



# PLANNING COMMISSION STAFF REPORT

**APPLICATION:** CUP2024-0004  
CUP2024-0005

**AGENDA ITEM:** PH-1

**MEETING DATE:** June 12, 2024

**PREPARED BY:** Austin Arnold  
Assistant Planner

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**SUBJECT:** Conditional Use Permit CUP2024-0004  
Conditional Use Permit CUP2024-0005  
625 South Myrtle Avenue

**REQUEST:** Approve Conditional Use Permits for the operation of an entertainment facility and restaurant with incidental sale and service of beer, wine, and distilled spirits (Type 47 ABC License), CUP2024-0004 and CUP2024-0005 respectively. The subject property is in the HCD (Historic Commercial Downtown) zone.

**APPLICANT:** Joey Stevens LLC (Steve Kwan)  
610 South Myrtle Avenue  
Monrovia, CA 91016

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1 – Existing Facilities)

**BACKGROUND:** The applicant, Steve Kwan, is requesting approval of two Conditional Use Permits for the operation of a live entertainment venue and restaurant with incidental service and sale of alcoholic beverages, The Crimson, located at 625 South Myrtle Avenue. The entertainment venue will be a listening room featuring live jazz, blues, and country music performances. Based on the request for a State Department of Alcoholic Beverage Control (ABC) Type 47 license, the service of alcohol requires the approval of both ABC and the Monrovia Planning Commission. ABC will not issue a license without the approval of a local jurisdiction.

Pursuant to Monrovia Municipal Code (MMC) Sections 17.08.010 (Uses Permitted in Each Zone) and 17.14.020 (Use Restrictions for the HCD Zone), the approval of a conditional use permit (CUP) by the Planning Commission is required for the operation of an entertainment facility in the HCD zone. MMC Section 17.44.055 was adopted to establish an appropriate review process for entertainment facilities and to mitigate adverse conditions associated with such establishments through the CUP process.

Additionally, MMC Section 17.44.025 was adopted to allow for review and mitigation of potential adverse impacts associated with establishments that sell or serve alcoholic beverages. A CUP is required when alcoholic beverages are sold or served within 500 feet of residential zones, parks, schools, recreation centers, religious assembly, or hospital uses. The subject site is located just east of the RH (Residential High Density) zone.

**SUBJECT PROPERTY:** The subject site is located in Old Town Monrovia on the west side of South Myrtle Avenue between West Olive Avenue and West Colorado Boulevard. The lot measures 53 feet wide by 139 feet deep, for a total lot area of approximately 7,358 square feet. The lot is improved with a 4,336 square foot single story commercial office building. Deasy Penner Podley, a real estate business, previously operated within the subject building between December 2018 and December 2023. The building has since been vacant.

This property has a General Plan land use designation of Historic Downtown Commercial and is zoned HCD (Historic Commercial Downtown). The site is surrounded by the following land designations and uses:

**North:**

General Plan: Historic Downtown Commercial  
Zoning: HCD (Historic Commercial Downtown)  
Land Use: Commercial – Monrovia Jewelry & Loan Pawn Shop (Retail)

**South:**

General Plan: Historic Downtown Commercial  
Zoning: HCD (Historic Commercial Downtown)  
Land Use: Commercial – J. B. Burgers (Restaurant)

**East (across South Myrtle Avenue):**

General Plan: Historic Downtown Commercial  
Zoning: HCD (Historic Commercial Downtown)  
Land Use: Commercial – Jake’s Roadhouse (Restaurant)

**West (across the alley):**

General Plan: Residential High Density  
Zoning: RH (Residential High Density)  
Land Use: Residential – Oak Park Apartments

**DISCUSSION/ANALYSIS:** The Crimson’s business model envisions a sophisticated atmosphere and entertainment venue that offers live music performances and a complete dining experience. Although this is the applicant’s first time proposing a live entertainment venue, it is not his first time operating a full service restaurant business in Old Town Monrovia. Steve Kwan has owned and operated the Copper Steel Grill since August 2013, which is located at 610 South Myrtle Avenue directly across the street from the subject site.

