CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, JUNE 11, 2013
COUNCIL CHAMBER, CITY HALL, 125 EAST COLLEGE STREET
7:30 P.M.

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

1. Opening Matters

   A. Pledge of Allegiance.

   B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.

   C. Minutes of the Regular Meeting of May 28, 2013

   D. Amendments to the Agenda.

   E. Public Comment:

   Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.**

   Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

PUBLIC HEARINGS

2. Continued Public Hearing to consider the following applications concerning the site at 692 Arrow Grand Circle, Covina:

   A. Application PCD 79-001 Modification #1, a Planned Community Development (PCD) Modification to change the provisions of the appurtenant PCD-related Ordinance (or Ordinance No. 1403, adopted 3-19-79) to allow, under the Conditional Use Permit process, on-site beer tasting with a brewery; and

   B. Application CUP 13-004, a Conditional Use Permit to allow on-site beer tasting with a future brewery.

   - Staff Report
   - Questions of staff from Commission
   - Continue public hearing; receive testimony in favor and in opposition of the applications
   - Close the public hearing

- Roll Call Vote
- Recommendation to Council of application PCD 79-001 Modification #1
- Motion to approve or deny application CUP 13-004

GENERAL MATTERS

3. NONE

ADMINISTRATIVE ITEMS

4. INFORMATION

5. COMMISSION COMMENTS

6. ADJOURNMENT

Adjourn to the regular meeting of the Planning Commission on June 25, 2013 at 7:30 p.m.

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

MINUTES OF THE MAY 28, 2013 REGULAR MEETING OF THE COVINA PLANNING COMMISSION HELD IN THE COMMUNITY ROOM OF THE COVINA LIBRARY, 234 NORTH SECOND AVENUE AT 7:30 P.M.

CALL TO ORDER
Chairman McMeekin called the Planning Commission meeting to order at 7:32 p.m.

ROLL CALL
Commission Members Present: Connors, Hodapp, Manning, McMeekin, Patterson

Commission Members Absent: None

Staff Members Present: Assistant City Attorney, City Planner, Assistant to the City Manager

PLEDGE OF ALLEGIANCE
Chairman McMeekin led the Pledge of Allegiance.

AMENDMENTS TO THE AGENDA
None

MINUTES OF THE REGULAR MEETING OF MARCH 12, 2013
A motion was made and seconded to approve the minutes of the regular meeting of May 14, 2013.
The motion carried by a vote 5 - 0.

PUBLIC COMMENT
None

PUBLIC HEARINGS

ITEM NO. 2 (Item was taken out of order and heard last)
Continued Public Hearing to consider the following applications concerning the site at 692 Arrow Grand Circle, Covina:

a. Application PCD 79-001 Modification #1, a Planned Community Development (PCD) Modification to change the provisions of the appurtenant PCD-related Ordinance (or Ordinance No. 1403, adopted 3-19-79) to allow, under the Conditional Use Permit process, on-site beer tasting with a brewery; and

b. Application CUP 13-004, a Conditional Use Permit to allow on-site beer tasting with a future brewery.

City Planner Alan Carter presented the report.

Chairman McMeekin reopened the public hearing.

Emily Moultine of Claremont spoke in favor of the item.
Al Vasquez of Covina spoke in favor of the item.
Byron Fisher spoke in favor of the item.
Roger Hortick spoke in favor of the item.
Jason Avery spoke in favor of the item.
Qing Lam of Covina spoke in opposition to the item.
Wilson Lam of Covina spoke in opposition to the item.
Grace Wong of Covina spoke in opposition to the item.
Edwin Wong of Covina spoke in opposition to the item.
Lin Cheng Ping spoke in opposition to the item.
Linda Rose of Covina spoke in opposition to the item.
Nikki Krout of Covina spoke in opposition to the item.
Tom Hollfelder of Covina spoke in opposition to the item.
Ron Lasmarias of Covina spoke in opposition to the item.
Larry Ruotolo of Covina spoke neither for nor against the item.
Richard Young of Covina spoke neither for nor against the item.
Lt. John Curley of the Covina Police Dept. spoke neither for nor against the item.

The public hearing was closed.

A motion was made and seconded to continue the item to the Planning Commission meeting of June 11, 2013.

The motion carried by a vote of 5 – 0.

ITEM NO. 3

Application CUP 13-005, a Conditional Use Permit to operate a fitness center in a currently vacant tenant space, within an industrial building, at 1028 East Cypress Street.

City Planner Alan Carter presented the report.

Chairman McMeekin opened the public hearing.

Luis Cervantes (applicant) of Covina spoke in favor of the item.
John Smith (applicant) of Covina spoke in favor of the item.
Jon Pomeroy of Covina spoke in opposition to the item.
Lt. John Curley of the Covina Police Dept. spoke neither for nor against the item.

The public hearing was closed.

A motion was made and seconded to approve Application CUP 13-005.

The motion carried by a vote of 5 – 0.

ITEM NO. 4.
Application CUP 13-006, a Conditional Use Permit to operate a hair and nail salon in a currently vacant tenant space, within a commercial building, at 632 Shoppers Lane.

Commissioner Hodapp recused himself from the item and exited the room.

City Planner Alan Carter presented the report.

Chairman McMeekin opened the public hearing.

Fred Barker (applicant) of Covina spoke in favor of the item.

The public hearing was closed.

A motion was made and seconded to approve Application CUP 13-006.

The motion carried by a vote of 4 – 0.

GENERAL MATTERS

ITEM NO. 4

ADMINISTRATIVE ITEMS
None.

ITEM NO. 5

COMMISSION COMMENTS
None.

ITEM NO. 6

ADJOURNMENT
At 10:35 p.m. a motion was made and seconded to adjourn the Planning Commission meeting to a meeting to be held on June 11, 2013 at 7:30 p.m. in the City Hall Council Chambers.

The motion carried by a vote of 5 – 0.

