



City of Rohnert Park Planning Commission Report

DATE: June 9, 2016

ITEM No: 8.1

SUBJECT: PLSU2016-0002 Micro-Brewery and Restaurant

LOCATION: 5000 Roberts Lake Road APN 160-010-031

REQUEST: Convert existing restaurant building into a new restaurant and micro-brewery

APPLICANT: Richard Norgrove for Bear Republic Brewing Company, Inc.

Background

In 1992, the subject property was developed with the Wine and Visitor Center. The property was owned by the City and was conveyed to a private developer for conversion into a sit-down restaurant in 2003. The restaurant, known as Latitude, operated until 2008 when it was closed and the building has been unoccupied since then. The existing building is approximately 11,264 square feet and the property is 2.24 acres. Surrounding uses include Roberts Lake to the north, the Doubletree Plaza commercial center to the south, a park-and-ride lot and state Highway 101 to the west and the Doubletree Hotel and north course of the Foxtail Golf Club to the east. This property is zoned C-R Regional Commercial District.

Flipside Bar and Burger received entitlement to operate a restaurant and brewery at this location but has since abandoned their proposal.

Applicant's Proposal

Bear Republic Brewing intends to occupy 10,000 square foot portion of the building for the restaurant and brewery. Their proposal will include the following:

- Full service brewpub open for lunch and dinner seven (7) days a week. Hours are Sunday through Thursday 10:00 a.m. to midnight and Friday and Saturday 10:00 a.m. to 2 a.m. Food to be California pub fare.

- Table service with approximately 320 seats on both the interior and exterior of the building.
- Production of beer on site to be used primarily for onsite sales.
- Relocation of refuse enclosure so that it is no longer inside the building adjacent to the kitchen.
- Installation of a grain silo on the west side of the building adjacent to the main entrance.
- Addition of an exterior bar and stage to the lake side of the building.
- Expansion of the beer garden area and of the covered service yard.

Restaurant:

Some minor changes will take place in the interior of the restaurant (Exhibits A & B). The existing bar will be replaced with the brewing facilities on the west side of the building. Windows will be installed on the west building wall so customers can view the brewing area inside the building. There is an existing deck that will be retained. The exterior beer garden will be expanded including an exterior bar. New corrugated metal and wood fencing will be added to enclose the area. There will be various seating areas including several fire pits. A stage will be cantilevered out over Roberts Lake. The rear property line of the restaurant site extends over Lake Roberts so the stage will be on their property. New palm tree features will be added to the garden seating area. The existing deck will be covered with shade sails.

On the existing deck and patio area food will be served. At the northeast corner of the patio will be a metal shipping container with a bar. The beer garden area will not have food service. Beer will be available from the exterior bar that customers can then take to tables and seats in the beer garden area. There will be several fire pits in the beer garden area for customer enjoyment. A shipping container will be used as a stage and live music will be performed on the stage in the beer garden during the day and during evening hours especially on weekends.

Food delivery trucks will come to the site two (2) to three (3) days a week early in the morning. The brewery may also do some on-site baking that will require deliveries all days of the week. Grain deliveries and spent used grain pick-up will be in the morning hours at 7:00 a.m. Staffing will consist of 80 to 100 people both full time and part time.

Microbrewery:

The corrugated metal silo has a capacity of 48,000 pounds of grain. The silo will be filled every three (3) months and filling the silo takes about three (3) hours (See Project Description). Filling will begin no earlier than 7 a.m. and will be completed by approximately 11 a.m. The grain is transported into the brewery by a single hose at the bottom of the silo. The microbrewery would be located in an enclosed area on the west side of the building. The hops in the outside silo will be transported to the brewery which consists of large stainless tanks. At the completion of the brewing process the beer will be placed in tanks for dispensing at the bar and also in bottles for sale in the merchandise area near the entrance to the building.

Parking:

There are currently 130 parking spaces on the site for use by the restaurant and a very small office and retail store located in the south end of the restaurant building. However, the new refuse enclosure will reduce the parking by two (2) spaces to 128. The parking requirement for a restaurant is one space for every 2.5 seats including any outside eating areas. Based on available parking and the Zoning code parking ratios, 320 seats would be allowed. Total existing seating within the restaurant building and in the patio, deck and beer garden is 320 as follows (Exhibit A):

- Interior 130
- Beer Garden 50
- Deck 80
- Patio 50

The restaurant would like to increase the seating to between 375 and 425 seats. This would require between 150 and 168 parking spaces. Section 17.16.040 of the Zoning Ordinance provides that a reduction of up to 25% of the spaces required for a combination of uses may be allowed where findings are made indicating that the uses share a common parking area and the demand for parking occurs over different time periods.