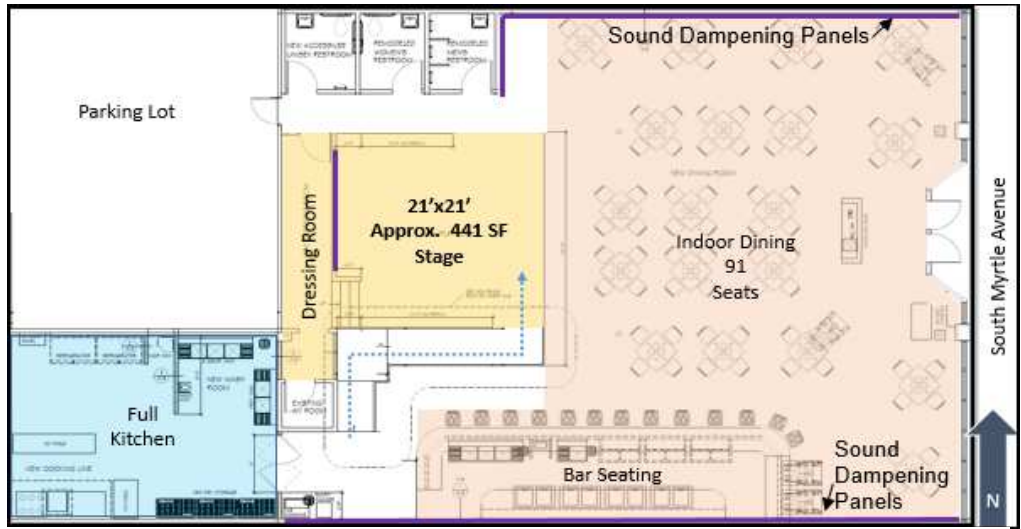
According to the business operation statement included in Attachment “A,” The Crimson will operate seven days a week; the proposed hours of operation are:

- Monday - Thursday: 4:00 pm - 11:00 pm
- Friday: 4:00 pm - 12:00 am (midnight)
- Saturday: 11:00 am - 12:00 am (midnight)
- Sunday: 11:00 am - 11:00 pm

The Crimson will feature two shows a night, showcasing a specific music genre including but not limited to jazz, blues, and country music. Each show will last approximately two to three

hours and consist of ensembles of not more than eight performing artists (musicians, vocalists, and/or DJs). Show times will vary throughout the business’s hours of operation.

Based on anticipated attendance, the establishment will operate with six to twelve employees at any given time. The applicant anticipates the establishment’s busiest nights to occur on Fridays and Saturdays. Like most entertainment venues, attendees will be encouraged to make reservations in advance. A cover fee will not be charged at the door; however, a reasonable entertainment service fee will be added to the dinner bill.

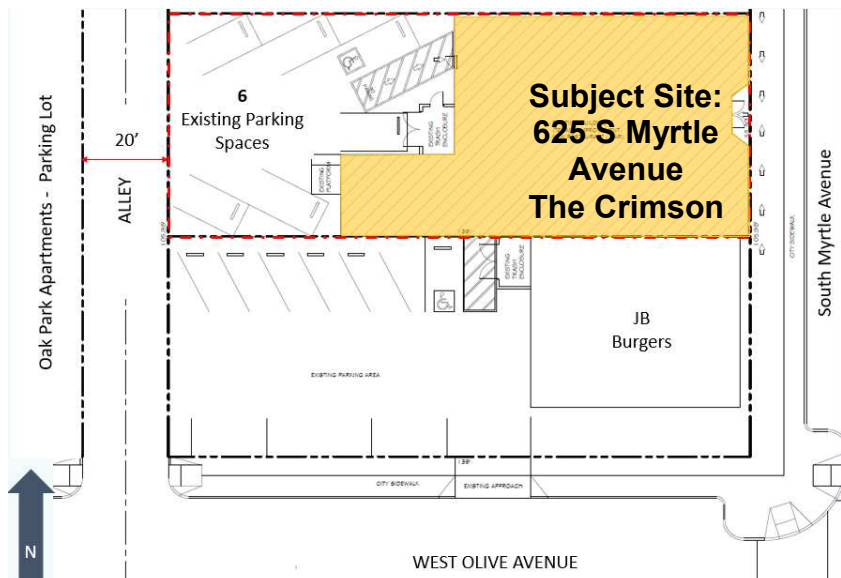


**Figure 2: Proposed Floor Plan**

The Crimson will also operate as a “Bona Fide Eating Place,” as defined by the Department of Alcoholic Beverage Control (ABC). Food service will be offered throughout all hours of operation. The proposed American menu includes burgers, sandwiches, pasta, and pizza, as well as a variety of beverages, including the incidental service and sale of beer, wine, and distilled spirits (Attachment “B”).

**Site Plan/Floor Plan**

As shown in the site plan to the right (Figure 1), the existing property improvements will accommodate the new live entertainment venue and restaurant. Primary pedestrian access to the establishment will be provided along South Myrtle Avenue. The site has also been improved with a ground-level parking lot containing six parking spaces and a trash enclosure. The applicant has already confirmed a potential waste management plan with Athens Services.



**Figure 1: Site Plan**

No new building square footage is proposed. The applicant only proposes interior building improvements to accommodate the live entertainment venue and restaurant business. As shown in Figure 2.0, the proposed floor plan contains an open dining area, kitchen, bar, stage,

dressing room, and restrooms. The dining area has been designed to host up to 91 patrons. It proposes a total of 19 tables with four seats each and bar seating for 15. A 441 square foot stage (21' X 21') will be viewable from the dining area. The stage will include professional lighting and equipment to support a quick and easy “plug and play” performance set-up.

