300.2(c) there are no unusual circumstances related to the project. Particularly, it is not unusual to have establishments serving customers like this bordering residential properties in the City of South Pasadena. In fact, it is the opposite. It is very, very common. In the City of South Pasadena, there are only a few narrow commercial corridors on Mission Street and Fair Oaks Avenue where most restaurants are located, including those with outdoor dining and alcohol. Such uses are regularly situated next to residential uses to make these services accessible for pedestrian traffic from the neighboring historic residential neighborhoods. These kinds of developments typically would be considered exempt as either existing facilities (Section 15301), conversion or construction of small structures (Section 15303), restoration or rehabilitation of historic structures for an adaptive reuse (Section 15331), or infill projects (Section 15332).

For example, in early 2021, the City of South Pasadena approved the “Seven Patios Project” (845 El Centro Street/ 832 Orange Grove Place), which is similarly located in District B of the Mission Street Specific Plan. (<https://www.southpasadenaca.gov/government/departments/planning-and-building/planning-division/seven-patios>.) It included approving approximately 6,100 square-feet of multi-tenant commercial retail uses on the ground level of a 79,860 square-foot structure fronting El Centro Street. The commercial spaces have permitted uses that include restaurant, retail, and microbrewery as cottage industry uses in District B. That aspect was specifically adopted as a condition of approval for the Seven Patios Project. A copy of those conditions are in the City’s records. Residential properties are similarly located next to those commercial uses within the development and along Orange Grove Place and nearby on El Centro Street. The Seven Patios Project shows that this type

of commercial development is not unusual, and thus it would not trigger an exception to the use of categorical exemptions for appropriate similar projects like this project.



Figure: Seven Patios Project has entitlements for commercial “cottage industry” uses, including restaurants, cafes, and microbreweries, in a similar District B property within the Mission Street Specific Plan.

As another example, the Senor Fish restaurant (618 Mission Street), is located only about 320 feet away from the project site across Mission Street towards the east. It has an outdoor patio directly adjacent to single-family residential neighbors. The patio has 12 tables. Even conservatively assuming that it would have 2 people per table, that would be at least 24 people — which is much more than this project’s approximate 16 people seated in the patio. Also, Senor Fish is open from 8 a.m. to 9 p.m. Those hours are not substantially different from the proposed project’s noon to 10 p.m. proposed hours of operations. The following pictures show the Senor Fish’s patio in relation to the residences and project.