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Assistant Secretary

CITY OF COVINA

STAFF REPORT

JUNE 11, 2013

ITEM NO. 2

TO:	**PLANNING COMMISSION**
FROM:	**ALAN CARTER, CITY PLANNER**
COORDINATOR:	**GUS ROMO, PLANNING CONSULTANT**
COPY:	**LISA BRANCHEAU, ASSISTANT TO THE CITY MANAGER**
SUBJECT:	**APPLICATIONS PCD 79-001 (MOD#1) AND CUP 13-004**

APPLICANT

Alosta Brewing Company c/o Byron Fisher

REQUEST

1. Application PCD 79-001 (Modification #1), a Planned Community Development (PCD) Modification to change the provisions of the appurtenant PCD-related Ordinance (i.e., Ordinance No. 1403, adopted 3-19-79) to allow on-site beer-tasting for a brewery subject to approval of a Conditional Use Permit (CUP); and
2. Application CUP 13-004, a Conditional Use Permit to allow a micro-brewery with on-site beer-tasting.

LOCATION

Arrow-Grand Business Park PCD (generally located south of Arrow Highway, north of Cienega Street, west of Grand Avenue, and east of Barranca Avenue); and 692 Arrow Grand Circle within the Arrow-Grand Business Park (CUP site).

BACKGROUND

The two applications were continued from the May 28, 2013 Planning Commission meeting primarily for the Planning staff to modify or add several proposed conditions of approval to address certain comments or concerns of the Commission. Accordingly, the staff has changed or added conditions 4.4 through 4.10 (please refer to Exhibit 1 for proposed revised conditions of approval).

In addition, on May 28th, the Planning Commission requested further business-related information from the applicant to demonstrate that the proposed business would function principally as a brewery, as opposed to a beer tasting facility (and thus not be considered a "Liquor, on-sale establishment" potentially subject to the "700 foot" distance restriction under the Code. The applicant therefore submitted an amendment to his business plan (please refer to Exhibit 3) that reflects what he said was a further analysis of sales projections of his anticipated operations both at the commencement of the business and years in the future. The amendment appears to indicate that the beer tasting component, at the start of the business and at all times thereafter, would constitute not more than 15 percent of the overall business.

RECOMMENDATION

The Planning staff has the same general recommendations on the two applications that are noted on page 9 of the initial Staff Report (from May 14, 2013)—with the exception that the recommendation is now based on the revised proposed conditions of approval that are included as Exhibit 1—and on page 2 of the Staff Report (from May 28, 2013), which focused on necessary changes in wording and formatting concerning the proposed PCD Ordinance modification (see also Exhibit 2 here, which consists of a Resolution on the modification that the Commission would need to adopt should it recommend PCD Ordinance modification to the City Council).

CONCLUDING STATEMENTS

- All previous statements, analyses, and recommendations shall remain applicable (except where superseded by the contents of the May 28th Report or this Report).

- At both prior Planning Commission meetings on the two applications, several property and business owners in the Arrow-Grand Industrial Park and several residents of the westerly housing development spoke in opposition to the applications. No further letters of opposition or application-opposing statements on the phone or at the counter have been made as of this writing (June 6th), though one general inquiry on the underlying PCD Ordinance was submitted (please refer to Exhibit 4).

- Because the Planning Commission closed the Public Hearing on the two applications on May 28th, at this meeting, the Commission may either complete its deliberation of the two applications, notably considering the overall revised conditions of approval, or reopen the public hearing to consider further public testimony on some (e.g., new recommended conditions of approval) or all components of the two applications.

EXHIBITS

1. Revised recommended conditions of approval
2. Recommended Resolution on PCD Ordinance amendment
3. Business Plan Amendment of applicant (presented under two letters)
4. Recent inquiry on underlying PCD Ordinance.
5. Initial Planning Commission Staff Report dated May 14, 2013 (provided at initial meeting)
6. Second Planning Commission Staff Report dated May 28, 2013 (provided at second meeting)
7. Various items presented to Planning Commission at aforementioned first two meetings a) Current CMC-Related Provisions Concerning Alcohol Sales; b) Current State Department of ABC License Types Regarding Alcohol Sales; c) Letters of Opposition from May 14th Commission Meeting; d) Letters From Applicant in Support of Applications; and e) Proposal-related site plan and floor plan

CITY OF COVINA
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT (CUP) NO. 13-004
AS RECOMMENDED FOR APPROVAL TO THE PLANNING COMMISSION
ON JUNE 11, 2013

This Conditional Use Permit (CUP) authorizes a micro-brewery with on-site beer-tasting on property located at 692 Arrow Grand Circle within the Arrow-Grand Business Park.

1.0 TIME LIMITS:

1.1 The approval of the Conditional Use Permit (CUP) shall be subject to revocation one year from the date of the affirmation of the application by the Planning Commission if the approved use(s) has not commenced.

2.0 GENERAL REQUIREMENTS:

2.1 The Conditional Use Permit (CUP) is subject to City Council adoption of PCD 79-001 Modification #1, which is being processed simultaneously. Should the PCD modification be denied or not become effective, the CUP shall be null and void.

2.2 The Conditional Use Permit (CUP) application shall permit the establishment of a micro-brewery with on-site beer-tasting. The property shall be operated/used and remodeled/improved in accordance with all application-related information; all representations of record made by the applicant; the approved project plans and design details (including any necessary or required revisions thereto), as approved by the Planning Commission; the Conditions of Approval contained herein; and the Covina Municipal Code and the Covina Design Guidelines. Prior to the completion of the approved improvements, all Conditions of Approval shall be complied with to the satisfaction of the City Planner or his/her designee.

2.3 Failure to comply with any of the Conditions of Approval noted herein shall be deemed just cause for the revocation of the approval of the CUP by the Planning Commission.

EXHIBIT 1

2.4 Final or construction plans incorporating all Conditions of Approval and any plan-related changes required in the approval process shall be submitted for review to and approval by the City Planner or his/her designee prior to building permit issuance in conjunction with the Plan Check process of the Building Division. All final or construction plans and documents shall conform to the plans approved by the Planning Commission. The Conditions listed herein shall further be printed upon the face of and included as part of these plans.

