



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

Memo

Date: July 13, 2021

To: Chair and Members of the Planning Commission

From: Joanna Hankamer, Planning & Community Development Director

Re: Additional Document #3 for Item No. 3: 521-523 Mission Street (Brewhouse) –
Public Comments and Additional Correspondence

Since posting public comment online on July 12, 2021, staff has received additional public comments and correspondence regarding the proposed project. By Tuesday, July 13, 2021 at noon, staff received the following additional correspondence:

Additional Correspondence in Support

Four letters were received in support of the proposal.

Additional Correspondence in Opposition

Seven letters were received in opposition to the proposal.

One letter received expressed concerns and support

From: [Casey Law](#)
To: [PlanningComments](#)
Subject: Comment on Item #3
Date: Monday, July 12, 2021 4:30:23 PM

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Comment on Item #3: Conditional Use Permit for project at 521 and 523 Mission St.

I'm writing to express my support for the Conditional Use Permit for the 521/532 Mission St project. I am a resident of South Pasadena and live within a 5 minute walk of the proposed site.

The applicants have worked hard to develop a plan that is respectful to the neighborhood and city processes. The nanobrewery is a valuable addition to our city and neighborhood. I was particularly happy to see how the design supports the needs of pedestrians and cyclists.

Respectfully,
Dr. Casey Law

From: [Kris Morrish](#)
To: [PlanningComments](#)
Subject: Item #3 LETTER OF SUPPORT
Date: Tuesday, July 13, 2021 10:40:32 AM

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To: Planning Commissioners
From: Kris Morrish
Date: July 13, 2021
Subject: Agenda item #3 - South Pasadena Brewhouse LETTER IN SUPPORT

As a long-time resident of South Pas, volunteer Commissioner (DRB, PC and CHC) and board member of the South Pasadena Chamber of Commerce for over 10 years, I am writing to express my support for the proposed microbrewery at 521/523 Mission Street. In my opinion, this project is what the City and the Chamber have been trying to encourage for the past 20+ years - economic development (including live/work and mixed-use development) and “neighborhood-oriented small commercial uses on a human-centered scale”. The project site is located within the Mission Street Specific Plan, District B, which is intended to promote “small-scale artisans and other Cottage Industries that serve both local residents and the broader specialty market”. The operation of South Pasadena Brewhouse is exactly that - a modest, appropriate, well designed project on a street of mixed commercial and residential uses. It is a good transition from the commercial building to the east and, with the construction of an 8-foot privacy wall, the residential property to the west. I encourage you to stand behind the City’s stated commitment to supporting economic development and encouraging local businesses by approving this project.

Kris Morrish

Isaac Barrera <ibarrera@earevalo.com>
To: southpasadenabrewhouse@gmail.com

Tue, Jul 13, 2021 at 9:31 AM

In reference to item 3 on today's agenda, I fully support the South Pasadena Brewhouse project. My name is Enrique Arevalo and I am a long time resident of South Pasadena since 1987. I own a business (a law firm) and a building at [505 Mission Street](#) in South Pasadena since 1994. I met Mr. Steve Martin and toured his home, reviewed his plans for building the project. I believe it would be an added feature in South Pasadena where a new business such as a brewhouse will bring a new choice for those of us who want to meet after work or to have gatherings at the new brewery.

Regards,

Enrique Arevalo, Esq.



[505 Mission Street](#)

[South Pasadena, CA 91030](#)

[\(626\)799-6585](#)

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From: [Janie Huang](#)
To: [PlanningComments](#)
Subject: Support in favor of the South Pasadena Brewhouse
Date: Tuesday, July 13, 2021 10:35:45 AM

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Hi, the South Pasadena Brewhouse nanobrewery sounds like a great addition to our charming community. Small-scale and quaint like so many of the established area businesses. Not a wild and out bar, but rather an intimate brewery that will feel like going over to a buddy's for an after work social. With the proposed hours including a 10pm close, I especially don't foresee how this would be disruptive in the least.

The concept of a small, quaint nanobrewery right here in South Pas on Mission sounds like a fantastic idea to me.

Within walking distance for many, and having another option for a cool spot to just hang out with a few friends and chat in a cozy setting (love craftsmans) without having to shout over loud music or anything. They don't intend (or have the capacity) to cater to large bar crowds at all, with limited seating and earlier closing hours -- due to just a few of these proposed operation practices, I believe it would be more beneficial to our city than anything else.