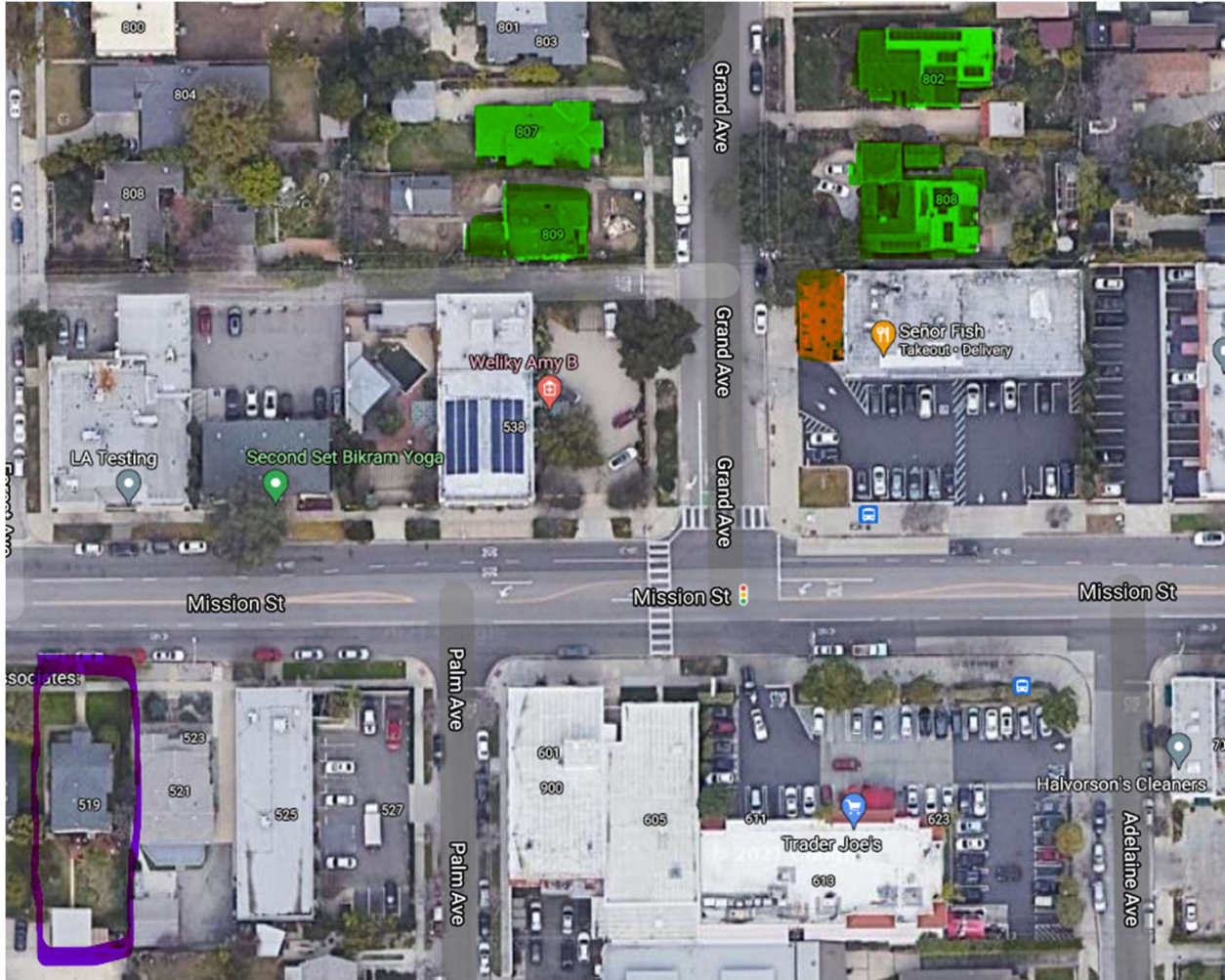


Figure 1. Senor Fish outdoor patio (highlighted orange) directly adjacent to single-family residential properties on Grand Avenue (green), approximately 320 feet from subject property (purple).



Figure 2. Senor Fish 12 outdoor patio tables directly adjacent to a single-family residential property.



Figure 3. Senor Fish outdoor patio directly adjacent to a single-family residential property.

As another example, Bistro de la Gare (921 Meridian Avenue) and Communal (1009 El Centro) are two restaurants that have substantial outdoor seating and bars serving alcohol in close proximity to residential properties. Both serve alcohol in outdoor patios that face nearby residences.



Figure 4. The orange areas depict the patio and canopy-covered seating areas at Bistro de la Gare and Communal. Green areas depict the Golden Oaks Apartment building directly across the street from both patios, a condominium complex on El Centro Street across from Bistro de la Gare’s patio, and a single-family residential property on Diamond Avenue that is adjacent to the rear of Communal in close proximity to Communal’s canopy-covered eating area and bar.



Figure 5. Bistro de la Gare outdoor patio where food and alcohol are served.