2.5 Any previously existing zoning entitlements for the property shall remain in effect, except for the provisions thereof that have been expressly superseded by the Conditions of Approval and the associated approved project plans of this CUP application.

2.6 Under certain provisions of the California Environmental Quality Act (CEQA), the project proposal has been determined to be categorically exempt from environmental review. If a Notice of Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA is reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.

2.7 Any construction-related grading and all drainage on and leaving the site shall conform to the applicable requirements of the Covina Public Works Department, Engineering Division.

2.8 Any new exterior ground-, wall-, or roof-mounted mechanical and/or utility equipment (and any communication-related facilities that are not exempt from local regulation) shall be screened from all views by building features, the elements of which must match the style and color of the building, and/or landscaping. The method of screening shall be identified on the construction plans and is subject to staff approval.

2.9 Any required site features for the disabled, including, but not limited to, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must comply with all applicable State Codes and must be reviewed by the Building Division (contact the Building Division for specific requirements).

2.10 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the property shall be cut or trimmed in any manner by any persons associated with management, operational, or maintenance activities on the site without first obtaining a permit from the Covina Public Works Department.

2.11 Any new exterior lighting associated with the building shall conform to the building architecture and shall be located and oriented in a manner that would not generate any glare onto any adjacent business or property or onto any surrounding public street or alley, while meeting the applicable foot-candle standards of the City to maintain safety and security.

2.12 The applicant or his associates shall perform any project- or use-related construction work that could be heard by any residents of the nearby residential properties only between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday (excluding legal holidays), unless a special permit is obtained from the City.

2.13 The approval of this request shall not waive compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other associated plans and non-City laws and regulations that are in effect at the time of Building Permit issuance or the approval of this application.

2.14 The City shall have the reasonable right of entry to inspect the improvements on the property to verify compliance with the Conditions of Approval.

2.15 The permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this grant, which action is brought within the applicable time period of Government Code Section 65009. The City must promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

2.16 The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this Condition.

2.17 If any provision of this grant is held or declared to be invalid, then the application approval shall be void and the privileges granted hereunder shall lapse.

2.18 The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by the applicant/property owner's violation of any Condition imposed by this approval or any provision of the Covina Municipal Code shall be paid by the applicant/property owner.

2.19 Any new and changing ordinances adopted prior to the final approval of the project may warrant new review.

2.20 All proposed permanent exterior signage for the property is subject to a separate, follow-up review and approval process, and all applicable codes and requirements shall be met. Also, sign permits must be obtained from the City prior to the installation of any new permanent or temporary signs. And all illuminated signage shall be prohibited from generating any glare or imposing any other negative impacts onto any adjacent properties or onto the adjoining sidewalks and streets.

2.21 The installation of a new or the modification of any existing security system(s) in the appurtenant building, as addressed under Chapter 8.20 of the Covina Municipal Code, shall be coordinated with the Covina Police Department. Please determine at the earliest possible time whether a security system will be installed or altered, as failure to inform Police of security system installation plans may impact the commencement of the business and/or delay building permit issuance relating to the Plan Check process.

2.22 The following item is required in order to comply with the Los Angeles County Fire Department code requirements as they pertain to this proposal: More detailed project plans shall be submitted to the Los Angeles County Fire Department in order for the Department to determine a) the occupancy limit(s) for the overall establishment; and a) whether fire sprinklers will be required. Please contact the Fire Department staff for further details.

2.23 The following items are required in order to comply with the Police Department code requirements as they pertain to this proposal: refer to applicable attachment.

2.24 The following items are required in order to comply with the Building Division code requirements as they pertain to this proposal: refer to applicable attachment.

2.25 The following items are required in order to comply with the Environmental Services Division code requirements as they pertain to this proposal: refer to applicable attachment.

2.26 Pursuant to the Water Division's code requirements as they pertain to this proposal, an R.P. backflow devise shall be installed at meter. Please contact the Water Division if you have any questions or need clarification.

3.0 PRIOR TO THE GRANTING OF FINAL APPROVAL OF THE BUILDING IMPROVEMENTS OR THE CONDITIONAL USES OR THE COMMENCEMENT OF OPERATIONS OF THE APPROVED CONDITIONAL USES ON THE SITE:

3.1 Parking lot shall be repaired with a minimum Type 1 Sand Slurry and re-striped to current standards.

3.2 All site, building, and any landscape improvements shall be constructed or installed in a good workmanlike manner, consistent with the standard best practices of the subject trades and in a manner acceptable to the City.

3.3 The Conditional Use Permit (CUP) approval shall not be effective until such time as the applicant/owner of the property obtains an Inspection and Verification Permit (IVP) and the City Planner or his/her designee certifies on said Permit that the premises and uses comply with all of the Conditions of Approval.

3.4 This grant shall not be effective for any purposes until the applicant/owner of the property has filed with the Planning Division an affidavit stating that he is aware of, and agrees to accept, all of the Conditions of Approval.

3.5 All exterior lighting fixtures on the property shall be maintained and kept fully operational at all times.

3.6 The applicant shall obtain all necessary approvals and permits from the State Department of Alcoholic Beverage Control regarding the sale of beer and appropriate Type 23 license.

3.7 The applicant shall obtain any necessary licenses and permits from the Finance Department (e.g., a general Business License) and the Police Department concerning the business.

3.8 The applicant shall obtain all necessary approvals from the Los Angeles County Fire Department for the establishment.

4.0 THE APPROVED CONDITIONAL USES AND THE OVERALL PROPERTY SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

4.1 THE APPLICANT SHALL COMPLY WITH ALL OPERATIONAL REQUIREMENTS OF THE POLICE DEPARTMENT (SEE APPLICABLE ATTACHMENT).

4.2 All business activities or uses on the property shall conform to the permitted uses of the underlying "PCD/M-1" zoning district.