A quaint nanobrewery totally fits our charming town and I'm kinda surprised we don't have one already!

I fully support and am in favor of this South Pasadena Brewhouse project going forward and coming to fruition. Thank you for your time and consideration!

Best regards,
Janie Huang

From: [Michael Ramirez](#)
To: [PlanningComments](#)
Subject: 2396-CUP/MOD
Date: Tuesday, July 13, 2021 11:22:04 AM

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Good morning. My name is Michael Ramirez and I wanted to leave a concern regarding Project Number 2396-CUP/MOD. My address is 910 Indiana Ave, South Pasadena.

We are very concerned about the South Pasadena, Department of Planning and Building allowing a permit for a homeowner to be allowed to produce AND sell beer from their residence located at 521 & 523 Mission. We do not agree that this permit be approved by the City of South Pasadena, Department of Planning and Building. I wanted to point out a few concerns we have:

1. This is a family oriented neighborhood and maintaining a quiet, family friendly neighborhood is very important to us. This neighborhood would not be the same with a new "bar" or "pub" on our block! We foresee people leaving the 521/523 Mission address with beer in hand and are afraid that individuals will be intoxicated or inebriated. People may also park nearby and drink their beer there. Although we do not reside on Mission Street, however, our backyard is behind the 521/523 address and we are separated only by Pico alley! This is too close to our residence and this does not instill a safe and family friendly environment for raising our children.
2. There is very limited parking now for residents as it is. There are two apartment buildings across the street from 521/523 Mission and we usually see individuals crossing the street to go into those apartment buildings. The parking situation will be worse if this permit is approved.
3. Another concern is that there are two homes next door to this address. The families who live in these homes did not buy their home in South Pasadena so that they can live next door to a brewery, "bar" or "pub"!
4. There is a school two to three blocks away and this does not seem to help maintain a safe environment for them. We want to keep our neighborhood safe for our children and our neighbors. We want to keep this a quiet and safe neighborhood and we do not see how a "bar" or "pub" will uphold those values!
5. Our biggest concern is that the person residing at one of these addresses is on the Department of Planning and Building, or the Cultural Heritage Commission for South Pasadena! Is this correct? We would like to verify this information and will hire an attorney or investigate how this could be allowed and not be a conflict of interest!

We had a few questions moving forward:

1. What is the process for approval of this Conditional Use Permit and what step is this project in?
2. If we disagree with this permit being passed, what is the next step we need to take to prevent this permit from being allowed?

Thank you for your time.

--

Michael Ramirez
910 Indiana Avenue,
South Pasadena, CA 91030

From: [Marika Tripodes](#)
To: [PlanningComments](#)
Subject: Regarding: 2396-CUP/AMOD
Date: Monday, July 12, 2021 8:18:15 PM

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Dear South Pasadena Zoning Commission,

I am a third generation South Pasadena resident, born and raised in this community. My siblings were born and raised here and my parents and grandparents were all homeowners in this city since the 1950s. I am writing to express the deep concern my family and I have regarding the interpretation of the South Pasadena zoning regulations that would allow for the opening of a brewpub establishment directly adjacent to residential properties.

There is a housing crisis in LA county and authorizing a business to operate next to family homes will surely drive out Mission street's neighborhood residents and this seems counter to the goals that most communities have during a time when cities are pushing to retain housing units in their area. As an educator I have seen first hand how the decrease in safe, quiet and friendly residential neighborhoods has an affect on schools which survive off of tax paying residents to be able to live where their children attend K-12 schooling.

I am only writing this letter because I care about the longevity of this beautiful community, so again I ask that you reject the zoning interpretation that would allow for a brewpub near 521-523 Mission Street.

Thank you so much for your time and attention to a matter that affects our community.

With deep appreciation,

Marika Tripodes and family (Dena & Georgia)
marika.tripodes@gmail.com
2041 Le Droit Drive, South Pasadena

From: [maia durant](#)
To: [PlanningComments](#)
Subject: Opposition to 2396-CUP/AMOD
Date: Monday, July 12, 2021 10:25:03 PM

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Good Evening Planning Commissioners,

I am writing to express my family's strong opposition to the approval of the above referenced CUP and Administrative Modification.

