



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: August 19, 2020

TO: Hearing Officer

SUBJECT: Conditional Use Permit #6836

LOCATION: 3425 E. Colorado Blvd

APPLICANT: KCB Pasadena Store, LLC.

ZONING DESIGNATION: ECSP-CG-6 (East Colorado Specific Plan, Commercial General, sub-district 6, "Chihuahuita area")

GENERAL PLAN DESIGNATION: Medium Mixed-Use

CASE PLANNER: Jennifer Driver

STAFF RECOMMENDATION: Adopt the Environmental Determination and the Specific Findings in Attachment A to **approve** Conditional Use Permit #6836 with the conditions in Attachment B.

PROJECT PROPOSAL: Conditional Use Permit: To allow the off-site sales of a full line of alcoholic beverages (beer, wine and distilled spirits), as well as instructional tastings on-site (Type 21 and Type 86 ABC Licenses), in conjunction with the operation of a new, 41,459 square-foot grocery store (Food Sales land use).

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities). Section 15301 applies to the operation and permitting of uses in existing structures where there is negligible or no expansion of the use. The sale of alcohol in conjunction with the operation of a grocery store is considered a negligible expansion.

BACKGROUND:

Site characteristics: The subject site is approximately 159,158 square feet (3.65 acres) and is bounded by East Colorado Boulevard on the south, Sierra Madre Villa Avenue on the west, the Foothill Freeway Frontage Road on the north and North Halstead Street on the east. The project site is

improved with an existing, one-story, 53,041 square-foot, single-tenant commercial building and a surface parking lot.

Adjacent Uses: North: Foothill Freeway
South: Auto sales
East: Auto sales
West: Lumberyard

Adjacent Zoning: North: PS (Public and Semi-Public)
South: ECSP-CG-6 (East Colorado Specific Plan, Commercial General, sub-district 6, "Chihuahuita area")
East: ECSP-CG-6 (East Colorado Specific Plan, Commercial General, sub-district 6, "Chihuahuita area")
West: ECSP-CG-6 (East Colorado Specific Plan, Commercial General, sub-district 6, "Chihuahuita area")

Previous Cases: None

PROJECT DESCRIPTION:

The applicant, KCB Pasadena Store, LLC., is requesting a Conditional Use Permit (CUP) to allow the off-site sales of a full line of alcoholic beverages (beer, wine and distilled spirits) (Alcoholic Beverage Control (ABC) License Type 21), as well as instructional tastings on-site (ABC License Type 86), in conjunction with the operation of a new 41,459 square-foot grocery store (Food Sales land use). The proposed grocery store would be located within an existing vacant 53,041 square-foot single-story commercial building previously occupied by Orchard Supply Hardware (OSH), a home improvement retail store. The proposed hours of operation would be from 7:00 a.m. to 10:00 p.m. seven days a week. Food Sales is a land use that is permitted by-right in this location.

The proposed establishment would offer a range of typical grocery offerings, in addition to specialty items and related services. The store's offerings will include fresh produce, pre-packaged meats, packaged foods, dairy products, salad bar and hot food offerings. As discussed in this report, it is proposed that the grocery store would sell a broad selection of beer, wine, and spirits, including craft and specialty products. The sales of alcohol requires the approval of a Conditional Use Permit.

ANALYSIS:

Conditional Use Permit: To allow the off-site sales of a full line of alcoholic beverages (beer, wine and distilled spirits) and on-site instructional alcohol tasting.

The premises would be occupied by a grocery store operator (Food Sales land use), that proposes to sell alcohol for off-site consumption as a component of its sales, pursuant to an ABC Type 21 (Off-Sale General) alcohol license. The applicant also proposes to offer instructional tastings on-site of a full line of alcoholic beverages, pursuant to an ABC Type 86 License. This license type authorizes the establishment to offer instructional tasting of spirits, beer and wine. A Type 86 License can be held if the licensee already holds an off-sale retail license, such as a Type 21 ABC License, and the location of the licensee contains at least 5,000 square feet of interior retail space.

The proposed instructional tastings will comply with the Alcoholic Beverage Control License 86 restrictions. These include, but are not limited to, the following restrictions on instructional tastings:

- No charge of any sort for tastings.
- A person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits.
- May only take place between the hours of 10 a.m. and 9 p.m.
- Shall not permit any consumer to leave with an open container of alcohol.
- The instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier and shall prohibit persons under 21 years of age from entering.
- An instructional tasting event shall be limited to a single type of alcoholic beverage (distilled spirits, wine, or beer).
- The volume and number of distilled spirits, beer or wine a patron is able to consume a day is limited.
- An employee of the store cannot serve alcohol for instructional tasting.