4.3 All activities occurring on the property shall be conducted in a manner that does not disturb adjacent businesses and residences, relative to excessive noise and vibrations, and that conforms to the provisions of Sections 9.40 (Noise) and 9.42 (Environmental Disturbances) of the Covina Municipal Code.

4.4 ***(MODIFIED FOR 6-11-13 MEETING)*** The serving of beer ~~shall be~~ for on-site consumption ~~only and~~ is limited to the inside of the building within the seating area open to the public as noted on the approved plans. The applicant shall continually comply with all requirements of the State Department of Alcoholic Beverage Control in providing this service.

4.5 ***(MODIFIED FOR 6-11-13 MEETING) The on-site*** serving of alcohol shall be limited to 16 ounce containers ***and shall not be served by the pitcher, bucket, yard, or similar high-capacity container***. No "happy hour" ***or similar type promotions*** shall occur or be advertised ***where alcoholic beverages are offered at significantly reduced prices that are meant to encourage greater consumption of alcohol.*** All beer to be sold for off-site consumption shall be unopened and provided in a ~~bag, basket~~ ***sealed container*** or ~~other~~ similar carrying case.

4.6 ***(MODIFIED FOR 6-11-13 MEETING)*** The following activities shall be strictly prohibited: ***a)*** Gatherings and drinking outside of the building; ***b)*** exterior speakers; ***c)*** ~~live~~ ***any*** entertainment ***(including any televisions, although recorded music would be acceptable)***; ***d)*** pool tables or any other games; ***e)*** loitering on ***this*** property, ~~or~~ ***on any*** neighboring property, ***or in any adjacent public right of way***; and ***f)*** any conduct that results in disturbance to the neighborhood.

4.7 ***(ADDED FOR 6-11-13 MEETING) The applicant shall post a prominent, permanent sign in the beer tasting area stating that "no person under the age of 21 will be served alcoholic beverages" and that "a valid identification is required to purchase alcoholic beverages."***

4.8 ***(ADDED FOR 6-11-13 MEETING) Anyone under the age of 21 entering the premises must be accompanied by a parent or legal guardian.***

4.9 ***(ADDED FOR 6-11-13 MEETING) Each employee or other person serving beer to customers on the premises shall have completed training under the Responsible Beverage Service Training Provider Program, the Licensee Education on Alcohol and Drugs Program, or an equivalent program, which is offered by the State Department of Alcoholic Beverage Control (ABC).***

4.10 ***(ADDED FOR 6-11-13 MEETING) No food trucks will be permitted to serve employees or customers associated with any component of the overall business. In addition, no food trucks will be permitted to park on the appurtenant site or directly in front of the site.***

4.11 Beer-tasting shall be limited to the hours of operation from 4pm-9pm on weekdays and 1pm-9pm on weekends.

4.12 The maximum number of employees and customers that may be in the establishment at any one time shall conform to the occupancy limit(s) of the Los Angeles County Fire Department.

4.13 No valet parking of any type is permitted in conjunction with the operations of any section of the establishment unless the applicant obtains from the City all required Valet Parking Permits (under the provisions of the Covina Valet Parking Rules and Regulations). If the required Valet Parking Permits are obtained, the applicant shall further abide by all applicable requirements of the City concerning valet parking.

4.14 The area immediately in front of the loading dock shall be used both for loading and unloading purposes and as a single standard parking space, which counts towards the required twenty (20) parking spaces for the site. This parking space shall be used only by employees or other persons associated with the business or operations of the property. All persons eligible to park in this space shall reconcile and properly manage the dual function of this area with respect to activities occurring on the property. In addition, the loading and unloading activities shall be conducted in a manner that would not interfere with the operations or any other on-site businesses or surrounding properties or their enjoyment thereof.

4.15 If, in the opinion of the Chief of Police or his designee, there is or may be a need to change or modify the Conditions of this Conditional Use Permit, the Chief of Police or his designee may initiate a public hearing before the Planning Commission. After due notice, which affords the applicant an opportunity to be heard, the Planning Commission may, but is not obligated to, change or modify the Conditions stated herein.

4.16 Any subsequent change(s) in the uses or improvements on the property or operational activities (including, but not limited to, the size or layout of the interior of the building; the building architecture and/or features; and/or the type and/or intensity of the permitted uses) beyond what is permitted under this CUP application shall not proceed without further City review and approval to ensure compliance with the applicable codes and requirements and, if necessary, the mitigation of any identified impacts (such as design, noise, traffic, and parking). A new zoning application(s) and possibly an impact-related study(ies) may be required for such future change(s) or improvements.

4.17 All outdoor storage is prohibited.

4.18 The site, building, signage, and any landscape improvements shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant/property owner pay the actual and reasonable cost for code compliance services needed to address any problem conditions.

- END OF CONDITIONS -

CITY OF COVINA
INTER-OFFICE MEMORANDUM

DW #804

To: Planning Department

From: John Curley, Police Lieutenant

Subject: Conditional Use Permit #2013-004
Alosta Brewing Company with an on-site tasting room

Date: May 14, 2013

The memorandum shall serve as the response to the City of Covina Planning Department from the Covina Police Department in regards to the CUP being requested by Alosta Brewing Company to operate a bar known at 692 Arrow Grand Circle #A, Covina.

The Police Department reviewed all provided documents within the Conditional Use Permit. The Police Department is aware of the fact that some of the conditions listed herein may be reflected in the conditions from other City departments or in other permits associated with the business to be located at 692 Arrow Grand Circle #A, Covina. Additionally, the Covina Police Department understands the application specifically indicates there will be NO dancing, live entertainment, or operating hours past 9:00 p.m. Nonetheless, staff included related language to educate the applicant on proposed restrictions placed on other similar establishments. As a result, there will be two sets of recommendations and/or conditions from the police department, one for the use as it's *currently proposed* and the other for the owner(s) to have as *information/background* in the event the owners/operators apply to modify the use.