I want to start by saying that my husband and I both feel that there is something very special about living in South Pasadena. A big part of that comes from the charm of the city's small town feel and knowing that, unlike many of the large surrounding cities, residents in South Pasadena have a voice. Like many other residents of South Pasadena, we pay a lot of money in taxes annually to ensure that South Pasadena maintains this charm, integrity, and positive reputation.

My husband and I moved here in 2018 from Pasadena. When we first moved to the city we had issues getting a permit to remove two non-native trees on our property. We worked closely with the city commissioners, staff and council members over the span of nearly a year to ensure the code was followed and our rights as property owners were upheld. The reason I bring this up is because we saw, first hand, the importance of the city upholding the code and the role civil servants; staff, directors, council members and commissioners play in ensuring that the tax payers' dollars are put to good use and the residents' rights are upheld. In the end, we were pleased that the people in charge of our city put forth a thoughtful, thorough and fair analysis of the codes that protect property owners. When our neighbors explained to us that their charming historic home was at significant risk of being subject to reduced property value, increased noise, loitering and potentially increased crime and safety, we were shocked at how easily the city could let this happen, especially given the challenges we went through just to remove two non-native trees located on our property. It did not add up.

South Pasadena attracts people from all over the world with school aged children because of the reputation of the school district. As a resident knowing that is the market appeal, I would have major concerns about the value of my property if there were a live/work brewery open 7 days a week until 10PM next door to my home. A brewery guarantees intoxicated people, trash, noise, loitering and often an increase in property damage, crime or worst of all, drunk drivers. My husband and I are in the process of starting a family and the last thing I would want is a brewery next door to endanger the safety of kids in the area.

We put ourselves in their shoes and tried to imagine if a brewery was being built next door to our home. We would undoubtedly have some concerns and would want to make sure that our rights as homeowners were being protected. I think it's fair to assume that many of you would have the same concerns if your neighbor was

proposing to change their historic home into a brewery. My husband and I believe in development and the betterment / improvement of a city. That said, above all else, we believe in following the rules and transparency. How could a change like this happen to a historic row of homes after 100 years? What changed in the city to allow for this?

For the reasons above, I would strongly urge the Planning Commissioners to deny this request.

Sincerely,

Maia Durant and Fernando Pa

From: [Lawrence Abelson](#)
To: [PlanningComments](#)
Subject: Planning Commission Meeting - Agenda item #3 - Public Comment
Date: Monday, July 12, 2021 6:28:06 PM

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Re: 521-523 Mission Street, Project No. 2396-CUP/MOD

Good evening,

I live at 612 Hermosa Street, four tenths of a mile north of the project. I am also the Chair of the City's Mobility and Transportation Infrastructure Commission (MTIC). To be clear, this matter has not been brought to the MTIC, and I am submitting these comments in my individual capacity. I have reviewed at a high level the materials submitted for this item as well as the site and surrounding area. While I am not against the proposal conceptually, I am very concerned about two important issues, that is, parking and traffic, and implore you to carefully consider both in your review of this project.

With regard to parking, as I understand it, the business will not be providing any on-site parking. Instead, it will be relying exclusively on its Mission Street frontage as well as other spaces along Mission and the adjoining residential streets, including Indiana, Palm and Grand. In light of the fact that the establishment will have a total of 61 seats (inside and outside combined) and will be selling items for off-site consumption, the parking impacts on the adjacent residential streets will be significant. Neighborhoods should not be forced to carry the burden of a business' parking needs simply because it is "infeasible" to provide it on-site. I noticed that on Saturday, 7/10/21, at approximately 11:45am, shortly before when the proposed business would open at noon, both sides of Mission Street near the subject property were completely parked up, with only 4 available spaces (thankfully on the south side). Around the same time, I noticed that the two-story professional building across the street (526 Mission Street) has a rear parking lot with 14 spaces (1 disabled) accessible by an alley. It was virtually empty at this time. (I checked again on Monday, 7/12/21, at around 10:30am, and even then, less than half of the spaces were occupied.) The applicant should be required to arrange for parking at this and/or other nearby commercial properties, and the neighboring residential streets should be protected. I will note that the MTIC is in the process of preparing a proposed preferential parking program for the City which would provide an opportunity for the residents to restrict parking to the occupants and their guests. This may be another alternative for protecting these streets, however the project is in its infancy.