The Hearing Officer may approve a CUP for the sale of alcohol only after making five findings identified in the Zoning Code. The general purpose is to evaluate compliance with the Zoning Code and General Plan, whether the use would be detrimental or injurious to the neighborhood, and compatibility of the operation with existing and future uses. In this case, the analysis focuses on whether the request to allow the sales of alcohol would create a negative impact on the general welfare of the surrounding property owners or result in an aggravation of any existing alcohol-related problems such as loitering, public drunkenness, sales to minors, or noise.

Zoning and Land Use:

The subject property is located within the “Chihuahuita area” of the East Colorado Specific Plan (ECSP-CG-6) zoning district. The purpose of the ECSP-CG-6 zoning district is to implement the East Colorado Specific Plan. This purpose includes promoting a vibrant mix of land uses, a unified streetscape, and a series of distinctive “places” along the Boulevard. A grocery store is classified as Food Sales land use and is permitted “by-right” within the ECSP-CG-6 zoning district, pursuant to Table 3-3 (Allowed Uses and Permit Requirements for ECSP Zoning Districts) of Zoning Code Section 17.31.040 (ECSP District Land Uses and Permit Requirements). The proposed sale of alcohol for off-site consumption and on-site instructional tasting is subject to the approval of a CUP, pursuant to Table 3-3, Zoning Code Section 17.31.040.

Hours of Operation

The subject site is subject is not within 150 feet of a residential zone and thus is not subject to the Section 17.40.070 (Limited Hours of Operation) of the Zoning Code for uses located within 150 feet from a residential zone. The proposed hours of operation are from 7:00 a.m. to 10:00 p.m. seven days a week. The property is surrounded primarily by other commercial uses that include auto uses, and other retail establishments including restaurants that sell alcohol. It is not anticipated that the operation of the food sales use and the serving of alcohol for tasting on-site would be detrimental to the immediate area. All activities associated with the use would occur in an enclosed environment, with no exterior activities. Adherence with the recommended conditions of approval and periodic condition monitoring would ensure that the use would not deviate from the planned operation reviewed under this application.

Concentration of Alcohol Sales

The project site is located within Census Tract #4631.02. According to Alcoholic Beverage Control (ABC), a maximum of two alcohol licenses for off-site consumption are allowed in the Census Tract based on the population in the tract. As reported by ABC, there are a total of nine off-site licenses. The applicant is proposing to add another license to an existing area that has an “undue concentration” of alcohol licenses, as defined by ABC. As such, ABC requires the City to make the findings of public convenience and necessity for the proposed Type 21 license in order to obtain the alcohol licenses from ABC. Local governing agencies are required to make findings of public convenience and necessity when a new off-site or public premises type license is proposed.

In addition, a CUP application for alcohol sales requires the applicant to identify all uses that sell alcohol for either on-site or off-site consumption within 1,000 feet of the site for project site. Based on the information provided by the applicant, there are currently seven establishments within 1,000 feet of the subject site that sell alcohol, as shown on the following table:

Alcohol License Types for Existing Business within 1,000 feet

Site	Business Name	Address	License Type
1	Smart and Final	3299 E. Colorado Blvd.	Off-Site
2	Target	3121 E. Colorado Blvd.	Off-Site
3	Yes Sushi	3500 E. Colorado Blvd.	On-Site
4	Chiquita Bonita	3565 E. Colorado Blvd.	On-Site
5	Gin Sushi	3589 E. Colorado Blvd.	On-Site
6	Sunshine Liquor	3360 E. Colorado Blvd.	Off-Site
7	Panda Inn	3588 E. Foothill Blvd.	On-Site

As noted above, the project is located in the “Chihuahuita area” of the East Colorado Specific Plan, which is intended as a transit-oriented node around the existing Sierra Madre Villa Transit Station which allows for mixed-use development, including residential units above commercial and retail uses at street level. The southern section of this subarea envisions restaurants, small-scale retail, and offices that would support larger scale commercial uses.