The major users of parking in this center are the applicant's proposal, Mary's Pizza, Honey Badger coffee, Hana Japanese restaurant and Kwick Pick market. Other uses consist of offices and a beauty salon. In the evening hours and on week-ends, which are the peak hours for the restaurants, the office uses are closed freeing up much of the parking. There is also on-street parking on Roberts Lake Road and the ride share parking lot on Roberts Lake Road with approximately 157 parking spaces that are used primarily during the day on week-days.

If Bear Republic Brewing wants to increase their seating above 320 seats, staff recommends they perform a parking study to determine the parking demand on the center for day time and evening hours. If the parking study demonstrates that there will be adequate parking on the site for all users with an increase in seating up to 425 seats, Development Services staff can approve the increase in seating subject to a condition of approval that has been included in the attached Resolution.

Building Elevations:

The architecture of the building is a Mediterranean style and is reflective of the neighboring Doubletree Hotel and Doubletree Plaza including Mary's Pizza. Certain elements of the design give the building a modern twist. The addition of the silo is the major architectural feature that will be added to the site (Exhibit C). The height of the silo will be just below the maximum height of the existing building. Corrugated metal screening will be placed around existing architectural features on the building to give the building the appearance of a brew pub. Fencing and the north side of the building will also have corrugated metal siding. The beer garden seating area will also have cor-ten panels for screening and security. Metal roofing will be placed on the existing cupola features on the building and the remaining existing tile roof will remain. The building color will remain the existing beige color.

A new enclosed refuse enclosure will be constructed on the west side of the parking lot (Exhibit C). The refuse is presently located within the building in the kitchen area. They would prefer it not be attached to the building. It will be covered and comply with the Zoning Ordinance requirements for a refuse enclosure.

Landscaping:

The applicant has submitted a colored sheet of various plant materials that will be used on the site (Exhibits D & E). There is a variation of trees, shrubs and groundcover. Many of the plants are drought tolerant. The site plan indicates where the various plants will be located. Staff is recommending a condition of approval that a complete landscape and irrigation plan be submitted for staff approval prior to issuance of a building permit.

Signs:

The applicant has indicated that they propose signage on the building and on the silo. The Zoning Ordinance requires that any commercial site over two (2) acres must apply for a Sign Program. This property is 2.2 acres so a Sign Program, a condition of approval has been included and will come back to the Planning Commission for its consideration.

Staff Analysis

Since the closing of the Wine and Visitor Center, this site has operated as a restaurant. The restaurant use has been compatible with Doubletree Plaza and the adjacent restaurants, retail uses and office uses. Converting the restaurant to a microbrewery will be an asset to the area and the City. The proposed silo will draw attention to the fact that this is a restaurant with a microbrewery. This is the first brew pub in Rohnert Park and this is an excellent location in regards to visibility, access and adequacy of parking.

There is adequate parking on the restaurant property and the adjacent Rogers Plaza shopping center for the proposed 320 seats. There are reciprocal easements for joint use of the parking on the restaurant and shopping center site. The applicant may perform a traffic study for staff review and staff may allow them to increase seating based on that study.

Very few changes will be made to the exterior of the building other than the silo and metal enclosures around the existing roof structures and changes on the deck, patio and beer garden. The silo, corrugated metal on the roof and metal and cor-tin fencing will attract attention to the building and indicate to customers that it is a brewery.

As stated above, the applicant has not submitted any proposals for signs. The project description indicates wall signs on the building. They may also want signage on the silo. A Sign Program will come back to the Commission for its consideration.

Environmental Determination

This proposal is categorically exempt from the requirements of the California Environmental Quality Act CEQA Class 1 Section 15301 Existing Facilities. No further action is required pertaining to environmental review.

Findings

The recommended findings to approve the Conditional Use Permit and Site Plan and Architectural Review are included in the attached resolution.