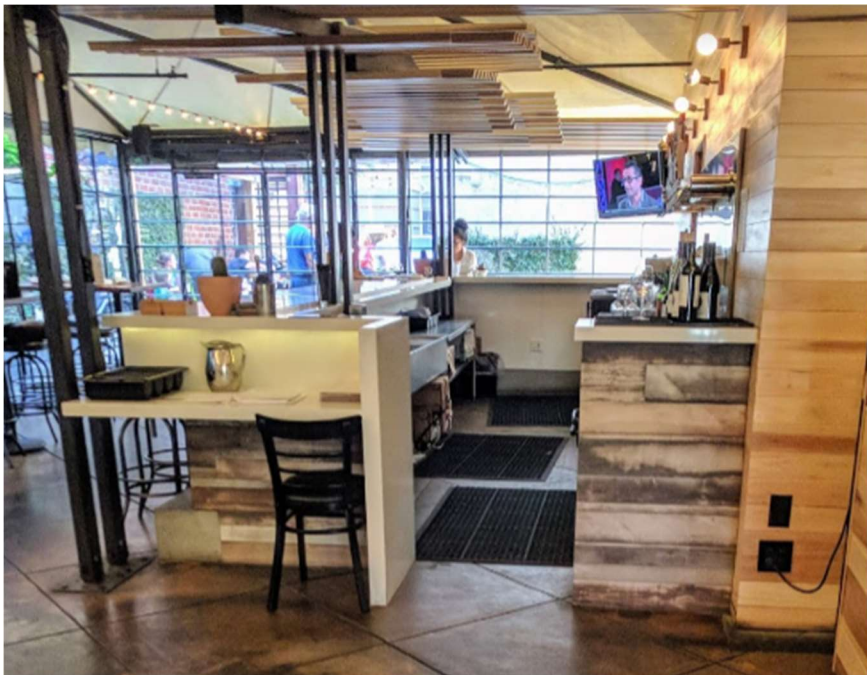


Figure 6. Communal's canopy-covered bar, with a wall of beer taps, and the open-air front patio facing apartments across the street.

Numerous other examples can be found on just a review of a few restaurants in the City. These show how common it is for seated customers at food-serving establishment, often with alcohol, to be situated close or adjacent to residences:

- 1) The Raymond at 1250 S. Fair Oaks Ave, Pasadena, CA abuts residences in South Pasadena on Mockingbird Lane.
- 2) McDonalds (716 Fair Oaks Ave) and the old Mamma's Brick Oven Pizza and Bistro location (710 Fair Oaks Ave, which will soon be a Krispy Kreme Donuts) directly abut residential properties on Brent Avenue.
- 3) Mike & Anne's, Menchie's Frozen Yogurt, and Tomato Pie Pizza Joint, are all along the same stretch of Mission Street, with some outdoor seating and very close proximity to several residential properties.
- 4) Hierloom Bakery and Café (807 Meridian Ave) and Radhika (966 Mission Street) are also directly under and adjacent to residential property.
- 5) Cos & Pi (303 Pasadena Ave) is next to various residential properties.
- 6) Panda Express (1216 Fair Oaks Ave) has residential next to it.
- 7) Hi-Life Burgers (1326 Fair Oaks Ave) has a wrap-around patio around its structure and a parking lot right up to single-family residential uses right next to it. Parking lots make much more noise than patios from much louder and noisier vehicles operating in them. It is abutting a single-family residence. It is also open until 10pm to 11pm at night every day.
- 8) Blaze Pizza (1100 Fair Oaks Ave) has an outdoor patio and parking lot just across an alley from single-family residences, and it sells beer and wine, and is open until 10pm 7 days per week. It is separated from a single-family residence only by a narrow alley, and only a small wooden fence.
- 9) Twohey's (424 Fair Oaks Ave) has a large full service bar indoors and abuts residential apartments, with only about 16 feet between the structures.

Serving customers food and drink is similar to how this project operates, since it involves serving beer and small food items, and it is common to find such operations in places that are fairly similarly situated as this project. Many of the above-noted locations serve alcohol. Indeed, many of these restaurants are anticipated to purchase kegs of beer from this very nanobrewery project to serve at their locations. So, the proposed use for this project cannot be considered an unusual circumstance, when common operations are operated in a similar manner and would be serving the very same product. Based on this, there are no unusual circumstances that would cause a significant impact.

Even if unusual circumstances were present—and they are unquestionably not present—there is also no reasonable possibility that such unusual circumstances will result in a significant impact. Studies were conducted for the project related to parking and noise, and these showed that no significant impacts will result. (See parking and noise studies.)