Although an undue concentration of alcohol establishments (as defined by ABC) exists in the area, compliance with ABC’s license restrictions, the proposed conditions of approval, limited hours of operation, and periodic condition monitoring, would reduce the likelihood of this use becoming problematic. The approval of this request would add to the number of alcohol licenses; however, the additional retail sale of a variety of alcoholic beverages, in addition to instructional tasting would add to the diversity of uses within the neighborhood. Therefore, the project will not contribute negatively to the undue concentration of alcoholic establishments in the Census Tract.

The Police Department did express concerns in regards to this application as it relates to transitory persons in the area adjacent to the Foothill Freeway to the north, and recommended two relevant conditions of approval (Attachment B). These are the installation of on-site lighting along the northern property line to deter transitory persons, and a uniformed security guard on-site during business hours.

Proximity to Sensitive Uses

The subject site is not located within immediate proximity of parks, playgrounds or schools. The nearest public park is Eaton Blanche Park and is 2,125 feet (0.40 mile) away. The nearest religious facility is Pasadena Shiva Temple and it is 950 feet (0.18 mile) away. The nearest school

is the Walden School and is 3,750 feet (0.71 mile) away. Kaiser Permanente Pasadena Medical Offices are located on the other side of the Foothill Freeway, approximately 540 feet (0.10 mile) to the north. In addition, a mixed-use project at the Sierra Madre Villa Transit station to the north, across the Foothill Freeway, contains multi-family residences. While the residential use is in relatively close proximity, it is buffered by the Foothill Freeway.

After giving consideration to the proximity and nature of the proposed use with respect to sensitive uses in the general area, it is staff's assessment that the operation of the Food Sales use and the serving of alcohol for on-site consumption for instructional tastings would not create adverse impacts on any adjacent uses. All activities associated with the use would occur in an enclosed environment. All alcohol sales would be strictly for off-site consumption; on-site sales of alcohol would be prohibited at all times other than the tastings conducted as part of the instructional tastings. Adherence with the recommended conditions of approval and periodic condition monitoring would ensure that the use would not deviate from the planned operation reviewed under this application. In addition to this CUP, the applicant would be required to meet standards enforced by the ABC. This encourages the applicant to take all appropriate measures to prevent detriment to the adjacent residential use in order to avoid revocation of the ABC license.

GENERAL PLAN CONSISTENCY:

The project site is designated Medium Mixed Use (0-0-2.25 FAR, 0-87 du/acre) in the Land Use Element of the General Plan. This designation is intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. The separate, but applicable East Colorado Specific Plan (ECSP) document is intended to provide for implementation of the General Plan, as related to the properties located within the boundaries of the ECSP area. Within the ECSP area, a wide variety of predominantly commercial businesses provide goods and services for both citywide and regional patrons and residents immediately north and south of the corridor. The vision for East Colorado Boulevard is to create a vibrant mix of land uses, a unified streetscape and a series of distinctive places along the boulevard.

The sale of alcohol for off-site consumption, and occasional instructional tasting, in conjunction with the operation of a grocery store is consistent with General Plan Land Use Element Policy 2.3 (Commercial Businesses), Policy 11.1 (Business Expansion and Growth), and Policy 33.2 (Sierra Madre Transit Village). Policy 2.3 designates sufficient land to enable a broad range of viable commercial uses in Pasadena's Central District, Transit and Neighborhood Villages, and commercial corridors. These uses will serve both local and regional needs, reducing the need for residents to travel to adjoin communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. Policy 11.3 emphasizes supporting the growth and success of businesses that create new job opportunities and productivity and satisfying employment for Pasadena Residents. Policy 33.2 calls for the clustering of pedestrian-oriented retail, office and multi-family housing uses adjoin the transit station. It aims to improve access to local and regional transit by providing convenient options to reduce driving, contributing to reductions in vehicle trips, energy consumption and GHG emissions.

The proposal is consistent with the General Plan Land Use Element and ECSP because it would introduce a new large business along a heavily travelled commercial corridor with a distinct experience. The establishment will further promote pedestrian activity along the Colorado Boulevard commercial corridor and may provide additional attraction for residents surrounding the site and in the vicinity. Alcohol sales will allow the grocery store to contribute to the mix of business located throughout the Colorado Boulevard corridor, consistent with the purpose of the ECSP. The proposed use is a large grocery store that will provide for a diversity of employment

opportunities. Therefore, alcohol sales is consistent with the General Plan Land Use Element and ECSP.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities). Section 15301 applies to the operation and permitting of uses in existing structures where there is negligible or no expansion of the use. The sale of alcohol in conjunction with the operation of a grocery store is considered a negligible expansion.