Public Notification

This item has been duly noticed by publication in the Community Voice for the conditional Use Permit and posted at the prescribed locations in Rohnert Park. Property owners within 300 feet of the project were mailed notices of the proposed application.

Staff Recommendation:

Based on the analysis and findings of this report and the attached resolution, Staff recommends that the Planning Commission, by motion, adopt Resolution No. 2016-17 approving the Conditional Use Permit and Site Plan and Architectural Review to allow the addition of a microbrewery to an existing restaurant, subject to the findings and conditions of approval.


Attachments:

Planning Commission Resolution No. 2016-17
Applicant's Supporting Statement
Exhibit A Site Plan
Exhibit B Floor Plan
Exhibit C Building Elevations
Exhibit D Plant Materials
Exhibit E Landscape Plan

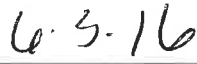
APPROVALS:




Norman Weisbrod, Technical Advisor



Jeff Beiswenger, Planning Manager



Date



Date

PLANNING COMMISSION RESOLUTION NO. 2016-17

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A CONDITIONAL USE
PERMIT AND SITE PLAN AND ARCHITECTURAL REVIEW FOR A
MICROBREWERY WITH A RESTAURANT AT 5000 ROBERTS LAKE ROAD
(160-010-031)**

(Richard Norgrove for Bear Republic Brewing Company, Inc.)

WHEREAS, the applicant, Richard Norgrove, filed Planning Application No. PLSU2016-0002 for a Conditional Use Permit and Site Plan and Architectural Review to allow a microbrewery and restaurant at 5000 Roberts Lake Road (APN 160-010-031), in accordance with the City of Rohnert Park Municipal Code;

WHEREAS, Planning Application No. PLSU2016-0002 was processed in the time and manner prescribed by State and local law;

WHEREAS, on June 9, 2016, the Planning Commission reviewed Planning Application No. PLSU2016-0002 during a scheduled public meeting at which time interested persons had an opportunity to testify either in support of or opposition to the project; and

WHEREAS, at the June 9, 2016, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLSU2016-0002;

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

Section 1. That the above recitations are true and correct.

Section 2. Factors considered. The Planning Commission, in approving Planning Application No. PLUP2016-0002 makes the following factors, to wit:

A. *That the developments general appearance is compatible with existing development and enhances the surrounding neighborhood.*

Criteria Satisfied. The addition of a microbrewery and restaurant will be an attractive addition to the existing building and site and will provide a microbrewery not presently available in Rohnert Park. The microbrewery will be compatible with other restaurants in the immediate area.

B. *That the development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the façade facing the street; and/or the line and pitch of the roof.*

Criteria Satisfied. The building will retain the existing Mediterranean design. The enclosure for the microbrewery area will be compatible with the architectural design of

the existing building. The proposed silo will be a focal point for the microbrewery. Variations in the building façade and roof line add interest to the structure. The building will be compatible with adjacent buildings in the shopping center.

- C. *That the development will be located and oriented in such a manner so as to provide pedestrian, bicycle and vehicular connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.*

Criteria Satisfied. The building location has convenient vehicle access from Commerce Boulevard and from Highway 101. There is a pedestrian and bicycle trail paralleling nearby portions of US 101 for the convenience of customers both walking and cycling to the restaurant. Bicycle parking will be provided in accordance with the Zoning code. The parking and building will also be ADA compliant.

Section 4. Environmental Clearance. This proposal is categorically exempt from the requirements of the California Environmental Quality Act CEQA Class 1 Section 15301 reuse of an existing building.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Planning Application No. PLSU2016-0002 subject to the following conditions:

Planning

1. The Conditional Use approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued and construction is commenced and diligently pursued toward completion.
2. The Project is approved as shown in Exhibits A through E except as conditioned or modified below.
3. This facility shall comply with any and all applicable provisions of the Rohnert Park Municipal Code and any state or federal agency including but not limited to Alcoholic Beverage Control (ABC) requirements.
4. The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building Department for any modifications to the interior or exterior of the building.
5. A Sign Program shall be submitted for Planning Commission consideration prior to installation of any signs for the business.
6. Live or recorded music or entertainment on the exterior of the building shall cease by 12 midnight and is subject to the noise limitations in the Municipal Code. If complaints are received from nearby businesses or residents to the north and south of the site, Bear Republic Brewing shall conduct a noise analysis and make recommendations on measures that can be implemented to reduce the noise below that permitted by the Municipal Code (e.g. ambient noise level).