Currently Proposed

- No alcoholic beverages or their containers, such as bottles and glasses will be present other than stored behind the bar or in the trash receptacles.
- Only on-duty employees will be allowed inside the business during non-operating hours.
- All customers shall enter the establishment through the main identified entrance/exit (to be determined).
- The owners or operators will be responsible for ensuring they are in compliance with the restrictions, provisions and guidelines of their license from the State of California Alcoholic Beverage Control Board.
- The owners, operators, management staff and employees shall allow inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

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- The owners, operators or managers of the location shall not conduct any type of valet parking unless they have received prior approval pursuant to City of Covina Municipal Code 10.64.040.
- The owners, operators or managers will, subject to approval of the Police Department, ensure that the location has, upon opening for business, a video security system that includes digital cameras and a quality recording system that covers all major interior and exterior areas of concern to the police department.
- The owners, operators or managers shall cooperate with all police investigations regarding crimes that occur at the location or are as a result of conduct while at the location. This cooperation includes, but is not limited to, allowing access to view video images and providing recordings of video images of any activity deemed important by any officer of the department investigating a crime that is alleged to have occurred on the premises or as a result of conduct occurring at the premises.
- The owners, operators or managers shall, subject to approval of the Police Department, develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and the cleanliness of the parking lots, sidewalks and the property of adjacent business owners.
- The owners, operators or managers shall, subject to approval of the Police Department, develop a plan to monitor adjacent parking areas for activity that is detrimental to public safety or public health.
- The owners, operators or managers shall, subject to approval of the Police Department, develop a plan to ensure the front and back of the location are adequately and safely illuminated during hours of darkness.
- The owners, operators or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department are strictly enforced and adhered to. At any time, the Police Department Watch Commander can cease all operations of the business in order to determine if the occupancy level is over the allowed number of occupants. The Watch Commander, in addition to a representative from the Los Angeles County Fire Department, will also have the authority to close the business if he feels the occupancy levels are jeopardizing public safety.
- The owners, operators, managers and all employees shall adhere to and obey all State laws and City ordinances relating to the service, consumption and possession of alcoholic beverages. Any violations of State laws or City ordinances will be presented to the District Attorney's office for prosecution and will be grounds for revocation or modification of this permit.

Additionally, the Police Department requests the following language be placed in the Conditional Use Permit:

> *The Covina Police Department reserves the right to modify the hours of operation, cease any type of entertainment or close the business altogether at any time should, in the opinion of the on-duty Watch Commander or his designee, the operation of the business impact*

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normal police operations to the extent that public safety has been jeopardized.

The Police Department also requests the following statement be placed in the memorandum to the Planning Commission regarding its concerns over the increased activity levels these types of establishments bring to the City.

Although this SPR is not considered a bar, it's close enough where the police department wants to ensure the applicant is aware of conditions imposed on other similar businesses should they wish to seek a "use" modification in the future.

Informational/Background-Future Reference (Should Use Be Modified)

- The owner or operator shall contract with a security company for security personnel or hire security personnel as employees.
- If the owner or operator chooses to hire a security company, the security company must be licensed to operate in both the State of California and the City of Covina. Additionally, all employees who are assigned to work at the premises must be licensed by the State of California as security guards and be in good standing throughout their time of employment.
- In the event the owner(s), operator or manager provide their own security personnel, all personnel must be employed **only** as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must be licensed and in good standing with the State of California throughout their time of employment.
- The establishment will have no less than two personnel assigned for security purposes, with valid guard cards issued by the State of California, on-duty at all times when no live entertainment is present.
- The Police Department may, after meeting with the owners or managers of the establishment, increase the number of required security personnel for planned events or incidents where the police department determines that the number of on-duty security personnel is deficient.
- At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the restaurant, be armed with any type of firearm.

If either the Planning Department or the Site Plan Review applicant has any questions, I can be reached at (626) 384-5611 or jcurley@covinaca.gov.

1-C

CITY OF COVINA

INTEROFFICE MEMORANDUM

DATE: APRIL 8, 2013

TO: Detective Bureau, Covina Police Department
Lisa Brancheau, Assistant to the City Manager
James Barnes, Inspector, Fire Department
Flent McClain, Deputy Building Official
Public Works Department:
Engineering Division
Environmental Division
Water Division

FROM: Planning Division

SUBJECT: PCD 79-001 MODIFICATION #1 AND CUP 13-004

APPLICANT: ALOSTA BREWING CO. (BYRON FISHER

REQUEST: MODIFICATION TO INDUSTRIAL-FOCUSED "PCD" OVERLAY ZONE TO PERMIT BREWERY WITH ON-SITE TASTING

ADDRESS: 692 ARROW GRAND CIRCLE

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: APRIL 25, 2013

COMMENTS: SEE ATTACHED COMMENTS.

Name (626) 384-5477

4/10/2013
Date

1-0

CITY OF COVINA

INTER-OFFICE MEMORANDUM

To: Planning Division

From: Vijay Mepani, General Building Inspector I

After you have successfully completed the Planning Division's plan review process your plans should be ready for submitting to the Building Section for review of State and local Building Code requirements. These are general comments intended to prepare the applicant for a successful and expeditious plan review through the Building Section. Please be prepared to address the following checked items:

- ☑ Please submit 6 sets of complete plans including any proposed utilities and earthwork; two sets shall be "stamped approved" by the Covina Planning Division and include the Building Section's comments for consultant review. This project must comply with the 2010 California Building Standards and 2008 energy code.
- ☑ Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.
- ☑ This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.
- ☑ Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building Division.
  SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381
- ☑ The Los Angeles County Fire Department needs to review your construction plans, to expedite this process you will need to contact one or more of their Regional plan check office(s): Appointments to discuss Fire Department requirements may be made between 7:30 a.m. and 10:30 a.m. The main office is located at 5823 Rickenbacker Road, Commerce, CA 90040-3027. Phone number is (323) 890-4125.