REVIEW BY OTHER CITY DEPARTMENTS:

The proposal was reviewed by the Department of Transportation, the Fire Department, Public Health Department, Building & Safety Division, Design and Historic Preservation Section, Community Planning Division and the Police Department. The Department of Transportation, the Fire Department, Public Health Department, Design and Historic Preservation Section, and the Building Safety Division had no comments and would review the project during the Building Permit plan check process to ensure compliance with applicable code requirements. Comments from the Community Planning Division were provided to support the project's General Plan Consistency; and, comments from the Police Department, as conditions of approval, are incorporated in Attachment B of this report.

CONCLUSION:

It is staff's assessment that the findings necessary for approval of the CUP to allow the off-site sale of a full line of alcohol and on-site instructional tasting in a grocery store can be made. The site is located within the ECSP-CG-6 zoning district, which encourages a diverse mix of land uses and services consistent with office, retail, mixed use, and restaurant uses in the area. The proposed sale of a full line of alcohol for off-site consumption and ancillary instructional tastings will provide a unique service that currently does not exist in the area. Conditions of approval and periodic condition monitoring would ensure that the use would not deviate from the planned operation reviewed with this CUP application. Therefore, staff recommends that the Hearing Officer approve the application with the findings in Attachment A and the Conditions of Approval in Attachment B.

Attachments:

- Attachment A: Specific Findings of Approval
- Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6836

Conditional Use Permit: To Allow the Off-Site Sale of a Full Line of Alcohol (beer, wine and spirits) and on-site instructional tasting.

1. *The proposed location of the site for the Conditional Use Permit would not adversely affect the general welfare of the surrounding property owners.* The proposed off-site sales with limited on-site tasting in conjunction with a grocery store is consistent with the activities of the surrounding area. The subject site is located within the ECSP-CG-6 (East Colorado Specific Plan, Commercial General, sub-district 6, “Chihuahuita area”) Zoning District, which is intended as a transit-oriented node around the existing Sierra Madre Villa Transit Station which allows for a wide range of commercial uses. Nonresidential uses are located north, south, east and west of the subject property. These include auto sales, a contractors’ supply business, hotels/motels, restaurants, food sales, medical offices, and a mixed-use structure. The Foothill Freeway and the Sierra Madre Villa Transit Station are directly north of the site. While there are residential uses in the nearby mixed-use development, they are buffered by the Foothill Freeway. In addition, there are no sensitive uses within immediate proximity of the site. The use will operate in accordance with all City laws, ordinances, ABC license regulations and conditions of approval to ensure the compatible coexistence of this use with the surrounding area.
2. *The proposed location of the site for the Conditional Use Permit would not result in an undesirable concentration of premises for the sale of alcoholic beverages, including wine, in the area.* An overconcentration of alcohol establishments, as defined by ABC, exists in the Census Tract. Although an undue concentration of alcohol establishments exists in the area, most of the existing alcohol establishments are restaurants or other food sales uses. Unlike nightclubs or bars, grocery stores are not typically as problematic due to the fact there is no on-site sales. Although there are no on-site sales for the project, there is on-site consumption as a result from the tasting samples provided. However, ABC has strict regulations enforcing the volume and maximum number of tastings any one person can consume on site. The approval of this request will add to the number of alcohol licenses; however, the ability to sell alcoholic beverages is considered an amenity in this area as there are no other establishments that provide a full service grocery store with the proposed range of products. The operation of the proposed grocery store would provide for reasonable and responsible development of a commercial business within the City of Pasadena. The sale of alcoholic beverages for off-site consumption as part of this business is not viewed as a concern for surrounding uses/properties. Furthermore, conditions of approval have been included that will limit the potential for negative impacts.
3. *The proposed location of the site for the Conditional Use Permit would not detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to the following: a. Residential uses and residential districts; b. Hospitals, park and recreation facilities, places of public assembly, public or private schools, and religious assembly uses that attract minors and other similar uses; and c. Other establishments offering alcoholic beverages (including wine) for sale for consumption both on- and off-site.* The subject site is not located within immediate proximity of parks, playgrounds or schools. The nearest public park is Eaton Blanche Park and is 2,125 feet (0.40 mile) away. The nearest religious facility is Pasadena Shiva Temple and it is 950 feet (0.18 mile) away. The nearest school is the Walden School and is 3,750 feet (0.71 mile) away. Kaiser Permanente Pasadena Medical Offices are located on the other side of the Foothill