As for traffic, without a doubt, this business, again with 61 seats and a take-out business, will generate significant car trips. The neighborhoods north and south of this property already suffer from cut-through traffic, and action must be taken to protect them. I live on the Columbia Street/Hermosa Street/Grand Avenue bypass route between Orange Grove and Mission and can tell you that one license plate survey conducted during a two-hour PM peak period revealed that approximately 60% of the traffic belonged to those cutting through the neighborhood, which is unacceptable. Any increase in that activity, which will surely result from increased commercial activity on that part of Mission, should not be tolerated and must be considered, analyzed and addressed through appropriate traffic management measures. (I will note that a citywide neighborhood traffic management plan has been prepared by an

outside consultant with MTIC and Public Works staff input and should be headed to the City Council soon.)

Thank you for your time and consideration of these important issues.

Larry Abelson

From: [Eric Ostby](#)
To: [PlanningComments](#)
Cc: [Fernanda Oppermann](#)
Subject: Public comment on CUP for Project No: 2396-CUP/AMOD
Date: Tuesday, July 13, 2021 10:06:03 AM
Attachments: [image.png](#)

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Planning Department,

Please add my public comment below for July13 Agenda Item #3 Project No: 2396-CUP/AMOD.

Dear Planning Commissioners and neighbors,

My name is Eric Ostby. I have been a proud resident, homeowner, father and volunteer in South Pasadena since 2013. First of all, thank you committee members for your public service on the planning commission to ensure that South Pasadena grows sustainably while retaining our quiet family small town character. Today I ask the Planning Commission to vote “No” on the conditional use permit for serving beer at the proposed brewery at 521 Mission Street located just steps from my house. The tranquility and safety of my home will be harmed if this proposed brewery with front yard seating for alcohol consumption is approved.

My wife Fernanda and I own 515 Mission Street, a lovely historic craftsman home one house west of the proposed brewery. We have been raising our 3 kids in this home in the west Mission neighborhood that we love. My children frequently ride their bikes in front, sit on the porch, and throw the frisbee on the open front lawn as shown in the picture at the bottom of my comments. After 6pm, Mission Street traffic subsides and our home is quiet and peaceful, perfect for homework and family time with our children who go to bed by 7:30pm.

Mr. Steve Martin is seeking approval today for indoor and outdoor consumption of higher alcohol-content beer like IPA daily until 10pm. I am supportive of small business in South Pasadena, and a small brewery could work well in a busy commercial zone like District A as long as it does not impact nearby homes. But, I cannot support an outdoor bar so close to my house, which will reduce peace, quiet and safety. This usage change represents an unjustified zoning interpretation for our block in Mission District B, which does not identify primarily alcohol serving businesses like brewery as permitted. I encourage you to read my letter from April 2021 to learn more about the problems I raised with the surprising Determination of Planning and Community Development Director 2020-001 that was conducted without community input.

We do not believe that Mr. Martin has made any sincere efforts to propose a business suitable for our block and respectful of our homes. We were unable to meet our new neighbors after they purchased 521-523 Mission in January 2020, we never saw them at the house. Mr. Martin and Ms. Kith first appeared more than a year later in April 2021 to deliver the completed brewery pamphlet and present complete architectural plans. Mr. Martin did not follow up for feedback until his letter dated June 26th was received on June 30th just days before the CUP hearing notice, making his complaints about our lack of engagement

ingenious. These actions show us that Mr. Martin is not sincerely interested in our input or the impact of an alcohol serving establishment adjacent to our home.

This brewery will function like a bar, where customers will sometimes become intoxicated and cause disruption to our home and our block. An outdoor bar seating area operating until 10pm will be noisy, which is detrimental to my family's early evening time together for meals, homework, and conversations. Alcohol consumption does lead to loitering, smoking, noise and nuisance. These issues unfortunately cannot be controlled or mitigated by the owners or city no matter their good intentions.

I ask that committee members walk in front of my home at 515 Mission to imagine the impact of alcohol consumption outdoors just 50 feet to the east. Think for a minute how you would feel if 515 Mission was your home, and the actions you would take to protect the safety and tranquility of your home, especially in the evening? How will our home life be with customers stepping out for a smoke between pints, hanging around on the sidewalk after they have had a few drinks? There are children who play in my front lawn, imagine that.