  Regional plan check offices for the Los Angeles County Fire Department:

  Glendora Office, Building Plan Review Only
  231 W. Mountain View Avenue
  Glendora, CA 91740
  (626) 963-0067

1-E

Commerce Office, Sprinkler & Alarm Plan Review
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4125

Commerce Office, Land Development / Access
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4243

☑ Los Angeles County Environmental Health (LACEH) plan approval for "food establishments" is required before permit issuance. Contact the Los Angeles County Environmental Health at 626-430-5560 for more information on submittal and the plan check process. The Health Department must approve the location of a grease interceptor.

☑ Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room.

-For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

☐ The City of Covina has formally adopted a public noticing program for residential construction projects to provide the public with an opportunity to verify the validity of construction within their neighborhoods. This program requires the property owner and/or contractor to place a sign 14" high x 22" wide using a minimum black 24 point font (Arial) on a white background. The noticing sign must be suitable for outdoor use and placed within the front yard where it is clearly visible from the public right-of-way. The following items must be included on the residential noticing sign:

A) Address of construction project
B) Type of construction project
C) Name of contractor/owner
D) Telephone number of contact person
E) Contractor's license number
F) Permit number with date of issuance
G) City of Covina Building Division telephone number
H) Construction activity prohibited Monday through Saturday from 8pm-7am and all day on Sundays or Holidays unless otherwise permitted.

☑ A valid City wastewater permit and properly sized interceptor will be required at permit application unless otherwise approved.

☐ School District application and approval including any related fees must be provided before permit issuance.

☑ Construction activity within 500' of a residential zone is prohibited between the hours of 8:00pm and 7:00am and on Sundays and Holidays unless otherwise permitted by the City.

☑ The Building Section plan check process may address additional concerns.

1-P

Received, Public Works

APR 09 2013

Eng/Env M.H

CITY OF COVINA

INTEROFFICE MEMORANDUM

DATE: APRIL 8, 2013

TO: Detective Bureau, Covina Police Department
Lisa Brancheau, Assistant to the City Manager
James Barnes, Inspector, Fire Department
Flent McClain, Deputy Building Official
Public Works Department:
Engineering Division
Environmental Division
Water Division

Planning Division
City of Covina
APR 11 2013

FROM: Planning Division

SUBJECT: PCD 79-001 MODIFICATION #1 AND CUP 13-004

APPLICANT: ALOSTA BREWING CO. (BYRON FISHER

REQUEST: MODIFICATION TO INDUSTRIAL-FOCUSED "PCD" OVERLAY ZONE TO PERMIT BREWERY WITH ON-SITE TASTING

ADDRESS: 692 ARROW GRAND CIRCLE

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: APRIL 25, 2013

COMMENTS:

V Castro
Name

4/9/13
Date

ERO 050-272

OCI, IWP
$40 —
$40 —

None. Please see attached. See ES — open items from 1st Plan submitted

1-G

ENVIRONMENTAL SERVICES SECTION
PLAN REVIEW COMMENTS

Project Address: 692 Arrow Grand Circle Project #: PCD79001 CUP13004

Date Due: Rec'd 4/9/13 Date Returned: 4/9/13 Reviewed By: Vivian Castro

Description: mod to industrial-focused PCD overlay zone to permit brewery onsite tasting

After initial review of your project, it has been determined that that your project requires submission of the following items and estimated fees.

Required Documents

Three (3) reports of each of the items noted below, including plans, must be submitted to Environmental Services. All signatures and stamps must have wet-ink application.

- ☐ Storm Water Pollution Prevention Plan (SWPPP - The project area is 1 acre or greater. A SWPPP must be provided for this project as required by the State Water Resources Control Board.
- ☐ Standard Urban Stormwater Mitigation Measure (SUSMP) - The project meets the Los Angeles Regional Water Quality Control Board's criteria for a Priority Planning Project. A SUSMP must be provided for this project.
- ☐ Site-Specific SUSMP - The project falls into a category specified by the Los Angeles Regional Water Quality Control Board as requiring a Site-Specific Mitigation Review.

Required Forms

All signatures and stamps must have wet-ink application.

- ☐ Form OC1 (must also attach copy onto field plans)
- ☐ Form PC
- ☐ Form LSWPPP (Local Stormwater Pollution Prevention Plan) IF PROJECT AREA IS 1 ACRE OR GREATER
- ☐ Form P1
- ☐ Form P2
- ☐ Maintenance Covenant. See template and instructions.
- ☐ Construction and Demolition Debris Recycling will be required for this project. Please see forms and instructions.

Estimated Plan Review Costs – *Total Estimated Environmental Review Fees $* 40.00

- ☑ Initial Plan Review by Environmental Services - $40, now due.
- ☐ Review of subsequent submissions to Environmental Services - $40 (per subsequent submission).
- ☐ SWPPP - $600, plus fees for additional review or consultation with City stormwater consultant, if requested. IF 1 ACRE OR MORE
- ☐ SUSMP - New development or redevelopment projects that meet redevelopment thresholds in the following project categories. Base cost, plus fees for additional review or consultation with City stormwater consultant , if requested.
  - Single-family hillside home - $300
  - Ten or more unit homes - $1,200. May be more if SUSMP requires multiple reviews by Stormwater Consultant.
  - Industrial/Commercial development with 100,000 or more square feet of impervious surface area- $1,200
  - Automotive service facility- $1,200
  - Retail gasoline outlet - $1,200
  - Restaurant - $1,200
  - Parking lot (5,000 square feet or more surface area or 25 or more parking spaces) - $1,200
  - Other development - $600
- ☐ Construction site stormwater compliance inspection and reinspection fees of $75 - $125 per inspection may apply. (Estimated 10 inspections).
- ☐ Site Specific Mitigation Review - $600 for projects with any of the following characteristics:
  - Vehicle or equipment fueling areas
  - Vehicle or equipment maintenance areas, including washing and repair
  - Commercial or industrial waste handling or storage
  - Outdoor handling or storage of hazardous materials
  - Outdoor manufacturing areas
  - Outdoor food handling or processing
  - Outdoor animal care, confinement, or slaughter
  - Outdoor horticultural activities

Additional Comments

☐ Industrial Waste Permit may be required. Please check with Building Section.

