



Monterey County Zoning Administrator

Board of Supervisors
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 4

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Matter Type: Zoning Administrator

PLN180175 - PAPPANI ROBERT D & SANDRA L

Public hearing to consider a micro-brewery including the production of less than 50-gallons of craft beer per month within an existing garage and not open to the public.

Project Location: 2980 Bird Rock Road, Pebble Beach, Greater Monterey Peninsula area (APN 007-522-016-000).

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project is to convert a portion of a garage to conduct a cottage industry and is Categorically Exempt per Section 15303 of the CEQA Guidelines;
- b. Approve a Use Permit to allow establishment of a cottage industry consisting of a micro-brewery, not open to the public, for the production of less than 50-gallons of craft beer per month within a portion of an existing garage attached to a single-family dwelling.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Robert Pappani

Property Owner: Robert D & Sandra L Pappani

APN: 007-522-016-000

Parcel Size:

Zoning: Medium Density Residential with Building Site, Design Control, and Regulations for Parking and Use of Major Recreational Equipment Storage in Seaward Zone overlays or "MDR/B-6-D-RES"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

The subject property is located within an established residential neighborhood within the inland area of Pebble Beach. Medium density residential development is found to the east, west, and south of the property while the Monterey Peninsula Country Club - Dunes Course Fairway No. 2 is immediately north. The property was created through the Monterey Peninsula Country Club Subdivision in 1925 and a single-family dwelling was constructed on the property in 1957.

Monterey County Code defines a cottage industry as a business in a residential area, conducted primarily by the residents of the property, for manufacturing of artistic, handicraft, and other craft items (Monterey County Code Section 21.64.095). The code provides regulations and standards for the establishment of cottage industries to ensure such uses would not be detrimental to the residential property and/or area. As such, the application was analyzed to determine if the business operation/activities would result in an impact.

Consistent with the definition of a cottage industry and pursuant to applicable regulations, the applicant requests approval of a Use Permit to allow establishment of a cottage industry to operate a micro-brewery within an attached garage. As illustrated in the attached plans (**Exhibit B**), the brewery would be operated within an area of the garage that is less than 200 square feet. Improvements to the interior of the garage are limited to installing a mash tun, kettle, freezer, 2 fermentation vessels, a glycol chiller, and work counter. In accordance with the recommendations of the fire district, safety improvements, such as installation of an interior chain-link partition separating the brewing operation area (approximately 194 square feet) from the garage area (approximately 266 square feet), 2 fire extinguishers, and 2 fire alarms are also proposed. Establishment of the operation would not result in exterior changes to the single-family dwelling or garage.

The application materials indicate that the business would be wholesale only, and the brewery would not be open to the public for sale or consumption of the craft beer. The resident of the property would be the sole employee for the operation. Water used to brew the craft beer would not be sourced from the existing potable water service for the single-family dwelling or delivered from an off-site location. The brewery would use pre-packaged water from Shasta, California, as obtained by the operator. At full operation, the brewery would produce up to 50 gallons of beer, or 250 22-ounce bottles, a month. The operation includes delivery of the finished product to local restaurants and retailers by the operator.

The application has been reviewed by the Environmental Health Bureau and the Pebble Beach Community Services District (PBCSD) to determine potential wastewater impacts. PBCSD found that the wastewater discharge quantities and constituents resulting from the operation to be acceptable. The equipment used for the brewery operation would produce noise levels similar to the equipment used in a residential kitchen. Therefore, noise associated with the operation would be consistent with the existing levels in the surrounding neighborhood. As discussed above, the resident would be the sole employee for the operation and deliveries to and from the site, associated with the operation. The 194 square foot brewery area would take up less than 1/3rd of the southeast section of the garage and the remaining area would accommodate parking of the resident's vehicle, consistent with the parking requirements set forth in Monterey County Code Section 21.58.050.F. Therefore, parking and traffic trips for the operation would not be discernable from the existing residential use of the property. Based on staff's analysis of the project and the existing conditions of the area, the proposed operation is consistent with the regulations and standards for a cottage industry and no issues remain.

In accordance with Monterey County Code, the project has been conditioned limiting approval of this Use Permit to 1 year. However, the applicant may apply to extend the permit prior to its expiration and the extension may be granted upon finding that the use has not been detrimental to the neighborhood.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
RMA-Public Works
RMA-Environmental Services
Pebble Beach Community Services District

FINANCING:

Funding for staff time associated with this project is included in the FY17-18 FY18-19 Adopted Budgets for RMA-Planning.

Prepared by: Anna V. Quenga, Senior Planner, x5175

Reviewed by: Craig Spencer, Acting RMA Planning Services Manager

Approved by: John M. Dugan, FAICP, Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit C - Vicinity Map

cc: Front Counter Copy; Zoning Administrator, Craig Spencer, Acting RMA Services Manager; Robert Pappani, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN180175