**Parking**

The subject property benefits from its location within the Old Town parking district. The parking district has a shared parking arrangement for all commercial uses in Old Town. Parking in this area is provided in public parking lots and parking along the street. The subject site is located within walking distance (1 block) of 4 separate public parking lots as shown in Figure 3.

**Conditions of Approval for Live Entertainment and Alcohol Service**

The applicant met with City staff (Police Department, Fire Department, Building and Safety Division, and Planning Division) on several occasions to discuss his business proposal to plan for appropriate design features and security measures to safeguard the surrounding neighborhood from potential impacts. This was particularly important given that the addition of this proposed entertainment facility use would be new to Old Town Monrovia. Based on staff’s evaluation of the business operation, site plan, and floor plan, several conditions of approval are recommended in Data Sheet 1 that focus on minimizing potential noise, and parking, public safety, and property maintenance impacts.



**Figure 3: Old Town Parking Map**

- **Noise:** The following conditions contained in Data Sheet 1 are recommended to minimize potential noise impacts to the adjacent properties resulting from the live entertainment use.
  - COA # 20 prohibits live entertainment and amplified music from being audible outside the boundaries of the establishment.
  - COA #5 requires the establishment to include sound dampening measures based on a professional acoustical analysis.
  - COA #17 requires all entertainment activities to be conducted entirely within the building, and all exterior doors shall be kept closed during live performances.
  - COA #8 requires all delivery activities to occur in the rear parking lot.
  
- **Parking:** The following condition contained in Data Sheet 1 is recommended to minimize potential parking impacts to the adjacent properties resulting from the live entertainment use.
  - COA #7 requires the Applicant to identify the location of nearby public parking lots and structures on all advertisements and on-line webpages for the restaurant as a guide to direct its customers away from street parking in nearby neighborhoods.
  
- **Public Safety:** The following conditions contained in Data Sheet 1 are recommended to minimize potential public safety impacts to the adjacent properties

resulting from the live entertainment/restaurant use with incidental sales and service of alcohol.

- COA #40 requires the Applicant to provide a security plan with appropriate measures to the satisfaction of the Monrovia Police Department before the issuance of a building Certificate of Occupancy.
- COA #24 requires that the service of alcohol within the dining area be accompanied by the sale of food on the everyday dining menu. Alcohol shall not be sold to or consumed by a patron who is not seated or to anyone when the restaurant kitchen is closed.
- COA #12 prohibits storefront windows from being obscured and requires the review and approval of window coverings to be reviewed and approved by the DRC to maximize the appearance of an open storefront.
- COA #19 prohibits dancing.
- COA #39 prohibits outdoor dining.

### **Development Review Committee Advisory Review**

On May 1, 2024, the Development Review Committee (DRC) conducted an “Advisory Review” of the proposed request to allow an entertainment facility and restaurant with the incidental sale and service of beer, wine, and distilled spirits. The DRC discussed various aspects of the application including the required review of the business operation 90 days after opening (Data Sheet 1, COA #43), the implementation of a security plan that is approved by the Police Department (Data Sheet 1, #40), the number of shows that would occur per night during the approved business hours, noise levels as it relates to the City’s noise ordinance (Data Sheet 1, COA #20), and dancing restrictions (Data Sheet 1, COA #19). During the public input portion of the meeting Janelle Williams, the applicant’s representative, spoke in favor of the proposal and thanked staff. No further public input was provided. The DRC unanimously recommended approval of the request to the Planning Commission with the draft conditions as outlined in Data Sheet 1.

### **Conclusion**

The live entertainment facility and restaurant will bring a new business type to Old Town Monrovia and will provide performance opportunities for both "up-and-coming" and professional musical artists. The proposed restaurant component with the sale and service of alcohol for on-site consumption will be incidental to the overall proposed business and will allow the business the same opportunity similar businesses have been approved for by the City. The Monrovia Police Department has reviewed this request and has stated that they do not have concerns about the proposed establishment offering full service of alcoholic beverages and live entertainment with the conditions provided. The conditions of approval for the request will allow for the appropriate use of the existing building in the heart of Old Town Monrovia in a manner that minimizes its impacts on the surrounding neighborhood.

**RECOMMENDATION:** Staff recommends approval of CUP2024-0004 and CUP2024-0005. If the Planning Commission concurs with this recommendation then, following the public hearing, the appropriate actions would be:

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2024-0004 and CUP2024-0005 are categorically exempt from CEQA under Class 1. Class 1 consists of the operation, repair, maintenance, permitting, leasing,

licensing, or minor alteration of existing public or private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceedings upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for CUP2024-0004 and CUP2024-0005, which are incorporated herein by this reference.
4. The Planning Commission hereby approves CUP2024-0004 and CUP2024-0005, subject to the attached Planning Conditions on Data Sheet No. 1, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

**MOTION:**

**Approve CUP2024-0004 and CUP2024-0005 pursuant to the recommendations in the Staff Report.**



# DATA SHEET 1

# Planning Conditions

CUP2024-0004 (Live Entertainment)  
CUP2024-0005 (Alcohol - Type 47 ABC)

625 South Myrtle Avenue

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans submitted by the Applicant for CUP2024-0004 and CUP2024-0005, allowing an indoor live entertainment venue and restaurant that serves beer, wine and distilled spirits (Type 47 ABC License), as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property owner, any manager or operator of the business and all successors in interest to these individuals or entities.