7. Five (5) bicycle racks shall be provided adjacent to the entrance to the micro-brewery details subject to Development Services staff approval.
8. If the owner of the property has not received city approval for the emergency access on the east side of the building that extends over city property the applicant or owner shall take all necessary step to receive approval of the emergency access.
9. The building and all outdoor areas available to the public shall be ADA compliant.
10. The refuse enclosure roof shall match the metal roof on the cupola and the refuse enclosure shall be painted to match the main building wall color.

Engineering

11. Prior to issuance of a building permit provide sewer and water use calculations for the site.
12. Prior to issuance of a building permit fill out and submit the storm water determination sheet from the City of Santa Rosa.
13. Prior to issuance of a building permit submit a title report with full description of property and all existing easements on-site. Buildings and other structures cannot be constructed over top of the existing storm drain easement.
14. On building permit plans, show proposed utility layout (electrical, water, sewer, etc.) from street to building.
15. The sidewalk and driveway in front of entrance to site shall be reconstructed to be ADA compliant.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period has expired and that the appeal period shall be ten (10) working days from the date of said action. No building permits shall be issued until the appeal period has expired, providing there are no appeals.

DULY AND REGULARLY ADOPTED on this 9th day of June, 2016 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____
ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

John Borba, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Recording Secretary

May 23, 2016

Conditional Use Permit Application
Bear Republic Brewing Company, Inc.
Brewpub at 5000 Roberts Lake Road

Project Description

Bear Republic Brewing Co., Inc. (BRBC) is requesting a Conditional Use Permit for 5000 Roberts Lake Road, Rohnert Park California. The entire property is approximately 14,000 square feet and has 2 existing tenants. One is an office space and the second is a clothing boutique. BRBC will occupy approximately 11,000 square feet of the building. This site is the former Latitudes restaurant and BRBC's use of the site will be very similar to that of Latitudes, with the addition of brewing beer.

The BRBC project will include:

- Full Service Brewpub open for lunch and dinner; 7 days a week. Food to be California pub fare.
- Table service (with approximately the same number of seats as the former Latitudes facility).
- Production of beer on site; to be used primarily for onsite sales.
- Relocation of the trash enclosure, so that it is no longer inside the building.
- Installation of a Grain Silo to the west of the front entrance.
- Addition of an exterior bar to the lake side of the building.
- Expansion of the beer garden area.
- Expansion of the covered service yard.

Hours of Operation

BRBC would be on site 24 hours a day, 7 days a week. At the brewpub, we would be there to facilitate brewing, baking and preparation of food products on a 24 hour basis. The restaurant would be open for lunch and dinner 7 days a week:

Sunday through Thursday 10:00 am to midnight and

Friday and Saturday 10:00am to 2am

During these hours the facility would offer tastings of the beers, full food service, merchandise sales and site tours. The brewpub will also have music and performers present on site several times per week. Music may happen throughout the day inside the restaurant and in the exterior beer garden during regular operating hours.

We anticipate some delivery trucks for food and/or waste early in the mornings. We typically have food delivered 2-3 days per week at our other site. BRBC may also choose to do some onsite baking which would require deliveries to be all days of the week. Beer, grain and spent grain deliveries/removal will happen in the morning starting at 7:00 AM. The silo will be filled between the hours of 7:00 AM and 10:30 AM.

BRBC plans to hire 80 to 100 people to staff the brewpub. Employees to fill these new positions will come from citizens in the Rohnert Park area. Positions will be both full and part time. BRBC offers holiday, vacation and sick pay to our full time team members, in addition to health, dental, vision and life insurance. We also offer a 401(k) matching retirement plan. The Norgrove family, owners of BRBC, sees the BRBC team as an extension of their family and does whatever they can to help make BRBC a desirable place to work.

INTERIOR IMPROVEMENTS

Most of the changes to the building will happen on the building interior. The existing bar area will largely be replaced with the brewing facilities. A merchandise area will also be included along with the hostess station and some bar seating. A new bar will be located between the existing bar and dining room and will extend to the exterior to allow for convenient service for outside diners and the beer garden.