Other_____

☑ You are hereby advised that only Athens Services/Covina Disposal (888-336-6100), the City's exclusive franchise trash hauler, is allowed to provide bins and pick up and dispose of trash and recyclables, including all construction and demolition projects. The ONLY exception is that the project contractor, using his own equipment and staff, can take recyclables to a recycling facility.

ENVIRONMENTAL SERVICES FEES

LOCATION: 692 Arrow Grand Circle

Project# PCD79001 CUP13004

Fee Description	Fee	Account Number	Munis Code	√
NPDES				
Hazardous Material/Illicit Discharge Response - Cleanup and Disposal Fee	Actual cost	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response - Material Fee	Actual cost	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response (per hour) 7:00am-6:00pm Monday - Thursday	$ 75.00	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response (per hour) 6:00pm-7:00am; Friday; Saturday; Sunday & Holidays	$ 125.00	6200555043160	ESSITE	
NPDES Construction Site Inspection	$ 75.00	6200555043262	ESMITA	
NPDES Construction Site Inspection - Violation follow-up (per incident)	$ 125.00	6200555043262	ESMITA	
NPDES Site Specific Mitigation Review	$ 600.00	6200555043262	ESMITA	
NPDES SUSMP and Site Specific Mitigation Review - 10 or more units, >1acre commercial/industrial including automotive shops or restaurants, >2 acres of parking lot	$ 1,200.00	6200555043262	ESMITA	
NPDES SUSMP Review - Hillside Residential	$ 300.00	6200555043262	ESMITA	
NPDES SUSMP Review - Other Development	$ 600.00	6200555043262	ESMITA	
Environmental Impact Report - Initial Study (per application)	$ 610.00	6200555043290	ESEIR	
Environmental Impact Report - Review and Admin of EIR	$ 610.00	6200555043290	ESEIR	
NPDES WDID and SWPPP verification (document review)	$ 25.00	6200555043290	ESEIR	
Environmental Plan Review - Initial Study (3 reviews)	$ 40.00	6200555043400	ESPLAN	X
Environmental Plan Review - Additional Study (per review)	$ 40.00	6200555043400	ESPLAN	
NPDES Permit Inspection - Commercial/Industrial (business License - annual)	$ 85.00	6200555046385	ESNPDE	
NPDES Permit Inspection - Restaurants (business License annual)	$ 50.00	6200555046385	ESNPDE	
NPDES - Environmental Compliance Fee (charged to all businesses with business license application)	$ 15.00	6200555046387	ESENVF	
INDUSTRIAL WASTE				
Industrial Waste - Permit Application/Issuance Fee	$ 15.00	6200557041190	ESIWAP	
Industrial Waste - Permit, Annual Inspection Fee	See IW Fee Sheet	6200557041990	ESIWP	
MISCELLANEOUS				
Promotion Supplies	Enter Amt.	6200555046390	ESPRMO	
REFUSE				
Refuse - large event and venue waste reduction & recycling plan review	$ 50.00	6200558046390	ESLARG	
Illegal Recycling Container Impound Fee	$ 500.00	6200558046395	ESIMP	

ES Staff Vivian Castro

Date 4/9/13

Revised 11-30-11

Take this invoice to the Covina Finance Department to make your payment. You will be provided a receipt that must be shown at the Building and Engineering counters as proof of payment prior to any permit being issued.

1-I

RESOLUTION NO. 2013-003 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF COVINA APPROVAL OF AN ORDINANCE AMENDING ORDINANCE PCD 79-001 TO ADD ON-SITE BEER TASTING IN CONJUNCTION WITH A BREWERY AS A CONDITIONALLY PERMITTED USE WITHIN THE ARROW-GRAND INDUSTRIAL PARK PLANNED COMMUNITY DEVELOPMENT AREA.

WHEREAS, California Government Code, Section 65800 et seq. authorizes the adoption and administration of zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, City staff is proposing an ordinance ("Ordinance") which amends certain sections of Ordinance PCD 79-001, a planned community development zoning ordinance for the Arrow-Grand Industrial Park, in order to add on-site beer tasting in conjunction with a brewery as a conditionally permitted use; and

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff reports presented during three duly noticed public hearings on May 14, 2013, May 28, 2013 and June 11, 2013.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in the staff reports and this Resolution, the Planning Commission of the City of Covina hereby recommends that the City Council adopt an Ordinance which makes the following amendment(s) to Ordinance PCD 79-001:

Add Subsection H to the "INDUSTRIAL PARK DEVELOPMENT" part of Section 4 of Ordinance PCD 79-001 to state as follows:

"H. Uses permitted subject to conditional use permit:

Brewery with on-site beer tasting (as defined under the standards of the State Department of Alcoholic Beverage Control (ABC) as a business having only a Type 23 License (Small Beer Manufacturer)), as opposed to any other ABC License classifications. In addition, any other brewery with on-site beer tasting in the Arrow-Grand Industrial Park shall be located at least 1,000 feet from another such use and shall be subject to the same ABC-associated licensing criteria."

SECTION 2: The Planning Commission finds that the above referenced Ordinance is in the public interest and reasonably related to the public welfare because it adds a new type of business use to the City that was not previously recognized or regulated by local law. Further, by adding stringent distance restrictions and making it a conditional use, it allows the Planning Commission to review

EXHIBIT 2

and approve such uses through the public hearing process and, if approved, to impose reasonable conditions of approval to address any negative land use impacts tied to such use. This balances moderate economic development in the City with the need to protect the public from the negative impacts tied to alcohol sales.