## Development Standards

1. The approved floor plan is an integral part of the decision approving Conditional Use Permit (CUP2024-0004), and Conditional Use Permit (CUP2024-0005). There shall be no change in the design of the floor plan without the approval of the Planning Division unless modification is required by the Building Official. Any change in the approved floor plan which has the effect of expanding or intensifying the present uses shall require an amendment to the CUPs.
2. The approved business hours shall be limited to the following days and hours:
  - A. Monday through Thursday from 4:00 p.m. until 11:00 p.m.;
  - B. Friday from 4:00 p.m. until 12:00 a.m. (midnight);
  - C. Saturday from 11:00 a.m. until 12:00 a.m. (midnight); and
  - D. Sunday from 11:00 a.m. until 11:00 p.m.
3. The hours for live entertainment and/or alcohol service shall be reviewed by the Development Review Committee for modification if compatibility problems with adjacent uses develop or other nuisance problems develop, and based upon a finding that those problems exist, the DRC may modify the hours of operation. This authorization is in addition to any other authority the DRC has pursuant to the Monrovia Municipal Code ("MMC"). Alternatively, the DRC may refer the matter to the Planning Commission for its review, in which case the Planning Commission may modify the hours of operation if incompatibility with adjacent uses or the existence of other nuisance problems justifies the change, or the Planning Commission may take any other action permitted pursuant to the Monrovia Municipal Code, including modification or revocation of the CUPs.

4. The live entertainment stage area shall be limited to no more than a 21' x 21' area for musicians, vocalists, or DJs as indicated on the approved floor plan. Monrovia Building Division and Fire Department permits and approvals shall be obtained by Applicant prior to the use of the stage.
5. The Applicant shall provide engineered room acoustics and sound dampening measures within the building to reduce noise impacts. Prior to the issuance of a Certificate of Occupancy, the Applicant shall provide an acoustical analysis to the Planning Division Manager to confirm conformance with Condition No. 20.
6. A decorative trash enclosure shall be provided per City specifications and regulations and shall be shown and indicated on the submitted site plan, subject to review and approval by the Planning Division Manager. The applicant shall obtain a trash generation study completed by the City's trash hauler (Athens Services) to determine the initial pick-up frequency. Trash pickup shall be scheduled with enough frequency to ensure that the provided dumpster does not overflow.
7. The Applicant shall identify the location of nearby public parking lots and structures on all advertisements and on-line webpages as a guide to direct its customers away from street parking in nearby neighborhoods.
8. Deliveries shall be made on-site and shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 7:00 p.m. on Saturday and Sunday. Delivery activities shall occur only off of the rear alley accessible from West Olive Avenue. Delivery activity shall not occur on either Olive Avenue or Myrtle Avenue.
9. Ground level mechanical equipment shall be placed a minimum of 5' from the interior property lines and shall be completely screened with landscaping or fencing. Ground level mechanical equipment shall not be located within the front setback.
10. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises.
11. Windows facing any street shall not be tinted.
12. Storefront windows shall not be obscured. Window coverings on the ground floor shall be reviewed by the Development Review Committee and shall maximize the appearance of an open storefront.
13. Any graffiti painted or marked upon the premises or on an adjacent area under the control of the Applicant shall be removed or painted over within forty-eight hours, unless any law in effect at that time imposes a shorter time period for eradication.



14. No outdoor storage of products, materials and/or equipment shall be permitted.
15. Maximum occupancy shall be determined by the Building Division.

**CUP2024-0004 (Live Entertainment)**

16. Entertainment shall consist of up to eight performers at one time, including instrumentalists and/or vocalists, and/or one (1) DJ. No increase in the number of performers is permitted until reviewed and approved by the Development Review Committee.
17. All entertainment activities shall be conducted entirely within the building, and all exterior doors shall be kept closed during live performances.
18. No cover charge to enter the restaurant shall be permitted. This condition does not preclude the Applicant from charging an entertainment fee in addition to the sale of food and alcohol.
19. No dancing shall be permitted.
20. No “standing room only” shall be permitted.
21. The live entertainment/amplified music shall not be audible outside the boundaries of the establishment and shall comply with MMC §17.32.030 (Noises) and MMC §17.32.040 (Vibration).
22. The use of pyrotechnics, smoke machines, or any other similar devices is strictly prohibited.
23. The Applicant is prohibited from operating the entertainment activities in any way that adversely affects the peace, health, safety, and welfare of residents of the community, and the entertainment activities must not contribute to peace, health, safety and general welfare problems including but not limited to loitering, littering, public drunkenness, defacement, and damaging of structures, pedestrian obstructions as well as traffic circulation, parking and noise problems on public streets and adjacent parking lots. The proposed use shall not at any time create adverse impacts to the commercial district. The determination of whether the use is causing an adverse impact (or a significant adverse impact depending what standard the City wants to use) shall be made by the Planning Division. The proposed use must at all times be adequately served by sufficient parking to serve the quantity of traffic it generates. The proposed use must at all times be compatible with the adjoining uses as it relates to noise, traffic and hours of operation. The proposed use must not at any time negatively impact nearby parks, schools, religious assembly facilities, or recreation centers.