Please vote NO on this CUP for alcohol consumption based on the disturbance it will cause to the peace and safety of two adjacent homes with longtime residents and children.



Thank you for your time,

Eric Ostby

--

Eric Ostby
(626) 354-6910
epostby@gmail.com

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July 13, 2021

Commissioners
Planning Commission
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

VIA E-MAIL

PlanningComments@southpasadenaca.gov

Re: Agenda Item 3 in July 13, 2021 Planning Commission Meeting
521 & 523 Mission Street
2396-CUP/AMOD

Dear Commissioners:

We write to you on behalf of Mr. Ray Endacott and Ms. Suzanne Endacott (the "Endacotts") and Mr. Eric Ostby and Ms. Maria Fernanda Opperman Bento (the "Ostbys") and in opposition to the request for a Conditional Use Permit for a microbrewery (labeled a "nanobrewery" by the Applicant Mr. Steve Martin ("Martin")), captioned Project No. 2396-CUP/AMOD and an Administrative Modification to allow an 8-foot wall in the side yard of the property located at 521 & 523 Mission Street (the "Martin Property").

Our clients have separately submitted or will be submitting, directly, written opposition to the proposed project outlined in the application submitted on February 22, 2021 (the "Project"). This letter focuses upon the serious legal problems and concerns that require denial of the requested approval of the Project.

The Martin Property is located in District B of the Mission Street Specific Plan ("MSSP"), immediately adjacent to the east of the home occupied by the Endacotts located at 519 Mission Street. The home owned by the Ostbys is immediately west of the Endacotts' home and is located at 515 Mission Street.

The stated "District Function" for District B in the MSSP is for "Complimentary Use Areas." "Permitted Uses" in District B are limited to Office, Cottage Industry, Live/Work Space and Housing Units. In contrast, District A in the MSSP allows for Commercial Retail and Services, Restaurants and Specialty Retail uses.

"Cottage Industry" uses are described in the MSSP as small-scale artisans' workshops or studios, together with ancillary showrooms or galleries, located in enclosed buildings. The MSSP then lists examples of manufacturing and service uses that are permitted under the Cottage Industry category. Nowhere in the MSSP does it state that restaurant use is allowed in District B. With limited exceptions

not applicable here, "land uses that are not listed in tables or are not shown in a particular zoning district are not allowed." So. Pas. Municipal Code §36.210.030.A.2 (emphasis added). Thus, the omission of a use (such as a restaurant or bar/tavern/pub) indicates that it is NOT permitted. In sharp contrast, the MSSP expressly allows restaurant use in District A. In adopting the MSSP, the City was clear that restaurants are permitted in District A and by omission, did not allow restaurant or, by extension, bar/tavern/pub use in District B, . If the City intended for restaurant and bar/tavern/pub use to be permitted in District B it would have done so. It clearly did not.

The MSSP states that the Director may determine other "similar uses" to those described for manufacturing or services under "Cottage Industry." In the South Pasadena Community Development Director's Determination No. 2020-001 dated January 14, 2020 (the "Determination"), the Director interpreted the definition of Cottage Industry to include "boutique restaurants, including dine-in restaurants, takeout restaurants, food delivery restaurants and services, wineries and wine tasting and brewpubs and microbreweries." As so defined by the Director in the Determination, the only restaurants and bars/taverns/pubs not allowed are chain restaurants that do not have a "one-of-a-kind distinctive menu" or that do not offer an "atypical or high quality customer experience."

For land use planning purposes, the use, whether as a boutique restaurant or a chain restaurant, is essentially the same. While such a use might be preferred by some and even perhaps by many (which appears to be the case with the Director), the use must be allowed under the City's zoning designation. In this case, those uses permitted in the MSSP does NOT allow use for restaurant in District B, where the Project is proposed. Although the Director has the ability to determine uses similar to those delineated as Cottage Industry, the Director does NOT have the authority to change the underlying zoning designation.