Freeway, approximately 540 feet (0.10 mile) to the north. Residential units are located north within a mixed-use structure across the Foothill Freeway. While in proximity, the residential units are buffered from the proposed use by the Foothill Freeway. It is not anticipated that the operation of the Food Sales use and the serving of alcohol for on-site consumption for instructional tastings would create adverse impacts on any adjacent sensitive use. All activities associated with the use would occur in an enclosed environment. All alcohol sales would be strictly for off-site consumption; on-site sales of alcohol would be prohibited at all times other than the tastings conducted as part of the instructional tastings within the store. Adherence with the recommended conditions of approval and periodic condition monitoring would ensure that the use would not deviate from the planned operation reviewed under this application.

4. *The proposed location of the site for the Conditional Use Permit would not aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, and sales to minors).* The incidental sale of alcohol for off-site consumption and occasional instructional alcohol tastings, in conjunction with the proposed grocery store, is not considered a problematic use and will not contribute to an aggravation of existing problems in the vicinity. The Police Department did express concerns in regards to this application as it relates to the transitory persons in the area adjacent to the Foothill Freeway to the north, and recommended two relevant conditions of approval (Attachment B). These are the installation of on-site lighting along the northern property line to deter transitory persons, and a uniformed security guard on-site during business hours. With this approval, the project is subject to the City's Condition/Mitigation Monitoring Program.

Noncompliance with any conditions of approval or any provisions in the Zoning Code may result in the modification or revocation of the CUP. These measures will limit any potential problems that might otherwise be created by the sale of alcohol. In addition to this CUP, the applicant will be required to meet standards enforced by the ABC, which encourages the applicant to take all appropriate measures to prevent detriment to the surrounding uses.

5. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The proposed sale of alcohol for off-site consumption, and occasional instructional tasting, in conjunction with the operation of a grocery store is consistent with General Plan Land Use Element Policy 2.3 (Commercial Businesses), Policy 11.1 (Business Expansion and Growth), and Policy 33.2 (Sierra Madre Transit Village). Policy 2.3 designates sufficient land to enable a broad range of viable commercial uses in Pasadena's Central District, Transit and Neighborhood Villages, and commercial corridors. These uses will serve both local and regional needs, reducing the need for residents to travel to adjoin communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. Policy 11.1 emphasizes supporting the growth and success of businesses that create new job opportunities and productivity and satisfying employment for Pasadena Residents. Policy 33.2 calls for the clustering of pedestrian-oriented retail, office and multi-family housing uses adjoin the transit station. It aims to improve access to local and regional transit by providing convenient options to reduce driving, contributing to reductions in vehicle trips, energy consumption and GHG emissions.

The proposal is consistent with the General Plan Land Use Element and ECSP because it would introduce a new large business along a heavily travelled commercial corridor with a distinct experience. The establishment will further promote pedestrian activity along the Colorado Boulevard commercial corridor and may provide additional attraction for residents surrounding the site and in the vicinity. Alcohol sales will allow the grocery store to contribute

to the mix of business located throughout the Colorado Boulevard corridor, consistent with the purpose of the ECSP. The proposed use is a large grocery store that will provide for a diversity of employment opportunities. Therefore, alcohol sales is consistent with the General Plan Land Use Element and ECSP.

Findings of Public Convenience or Necessity

6. *Public convenience or necessity is served in that:*

- a. *The project will result in a substantial net employment gain on the site.* The proposed grocery store land use will be located in a tenant space that is currently vacant. The proposed grocery store will provide employment opportunities for a large number of people in a wide range of employment positions, from entry-level to managerial. As such, the grocery store adds viable employment opportunities to the community.
- b. *The project will result in a substantial increase in business taxes.* The proposed grocery store with off-site sale of a full line of alcohol and ancillary tasting would be located in a tenant space that is vacant and does not currently generate sales tax income for the City. Approval of this application will result in significant increase in business taxes generated by a high volume of sales, including alcohol sales.
- c. *The project is a unique business addition to the community.* While there are other stores with off-site sales of alcohol within proximity of the proposed use, no other store will offer the convenience of a “one-stop” store with the full range of food and sundry products, including fresh produce, pre-packaged meats, packaged foods, cheeses, dairy and salad bar items among other hot food offerings. The sale of alcoholic beverages and instructional tastings will be an ancillary use to the main grocery store. The addition of the proposed grocery store will provide for a unique experience in the area.
- d. *The project will contribute to long-term overall economic development goals.* The proposed grocery store will redevelop a currently vacant property, adding significant employment and tax revenue to a location which does not contribute any at present.
- e. *The project will result in a positive upgrading of an area.* The proposed grocery store will occupy a currently vacant site, which can often be a target for problematic activity as well as becoming unkempt over time. As proposed and conditioned, the site will have several security measures and will be supervised to ensure the site is safe for employees, patrons and the surrounding community.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #6836