**CUP2024-0005 (ON-SITE INDOOR SERVICE OF BEER, WINE, AND DISTILLED SPIRITS)**

24. The establishment shall be operated as a “Bona Fide Eating Place” as defined by the Department of Alcoholic Beverage Control (ABC). The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open to the public. The establishment shall provide an assortment of foods and a full menu normally offered in restaurants. The service of only sandwiches or salads shall not be deemed in compliance with this requirement.
25. The serving of beer, wine, and distilled spirits, for on-site consumption within the dining area and bar, must be accompanied by the sale of food from the everyday dining menu. Beer, wine, and distilled spirits cannot be sold to or consumed by a patron who is not seated or to anyone when the restaurant kitchen is closed.
26. The service of beer, wine, and distilled spirits for onsite consumption shall be limited to the designated dining and bar areas shown on the approved floor plan.
27. The quarterly gross sales of beer, wine, and distilled spirits, for on-site consumption, shall not exceed 33 percent of all gross sales of all products during the same period. The Applicant shall maintain records which reflect separately the gross sales of beer, wine, and distilled spirits. Records for any quarter shall be made available to the City within 48 hours of a written request from the City for such records.
28. All areas in the restaurant shall be available for inspection by the Police Department and the Community Development Department during all open business hours.
29. No sporting game or games of competition shall be permitted in conjunction with the business unless approved as part of the CUP application.
30. Gambling of any kind is not permitted at the facility.
31. The display, posting or airing via closed circuit television of any gambling odds shall be prohibited unless pre-empted by the State.
32. No patrons shall be on the premises during closed hours.
33. There shall be no uses or activities permitted of an adult-oriented nature as defined in Title 17 of the Monrovia Municipal Code.
34. The use of pornographic material in the form of videos, slides, magazines, or pictures shall be prohibited within the business establishment.
35. No locking devices shall be allowed on interior doors that enclose rooms open to the public.

36. No warning devices and/or any action by employees that could serve to alert patrons and employees to the presence of law enforcement or other inspectors shall be permitted.
37. If it is determined by the Community Development Director or Public Works Director that patrons are littering the surrounding streets, sidewalks, parking lots, parks, or adjoining private properties as a result of their coming or leaving the establishment, the business will provide employees to pick-up and properly dispose of all litter.
38. The exterior of the premises, including adjacent public sidewalks shall be illuminated, during the hours of darkness with sufficient lighting to illuminate and make easily discernible the appearance and conduct of all persons on or about the establishment.
39. The Applicant shall provide education to restaurant staff pertaining to service of beer, wine, and distilled spirits, including common indications that a patron has been overserved.
40. No outdoor dining shall be permitted.

## **GENERAL REQUIREMENTS**

41. Prior to issuance of the certificate of occupancy, a security plan with appropriate measures shall be provided by the Applicant to the satisfaction of the Monrovia Police Department to deter unlawful conduct of employees and patrons, promote safe and orderly assembly and movement of persons, and to prevent disturbances to the surrounding businesses.
42. Any violation of these conditions of approval or the Monrovia Municipal Code may be subject to the Administrative Fine Ordinance, other available remedies and/or revocation or modification of this permit at the discretion of the City Attorney or City Prosecutor.
43. In addition to Planning (Data Sheet No. 1) and Public Works (Data Sheet No. 2) conditions of approval, the Applicant shall also comply with all requirements of the Monrovia Municipal Code, Building Division and Fire Department that are directly applicable to the project.
44. The Development Review Committee shall review the uses within 90 days from the date of the commencement of operation of the business. The review shall focus primarily on compliance with the conditions of approval and any adverse impacts related to the entertainment and alcohol uses, including, but not limited to security/policing problems, noise, or other adverse impacts upon the surrounding properties.