The Director sought to support the conclusion in the Determination by noting that "catering" is included as one of the Cottage Industry uses permitted in District B. Ignoring the fact that restaurant uses are expressly permitted in District A but are NOT included in the permitted uses in District B, the Director asserts that catering is a business type in the food industry and therefore food preparation and sales were expressly contemplated as a permitted use. Food preparation and sales for off-site dining and consumption is a far different use than a restaurant or bar/tavern/pub which calls for food preparation, serving and consumption of food and beverages on-site. Catering is not a business designed for dining in, although tasting of foods ancillary to the business for later service off site may occur. Use as a brewery, bar/tavern/pub or restaurant is clearly not the type of manufacturing or service that are similar to those listed in the MSSP for a Cottage Industry use.

Although the Director has the responsibility and authority to interpret the meaning of all applicable provisions and requirements of the Zoning Code pursuant to Zoning Code section 36.110.020, the Director does NOT have the authority to change the zoning set forth in the MSSP. Yet, by finding that dine-in restaurants, takeout restaurants, food delivery restaurants and services, wineries and wine tasting and brewpubs and microbreweries are included within Cottage Industry, that is precisely what the Director appears to be attempting. Because the Determination was beyond the scope of the Director's authority, it is invalid and cannot be used to support approval of the Project, conditionally or otherwise.

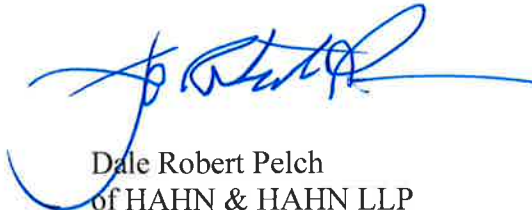
Commissioners
Planning Commission
City of South Pasadena
July 13, 2021
Page 3

The Staff Report for this Project dated July 13, 2021, submitted by the Director, also recommends approval of an Administrative Modification to allow for an 8-foot wall to provide a barrier between the proposed Project's outdoor seating area and the Endacotts' home. Under the City of South Pasadena's Zoning Code, an "Administrative Modification may only be granted when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other conditions, the strict application of this Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and within the same zoning district, or creates an unnecessary and involuntarily created hardship, or unreasonable regulation which makes it impractical to require compliance with the development standards." See So. Pas. Municipal Code §36.410.070 (emphasis added).

Here, there are no special circumstances "applicable to" the Martin Property. Instead, the "special circumstances" is the proposed use at the Project. The Zoning Code states: "An Administrative Modification shall not allow a use of land not otherwise allowed by the applicable zoning district itself." See So. Pas. Municipal Code §36.410.070 (emphasis added). Here, the required "special circumstances" applicable to the property simply do not exist. The proposed Administrative Modification would amount to allowing the Project itself and conditions voluntarily caused and created by the Applicant, to constitute the required special circumstances as the basis for approving the Project. Such a "bootstrap" argument would effectively allow any owner to argue that their project, rather than unique aspects of their property, warrant a modification of building standards and is not appropriate or warranted. Clearly such a result is not what was intended in giving the Director the ability to modify the development standards specified in the Zoning Code.

Although the Project may be desirable to some in the community, it must be in a location where such use is allowed by the applicable zoning designation. The Martin Property is, quite simply and clearly, not such a location. Although a small brewery itself (without on-site sales and consumption but subject to conditions to protect the neighbors and the community) may arguably qualify as Cottage Industry allowed in District B, the opening of a bar/tavern/pub is not and the application must therefore be denied. Even if the use were permitted by the MSSP, as it clearly does not, the special circumstances voluntarily and created and caused by the Project itself do not justify the issuance of the Administrative Modification proposed for the Project.

Very truly yours,



Dale Robert Pelch
of HAHN & HAHN LLP

DRP

cc: Mr. Ray and Ms. Suzanne Endacott (via e-mail)
Mr. Eric Ostby and Ms. Maria Fernanda Opperman Bento (via e-mail)

From: [Cacá Santoro](#)
To: [PlanningComments](#)
Subject: 2396-CUP/AMOD - comment
Date: Tuesday, July 13, 2021 10:05:26 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear South Pasadena Commissioners and Planning Staff,

My name is Carolina Santoro Blengini and I currently reside on 515 Mission Street with my husband and two year old daughter. We recently rented the house from the Ostby family, moving from Pasadena to this beautiful section of Mission Street. Even though we just moved to South Pasadena, I am very familiar with the area after living in Pasadena for 13 years and visiting the Ostby family regularly since we are friends.