SECTION 3: The Planning Commission also finds that adoption of this Ordinance is consistent with the City of Covina General Plan because (i) it accommodates moderate infill development of underutilized parcels as a high priority through reasonable amendments to the City's zoning provisions in order to preserve the City's economic base, image and character while minimizing adverse impacts, and (ii) it draws an appropriate balance between encouraging creative and appropriate reuse of land to foster economic growth within the City while providing reasonable limitations on such uses so that they do not inhibit or impose an undue burden on the City's ability to meet public safety needs and provide services.

The Planning Commission also finds that this Ordinance is consistent with the "General Industrial" designation of the property subject to the Ordinance. The Ordinance only adds "on-site beer tasting" with a Type 23 ABC License as an additional component to a "brewery" which is already a permitted use as of right in the M-1 industrial zone. Under ABC's Type 23 licensing scheme, on-site beer tasting is considered to be an adjunct to a "brewery" and not a commercial "restaurant", "bar", "cocktail lounge" or "nightclub", which requires a different kind of ABC license. Therefore, it is not a commercial use that would normally not be consistent with a "General Industrial" designation. Because the Ordinance limits "on-site beer tasting" to those operations with a Type 23 ABC License, it is consistent with the "General Industrial" designation of the property under the Covina General Plan. Except for the added distance restriction, no other zoning regulations governing this type of use would be changed. It would remain subject to the same setback, height, parking, floor area and other development standards as all other uses in the M-1(PCD) zone. Overall, this added use remains consistent with the objectives and policies of each element of the General Plan and does not obstruct their attainment.

SECTION 4: The ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) because the activity, which merely involves reclassifying on-site alcohol sales by a restaurant/food service establishment will not result in a direct or reasonably foreseeable indirect physical change in the environment; and 15060(c)(3) because the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. As specific projects subject to this ordinance are proposed to the City, appropriate CEQA analysis will be conducted on a project-specific basis.

SECTION 5: The Secretary shall certify to the adoption of this resolution.

APPROVED AND ADOPTED by the members of the Planning Commission of Covina this 11th day of June, 2013.

_____

CHAIRMAN DANIEL MCMEEKIN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 11th day of June, 2013, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
COVINA PLANNING COMMISSION SECRETARY

To: City of Covina Planning Department

June 5th, 2013

Regarding:
Alosta Brewing Co.
692 Arrow Grand Circle
Covina, CA 91722

Alan,

The following is in response to the Covina Planning Commission's questions regarding the goals for the Alosta Brewing Co. over the next 3-5 years.

The projected goal for the brewery including the on-site tasting room is to grow the Alosta Brewing Co. into a larger production facility that will not only include a larger brewhouse system, but it will also include a canning or bottling line. This will give Alosta the ability to expand its market beyond local establishments such as restaurants, special local events and craft beer bars. This projected addition of equipment to increase brewing capacity will require additional floor space in the brewery. Realizing this, one of Alosta's goals is to add a secondary location somewhere in the local area which will serve as a larger tasting room, with the inclusion of food.

The current proposed use of the tasting room element of the brewery is to serve as a vehicle of marketing Alosta's product to the local region. You will see in the attached letter from Alosta's sales director, that tasting room sales will account for less than 15% of Alosta's total volume, and that number decreases, as Alosta's capacity increases.

I hope this and the information provided by Alosta's sales director will help to answer any additional questions in regards to Alosta's overall capacity and manufacturing, in relation to the tasting room.

Best Regards,

Byron Fisher
President, Alosta Brewing Co.

EXHIBIT 3

To: City of Covina Planning Department June 5th, 2013

Regarding:
Alosta Brewing Co.
692 Arrow Grand Circle
Covina, CA 91722

I would like to provide further details regarding the business plans for Alosta Brewing Co. The factors regarding Alosta's planned operations provide the fundamentals in determining what volume of product will be sold by Alosta Brewing Co. through its two revenue outlets: Wholesale to On-Premise and Off-Premise Accounts, and through a tasting room which the California Department of Alcoholic Beverage Control (California's Authority on the subject), deems an accessory to a Type 23 License.

The two factors most relevant to determining the volume of product that will be sold in to each market are;

a. Brewing equipment and production capacity
b. Tasting room hours of operation and customer accessibility to products

Alosta Brewing Co. has procured brewing equipment that will allow a larger volume of beer to be produced than originally planned for in Alosta's original submission to the planning department of the City of Covina.

Alosta's initial plan for tasting room operations are 3 partial days per week, opening occasionally for special event days. This will limit the amount of beer being sold through the tasting room to a finite amount, leaving the vast majority of product sales volume for wholesale to accounts.

Furthermore, brewery operations such as production, sales, distribution, maintenance, etc., will not take place during tasting room hours, and will serve as Alosta Brewing Co.'s primary focus.

Alosta's sales through the tasting room will only account for **13.265%** of Alosta's entire production volume, leaving **86.735%** slated for wholesale accounts. Since the amount of product that can be sold through the tasting room is finite, a future expansion in production capacity would double production output. Alosta's next expansion could reduce the volume of product sold through our tasting room to **6.633%**.

Best Regards,

Jason Averweg
Sales Director - Alosta Brewing Co

Alan Carter

From: TAHollfelder@aol.com
Sent: Tuesday, June 04, 2013 5:00 PM
To: Alan Carter
Subject: Arrow Grand business park zoneing

Alan

Ordinance #1403 dated 19 March 1979 established a PCD zone classification overlay for that property described in the ordinance.

I have the following questions:

1. What are the street boundaries of the property subject to the PCD at the time of the ordinance (19 March 1979)?

Specifically did the boundaries include the present day Arrow Grand Business Park and the Lewis residential condo development to the West and the Commercial park to the East?

2. PCD-79-001, when enacted, zoned the properties A-1 (PCD) and C-4 (PCD). When and how did the Arrow Grand Business Park properties become zoned M-1 (PCD) and the Lewis residential condo properties become zoned RD-5000 (PCD)?

Your prompt response would be appreciated.

Tom Hollfelder
626 893 7665
tahollfelder@aol.com

4-A

EXHIBIT 4