The applicant or successor in interest shall meet the following conditions:

General

1. The site/floor plans submitted for building permits and/or future development shall substantially conform to the site/floor plans stamped "Received at Hearing, August 19, 2020," except as modified herein.
2. In accordance with Section 17.64.040 (Time Limits and Extension) of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within three years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Hearing Officer may grant a one-year extension of your approval.
3. The approval of this application authorizes the sale of a full line of alcoholic beverages (beer, wine and distilled spirits) for off-site consumption and on-site instructional tastings in conjunction with the operation of a grocery store (Food Sales land use).
4. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if sufficient cause is given.
5. Any change to these conditions of approval or expansion of the use may require the modification of this Conditional Use Permit or a new Conditional Use Permit.
6. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
7. The final decision letter and conditions of approval shall be incorporated in the building plans as part of the building plan check process.
8. The proposed project, Activity Number **ZENT2020-10005**, is subject to a Final Zoning Inspection. A Final Zoning Inspection is required for the project prior to the issuance of a Certificate of Occupancy. In addition, the project requires Condition Mitigation Monitoring. Contact the Planning Case Manager, Jennifer Driver at (626) 744-6756 to schedule an inspection appointment time.

Planning Division

9. The premises shall operate under ABC License Type 21 (Off-Sale General) and Type 86 (Instructional Tasting License). No other license shall be obtained without the approval of a new Conditional Use Permit and/or Expressive Use Permit.
10. All sales of alcohol for off-site consumption shall be consumed off the premise.
11. No consumption of alcoholic beverages shall occur outside of the instructional tasting area.
12. The instructional tasting of beer, wine and spirits shall be limited to grocery store customers of legal drinking age of 21 years of age. This shall be monitored by all vendor and management staff through the verification of valid identification.

13. The hours for instructional tastings shall be regulated by the ABC Type 86 license.
14. The business operator shall obtain the proper approval and license from the California Department of Alcohol and Beverage Control.
15. No cover charges or entry fees shall be required of patrons for the instructional tastings.
16. Amplification of music shall comply with the regulations of Chapter 9.36 of Pasadena Municipal Code.
17. Signs advertising brands and types of alcoholic beverages or the availability of alcohol for sale at the subject site shall not be visible from the exterior of the premises.
18. The display of alcoholic beverages shall be interior only (no outdoor display) at all times.
19. Compliance with Chapter 8.78 (Tobacco Use Prevention Ordinance) of Pasadena Municipal Code shall be adhered to at all times.
20. These conditions of approval must be posted in a conspicuous location for public viewing within the grocery store on a continuous basis for the life of this Conditional Use Permit beginning on the date the alcohol sales commence.
21. The site and surrounding area shall be maintained in a litter and graffiti free manner. Any graffiti that should appear on the site shall be removed within 48 hours.
22. A security camera surveillance plan, which covers all common areas, including entrances, exits and required parking areas, shall be submitted for review and approval by the Zoning Administrator prior to the issuance of any building permits for the grocery store. The security cameras shall be installed prior to the commencement of the grocery store.
23. The establishment shall comply with applicable standards in Section 17.40.090 (Performance Standards).
24. Compliance with the City of Pasadena Refuse Storage regulations, see Section 17.40.120 of the Pasadena Municipal Code, shall be maintained at all times.

Police Department

25. A minimum of one security guard shall be present on-site during business hours to ensure that no littering, loitering, or consumption of alcohol occurs in and around the project site
26. Lighting shall be provided on the northern property line in order to discourage transitory persons, to the satisfaction of the Zoning Administrator. All parking lot lighting shall comply with Zoning Code Section 17.46.220 (Outdoor Parking Area Lighting), such that all on-site lighting shall be shielded from adjacent uses, and shall not exceed an average of three footcandles on-site. A lighting (photometric) plan shall be submitted for review and approval by the Zoning Administrator prior to the issuance of any building permits. The lighting plan shall include a site plan showing locations of ground-mounted light fixtures, and shielding to orient light away from adjacent properties.