To be honest, I was very surprised with the request to sell alcoholic beverages for consumption in this part of Mission St. I understand that this type of use is allowed in district A of the Specific Plan and I believe there's a reason for not being allowed in District B. It's too close to residences in a much more quiet stretch of Mission Street, in an area that was planned as a transition between the city center with bars, restaurants and shops and the quieter residential area.

I worked as a city planner for the county of Los Angeles for 6 years and served as a Historic Preservation Commissioner for the City of Pasadena for 5 years. So I am very familiar with the process and trying our best to find balance between the applicant's rights and the rights of the property owners, residents and neighbors. It's an honorable and very difficult job you have. One of great responsibility that can immediately affects people's quality of life. This being a discretionary request, I believe it's this Commission's challenge and responsibility to find what is right for the wellbeing community. And in this case, I believe that the distress and disturbance it will bring to the neighbors outweighs the need for the sale of alcohol on site. I have a two year old daughter who very much enjoys the front lawn, she loved to go up and down the little grassy slope, which she calls her mountain, and we love to play and hang out as we salute neighbors walking their dogs and families strolling with their kids late afternoons. It's lovely and it feels safe. It would be sad to have to avoid the use of the lawn and deprive my daughter of this experience as food trucks, increased parking and activity on the street increases with potentially intoxicated people and loitering that is inevitable as a result of a bar with an outdoor patio. Let alone the increase in the noise. These are historic old houses with windows that face the street, which I believe homeowners through great lengths to preserve and keep the original windows and architectural character, and do not give the sound protection you would consider in these modern days. My house has a bedroom window that faces the street. The opening of a bar and the increase noise of people just parking and walking the streets, laughing and chatting would make it impossible to sleep, specially with a young child.

For these reasons, I urge this commission to deny this request for the benefit of the wellbeing of the community.

Respectfully,
Carolina Santoro Blengini

From: [Stefani Williams](#)
To: [PlanningComments](#)
Subject: Public Comment on Project Number: 2396-CUP/MOD-Address 521 & 523 Mission
Date: Tuesday, July 13, 2021 10:04:09 AM

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please make this email a part of the public record. I have also recorded my comment that should be read at tonight's Planning Commission Hearing:

My name is Stefani Williams, the owner of 915 Palm Avenue, which is directly adjacent to the property at 521 & 523 Mission. I am commenting on **Project Number 2396-CUP/MOD**, Agenda Item Number 3, the Mission Street Brewhouse. I am speaking on my behalf, and on behalf of my spouse, Dino Pierone.

In terms of development along Mission Street, I support the aim of the Downtown Specific Plan that provides for a mix of commercial and residential uses that can be consistent and complement the area's existing small-town character. Steve Martin, the applicant, has shared some of his plans regarding the Mission Street Brewhouse, and it seems like an exciting venture that would add a creative, new artisanal business to our town, which is needed along the Mission Street commercial corridor. And while having a microbrewery next to my residence is not my ideal choice, I also recognize that Mr. Martin bought a property that can be mixed-use, so I would like to find a way to collaborate to make such a venture practical, while also ensuring the impact on neighbors is as minimal as possible.

I do have three concerns.

1.

The common chemicals used in breweries are highly toxic, flammable and perhaps explosive due to pressure. What chemicals and hazardous vapors might be produced? What type of smell is emitted by this type of production? What mitigation will the city take regarding those issues? **Has there been an Environmental Impact Review (EIR) done for this type of business?** If not I believe, to ensure maximum safety, an EIR needs to be conducted.

2.

Ensuring maximum privacy of the neighbors whose properties are directly adjacent to the property. (For my own property, I would also like to have a similar barrier along my property line, as proposed here in this application.) **Please also consider the impact of light and noise on the surrounding properties, and therefore the hours of operations should be taken into consideration.**

3.

Finally, when considering this application, we ask that the Planning Commission take a flexible and creative approach to **parking requirements**. Our neighborhood is

already greatly impacted by the surrounding businesses located around Grand, Mission and Palm.

Thank you for your time. I appreciate your consideration, and hope to work collaboratively with our neighbors and the City to make creative businesses such as this a possibility.

Stefani Williams & Robert "Dino" Pierone
915 Palm Avenue
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