EXTERIOR IMPROVEMENTS

We propose to make some changes to the exterior of the building. We will be adding some windows to allow visitors see some of the tanks and the brewing process as they approach the building. In addition we will be adding a functional grain storage silo to the west of the main entry. To pick up on the industrial element of the grain silo we are proposing to add galvanized corrugated steel to some of the wall areas as shown on the elevations. We also propose to surround the cupola and other existing elements on the roof with a perforated and corrugated metal panel. These panels will be curved as a reference to the grain silo.

BRBC will be improving the exterior beer garden and deck areas on the north side of the building. This will include removal of the existing roofed seating areas and gas-fire features and replacing with new seating and landscaping. A roofed structure will be provided close to the building to allow for covered outdoor seating. An exterior bar constructed out of a re-used shipping container will be added to the north side of the building to improve the patron's experience.

The beer garden area will include new barriers in the form of small gabion walls and cor-ten steel panels (see precedent images page). The beer garden will also include a new stage which will include a re-used shipping container that will act like a band shell to help project the sound forward.

New landscaping will be provided adjacent to the primary entry and around the beer garden. A conceptual landscape plan has been included as part of the application.

BRBC will also add signage to the building which will be brought forward in a separate application.

Outdoor Service Yard and Trash Enclosure

BRBC would like to move the trash enclosure from its current location. It is currently located inside the building adjacent to the kitchen area. We prefer to remove it from the inside and would locate it on the northwest corner in existing parking lot.

The outdoor service yard will be located to the west of the existing building behind the existing wall new corrugated metal fence. A new wall will be added to separate the service yard from the beer garden. Gates will be installed in the existing wall along the edge of the parking lot to allow deliveries to the brewery. In addition a roof will be added over the service yard to allow it to be used year-round. Stored items will be screened from public view by the wall and the building itself.

Silo Filling and Emptying Process

Silo capacity: 48,000 lbs

Fill frequency: every 3 months

Duration: approximately 3 hours

Restrictions: Filling to begin no earlier than 7am, completed by 11am.

The first step in filling the silo is to unlock the cam-lock caps to the inlet and outlet piping of the silo. The driver will then connect a grounding wire from the trailer to the grain silo, dust collection filter sock to the vent pipe of the silo, and filling hose to the inlet piping via cam-lock connections. The driver then pressurizes the trailer to no more than 4 psi, pushing the grain into the silo. During the filling process, the driver will periodically inspect the filling hose, filter sock, all connection points, and pressure setting. A 48,000 lbs. silo will be refilled at an interval of approximately every three months, or four times per year. The unloading process typically lasts for 3 hours. At our Healdsburg facility we restrict silo filling operations to the hours of 7am-11am due to our close proximity to Hotel Healdsburg (less than 100 feet away) and because our silo is inside of the perimeter of our restaurant's outdoor seating area.

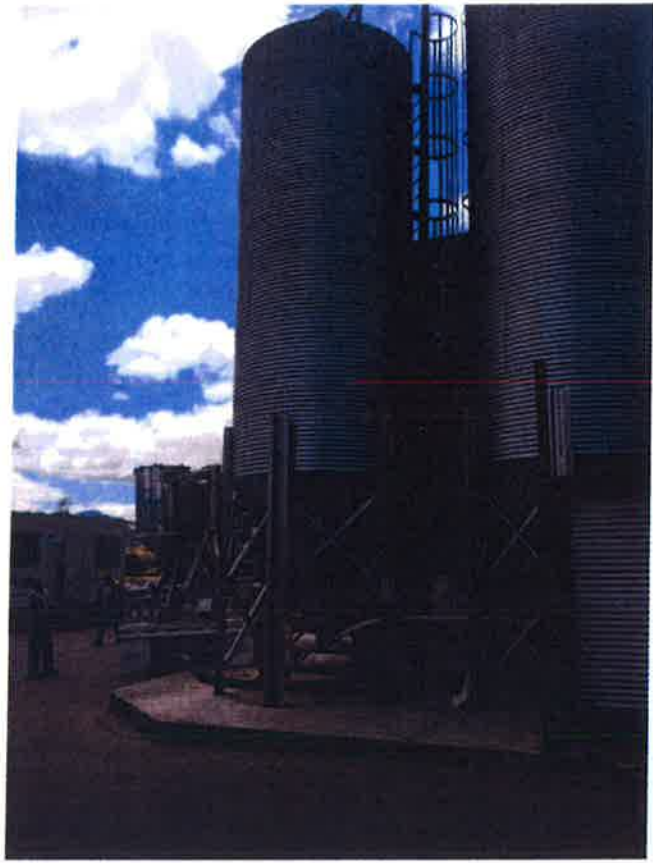
Once the silo is filled, a pipe with an auger inside will transport the grain from the silo to the milling machine.



Grain Delivery Truck

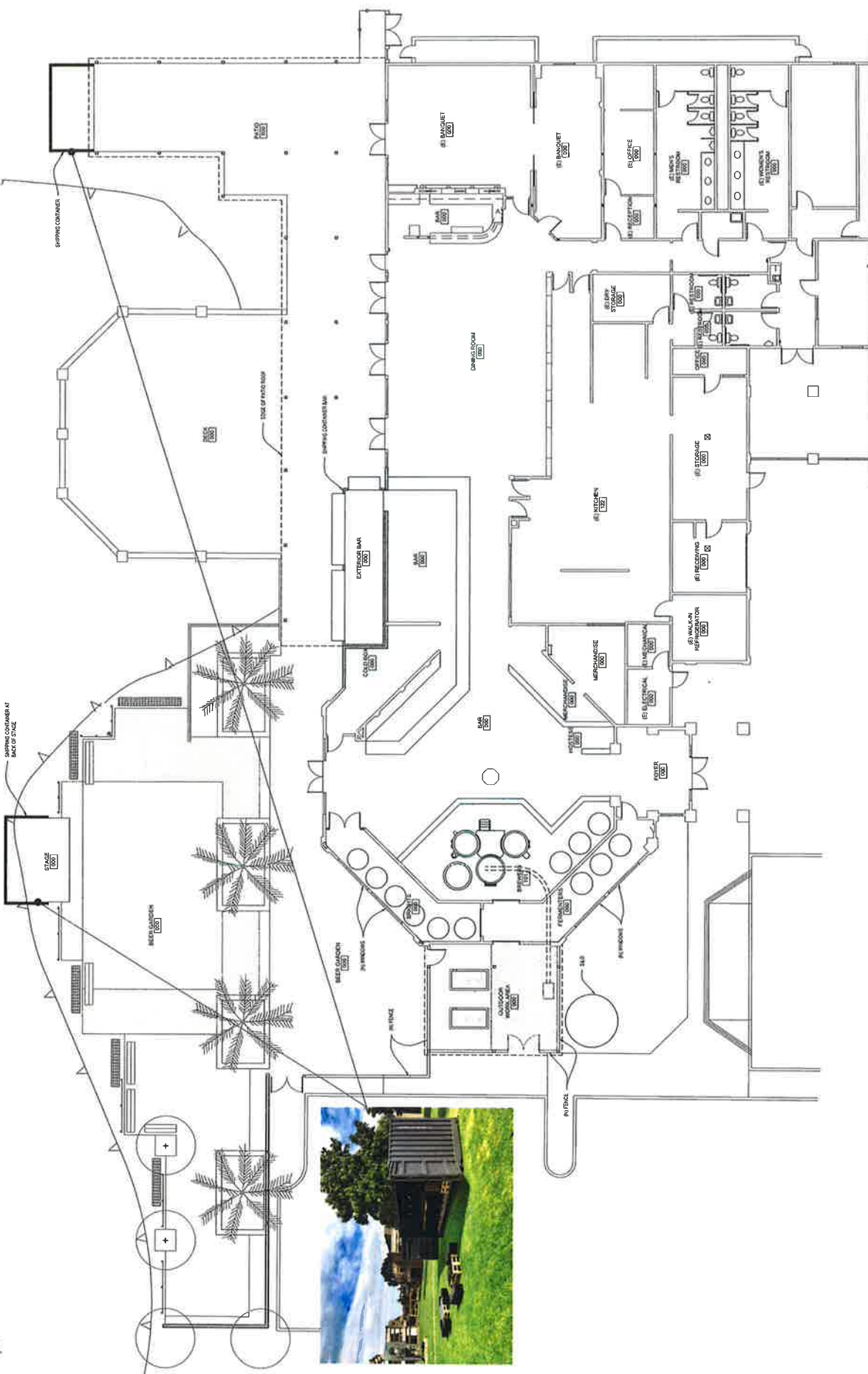


Grain truck connected to silo

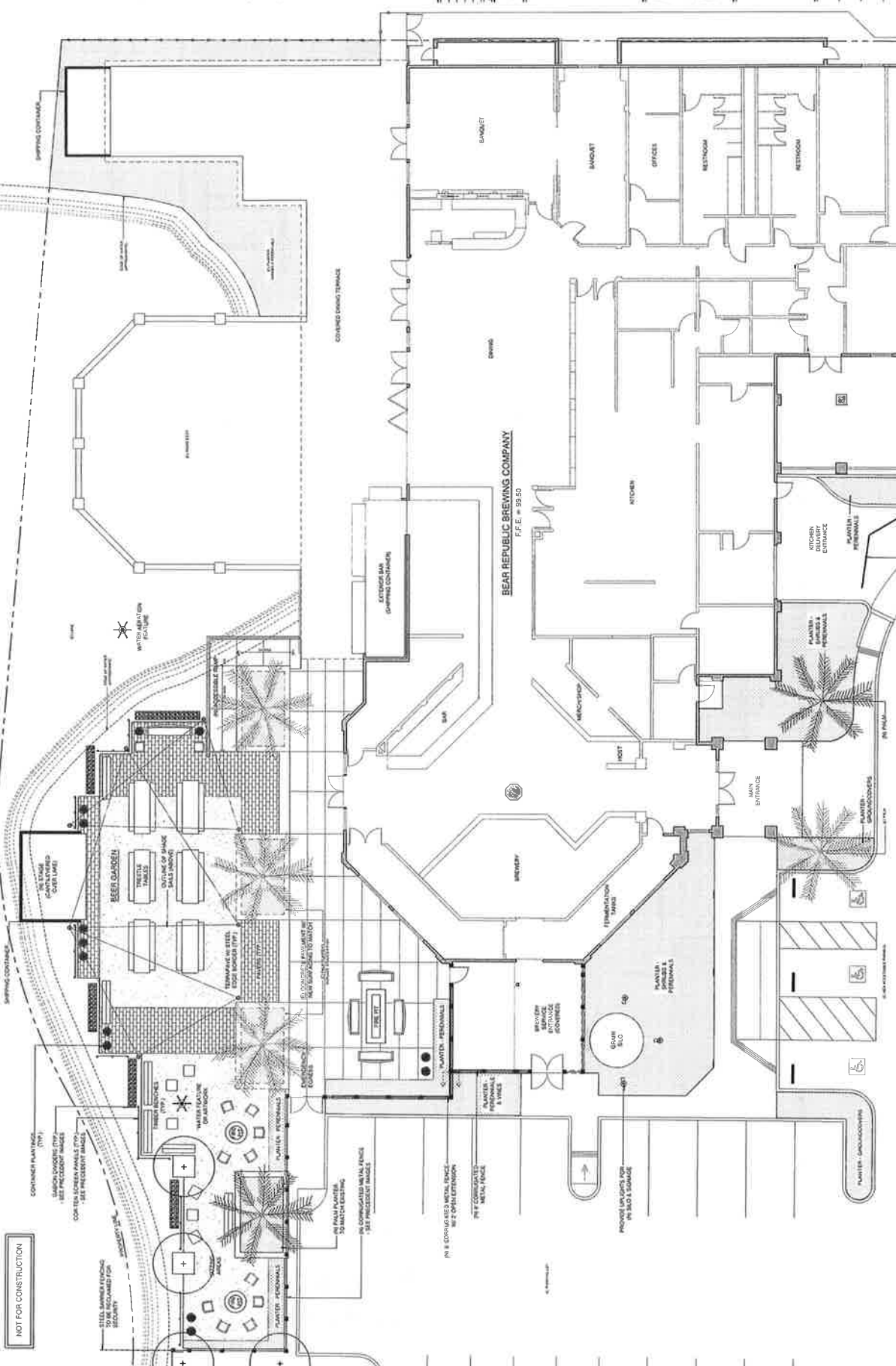


Inlet pipe connection (gray pipe is from the truck, brown pipe is the fill tube and white pipe is the outlet to the milling machine)

FLOOR PLAN



5000 ROBERT'S LAKE ROAD, ROHNERT PARK, CALIFORNIA



spatial dividers



trees



vines



shrubs



perennials



groundcovers