45. These conditional use permits (CUP2024-0004 and CUP2024-0005) may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the MMC is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department.
46. In the event security/policing problems occur, these conditional use permits shall be subject to review by the Development Review Committee (DRC), and the DRC may modify these conditional use permits by requiring additional conditions as determined necessary by the DRC, such as but without limitation, requiring the use of uniformed security guards or other security measures, or the DRC may refer the matter to the Planning Commission for its review, in which case the Planning Commission may take any action permitted pursuant to the MMC, including modification or revocation of the conditional use permits.
47. All conditions listed in the restaurant's business plan and operating standards and procedures for the operation of the use (attached) shall be adhered to. If the Applicant desires to change any aspect of that business plan and operating standards and procedures, the Applicant shall submit its proposed changes to the DRC, which shall have authority to approve the modification provided the change does not alter any condition imposed by CUP2024-0004 and CUP2024-0005. The DRC is expressly authorized to alter: (1) those conditions imposed solely through the business plan and operating standards and procedures and (2) those conditions the DRC is expressly permitted to alter as set forth in these conditions of approval.
48. In the event the business is transferred or assigned to new owner(s), the new owner(s) shall submit a revised business operations plan including operating standards procedures for review by the Development Review Committee, and the new owner(s) shall not make any changes to the existing business plan and operating standards until the revised business operations plan is reviewed and approved by the Development Review Committee, as set forth in these conditions.
49. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect, and hold harmless City, its officers, officials, employees, agents, and volunteers from and against any and all claims, actions, or proceedings against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

50. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, suits, demands, actions, losses, damages, judgments, settlements, penalties, fines, defensive costs or expenses (including without limitation, interest, attorneys' fees and expert witness fees), or liability of any kind or nature arising out of or attributable to the acts or omissions of Applicant, or Applicant's officers, officials, employees, or agents which in any way arise out of, result from, or are in any way related to the operation of the use, including the sale and service of alcoholic beverages at the property, excepting only liability arising out of the sole negligence or willful misconduct of City, its officers, officials, employees, agents, or volunteers. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at the Applicant's expense.
51. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written consent to all of the conditions of approval contained in Data Sheet Numbers 1 and 2. These CUPs shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.
52. The use or development associated with these CUPs shall begin within one (1) year after its approval or it will expire without further action by the City.
53. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.

#### **Fire Department Conditions**

54. A fire sprinkler systems shall be provided per CFC 903.
55. A monitoring fire alarm system shall be provided per CFC 907.
56. The kitchen hood shall be protected by an automatic extinguishing system per CFC 904.
57. A knox box shall be provided at the front entry.
58. Illuminated exit signage shall be provided.
59. Emergency lighting shall be provided.
60. The dining room occupancy load shall be posted in an approved location as approved by the Fire Department

61. The rear exit door shall be provided with panic hardware.



# Data Sheet 2

## Public Works Conditions

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CUP2024-00004 (Live Entertainment)

CUP2024-00005 (Alcohol - Type 47 ABC)

625 S Myrtle Avenue

625 S Myrtle Ave - New Restaurant - The Crimson

### **Conditions of approval:**

1. Owner/Developer shall be responsible for all water and sewer utilities for this improvement. All costs for any additional water services/meters or sewer lateral connections will be paid and constructed by the owner/developer with approved plans and an encroachment and construction permit obtained from the Public Work Department.
2. Owner/Developer shall remove and replace any tripping or ADA grade and clearance issues in the street sidewalk along frontage, per public works inspection.
3. Per the City of Monrovia Municipal Code, provide a commercial grease interceptor from all proposed commercial three compartment sink, and any food preparation or washing equipment.
  - a. The Applicant shall comply with the requirements of MMC Section 13.12.015 Non-Storm Water Discharges, Section 13.12.02 Deposit or Discharge of Specified Substances Prohibited, Section 13.12.030 Grease Traps Required and Section 13.12.040 Maintenance of Sewer Laterals. All sewer laterals shall be maintained by the owner of the property served by such lateral in a safe and sanitary operating condition so that there is no seepage of waste at any point up to and including the junction of the sewer lateral and sewer main so that passage of waste through the lateral to the sewer main is free from stoppage and obstruction; all devices and safeguards required for the operation of sewer laterals shall be maintained in good working order.
  - b. All three compartment sinks, food prep sinks, and dishwashers, shall be connected to an adequately sized grease trap. The interceptor needs to be designed for the specified capacity per the building/plumbing code, based on the total fixture units in the building flowing to the interceptor.
  - c. All interior grease traps shall be a part of the approved equipment and be a part of the LA County Department of Health permit.

### **Questions or comments:**

Brad S. Merrell, P E  
City Engineer  
Cell # 760-900-7526  
bmerrell@ci.monrovia.ca.us



# DATA SHEET 3

# Findings

CUP2004-0004 (Live Entertainment)  
CUP2024-0005 (Alcohol - Type 47 ABC)

625 South Myrtle Avenue

## CONDITIONAL USE PERMIT 2024-0004 (Live Entertainment)

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2024-0004 to allow an indoor live entertainment venue and restaurant located at 625 South Myrtle Avenue is based on the following findings:

- A. ***The project site is adequate in size, shape, and topography for live indoor entertainment at the proposed location.*** The proposed indoor live entertainment venue and restaurant will be located within an existing 4,336 square foot commercial building on a 7,895 square foot, rectangular shaped lot in the City's Historic Commercial Downtown zoning district. The topography of the site is relatively flat, and the entertainment component will be inside the building. The interior space of the subject building can accommodate a stage and backstage area for the live performances, along with a dining room and bar area for the patrons. The interior layout of the live entertainment venue and restaurant will comply with ingress and egress requirements imposed by the Building Division and Fire Department prior to building occupancy.
- B. ***The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.*** The proposed indoor live entertainment venue and restaurant will be located in the Old Town commercial district, which has sufficient access to streets and highways suited to support these types of uses and traffic loads. The project site is bounded by South Myrtle Avenue to the east and an alley to the west. An improved parking lot with five spaces is located behind the commercial building, which is accessible via the alley. Pedestrian access is available along South Myrtle Avenue. The live entertainment will occur seven days per week while the restaurant is open. Restaurants are routinely permitted by right in the Historic Commercial Downtown zoning district; the addition of live entertainment with the restaurant use is not expected to generate additional traffic. Parking spaces are provided behind the building and in nearby public parking locations throughout the Old Town Parking district.
- C. ***The indoor live entertainment venue and restaurant are compatible with the General Plan and will not adversely impact the objectives of the General Plan.*** The project site is designated Historic Downtown Commercial in the Monrovia General Plan. This land use classification is intended for application to the City's downtown shopping area along Myrtle Avenue between Olive Avenue and Foothill Boulevard. One of the main purposes of this designation is to preserve the historic role of the commercial downtown. Well-designed, pedestrian-oriented commercial uses, such as small shops, banks, and restaurants are permitted by this land use classification on



the ground floor. The proposal to provide indoor live entertainment will enhance the dining experience in the City's historic downtown area. The live entertainment will be subject to the Conditions of Approval (Data Sheet 1) so as not to adversely impact the objectives of the General Plan. Data Sheet 1, Condition No. 17 requires that the live entertainment be conducted within the building and all exterior doors be kept closed during live entertainment so that it is not audible outside the boundaries of the venue. Data Sheet 1, Condition No. 23 requires that the live entertainment venue remain compatible with adjoining uses as it relates to noise, traffic, and hours of operation.

- D. ***The proposed indoor live entertainment venue and restaurant will comply with the applicable provisions of the zoning ordinance.*** Restaurant uses are routinely permitted by right in the Historic Commercial Downtown (HCD) zone; however, the proposed live entertainment use is allowed with the approval of a Conditional Use Permit (CUP). There are no variances requested for this CUP. The live entertainment use is subject to the conditions of approval that require compliance with all Zoning Code standards, including Monrovia Municipal Code (MMC) § 17.32.030 (Noises) and MMC § 17.32.040 (Vibration).
- E. ***The proposed location of the indoor live entertainment venue and restaurant, and the conditions under which it will be operated or maintained, will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity.*** The applicant is subject to the conditions of approval that will ensure the live entertainment component of the restaurant will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. Data Sheet 1, Condition No. 23 prohibits the entertainment activities from adversely affecting the peace, health, safety, and welfare of residents of the community. The entertainment activities must not contribute to peace, health, safety and general welfare problems including but not limited to loitering, littering, public drunkenness, defacement, and damaging of structures, pedestrian obstructions as well as traffic circulation, parking and noise problems on public streets and adjacent parking lots. The proposed use shall not at any time create adverse impacts to the commercial district. Condition No. 23 gives the Planning Division authority to determine whether the use is causing an adverse impact to the commercial district. Data Sheet 1, Condition No. 45 allows this Conditional Use Permit to be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department. Data Sheet 1, Condition No. 43 requires that the applicant comply with all requirements of the Monrovia Municipal Code, Building Division, and Fire Department that are directly applicable to this project. Such compliance is necessary to operate and maintain the live entertainment venue and restaurant. Therefore, this use will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Further, as required by Section 17.44.055 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2024-0004 to allow indoor live entertainment at 625 South Myrtle Avenue is based on the following findings:

- A. ***The proposed live indoor entertainment component of the new restaurant (the “proposed use”) will not adversely and seriously affect the peace, health, safety and welfare of residents of the community.*** The applicant is subject to the conditions of approval that will protect the peace, health, safety and welfare of residents of the community. Data Sheet 1, Condition No. 2 limits the hours of the business, which vary depending on the day of the week; Condition No. 3 allows the Development Review Committee (DRC) to review the hours for live entertainment for modification if compatibility problems with adjacent uses develop or other nuisance problems develop. The DRC may then modify the hours of operation based upon a finding that those problems exist. Data Sheet 1, Condition No. 17 requires that all entertainment activities be conducted entirely within the building, and all exterior doors be kept closed during live performances. Data Sheet 1, Condition No. 21 prohibits the entertainment from being audible outside the boundaries of the establishment and requires the entertainment/amplified music to comply with Monrovia Municipal Code (MMC) § 17.32.030 (Noises) and MMC § 17.32.040 (Vibration).
- B. ***The proposed use will not directly contribute to peace, health, safety and general welfare problems including but not limited to loitering, littering, public drunkenness, defacement and damaging of structures, pedestrian obstructions as well as traffic circulation, parking, and noise problems on public streets and adjacent parking lots.*** The indoor live entertainment will be required to adhere to the conditions of approval that set forth regulations that are specific to the sale of alcohol, live entertainment, and the overall business operation. The applicant will be subject to certain conditions of approval that prohibit a cover charge for the live entertainment and prohibit dancing within the restaurant. Additionally, Data Sheet 1, Condition No. 37 indicates that if the Community Development or Public Works Director determine that patrons are littering as a result of coming or leaving the establishment, the business will be responsible for the pick-up and proper disposal of all litter. Furthermore, Data Sheet 1, Condition No. 44 requires the DRC to review the live entertainment use within 90 days from the date of the commencement of the operation of the business. The review will focus on compliance with the conditions of approval and any adverse impact related to this use, including, but not limited to security/policing problems, noise, or other impacts upon the surrounding properties. Data Sheet 1, Condition No. 45 allows the Conditional Use Permit for live entertainment to be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department.
- C. ***The proposed use will not create serious adverse impacts to the commercial district.*** The proposed business will operate as a live entertainment venue and restaurant within a vibrant downtown commercial district. The live entertainment will occur seven days per week while the restaurant is open (Monday through Thursday from 4:00 p.m. to 11:00 p.m., Friday from 4:00 p.m. to 12:00 a.m. (midnight), Saturday from 11:00 a.m. to 12:00 a.m. (midnight), and Sunday from 11:00 a.m. to 11:00 p.m.). Data Sheet 1, Condition No. 47 requires approval from the DRC for any proposed changes to the business plan and operating standards; Condition No. 48 requires

DRC approval for a revised business operations plan and operating standards if the business is transferred or assigned to new owner(s).

- D. ***The proposed use is adequately served by sufficient parking to serve the quantity of traffic such use generates.*** The proposed use is an indoor live entertainment venue and restaurant located in the Historic Commercial Downtown zone. Five parking spaces are provided behind the subject building and public parking spaces are available in nearby locations throughout the Old Town Parking district. Data Sheet 1, Condition No. 7 requires that the applicant (business operator) identify the location of those nearby public parking lots and structures on all advertisements and on-line webpages for the indoor live entertainment venue and restaurant. This is to serve as a guide to direct its customers away from street parking in nearby neighborhoods.
- E. ***The proposed use will not be incompatible with the adjoining uses as it relates to noise, traffic, and hours of operation.*** The proposed indoor live entertainment venue and restaurant will be entirely conducted within the building and all exterior doors will be kept closed during the entertainment events so that the sound is not audible outside the boundaries of the building. Data Sheet 1, Condition No. 21 requires that the live entertainment comply with MMC §17.32.030 (Noises) and MMC §17.32.040 (Vibration). Restaurant uses are routinely permitted by right in the Historic Commercial Downtown zoning district; the addition of live entertainment with the restaurant use is not expected to generate additional traffic. The proposed business hours of operation are similar to other restaurants in the Historic Commercial Downtown district. The business will open at 4:00 p.m. Monday through Friday, and 11:00 a.m. on Saturday and Sunday. The entertainment events will end at 11:00 p.m. Sunday through Thursday, and midnight on Friday and Saturday. Therefore, the proposed indoor live entertainment venue and restaurant will not be incompatible with the adjoining uses as it relates to noise, traffic, and hours of operation.
- F. ***The proposed use will not negatively impact nearby parks, schools, recreation centers, religious assembly facilities, and hospitals.*** There are no schools, religious assembly facilities, or hospitals located near the proposed business. The closest park and recreation center is Library Park and the City's community center, which are over 1,000 feet from the proposed indoor live entertainment venue and restaurant. Those properties will not be negatively impacted because sufficient safeguards exist that allow the City to exercise control measures that protect the peace, health, and safety of surrounding properties. Data Sheet 1, Condition No. 21 requires that the live entertainment comply with MMC §17.32.030 (Noises) and MMC §17.32.040 (Vibration). Moreover, Condition of Approval No. 17, on Data Sheet 1, requires that all entertainment activities be conducted within the facility and all exterior doors be kept closed during live entertainment events so that it is not audible outside the boundaries of the building.

**CONDITIONAL USE PERMIT 2004-0005 (On-site Service Beer, Wine, and Distilled Spirits)**

As required by Section 17.52.290 of the Monrovia Municipal Code (MMC), the decision for granting CUP2024-0005 to allow the indoor service of beer, wine, and distilled spirits for on-

site consumption at a new restaurant located at 625 South Myrtle Avenue is based on the following findings:

- A. ***The project site is adequate in size, shape and topography for the proposed sale of beer, wine, and distilled spirits for on-site consumption in an existing restaurant that has indoor and outdoor dining.*** The proposed sale of beer, wine, and distilled spirits in conjunction with the proposed restaurant operations will be located within an existing 4,336 square foot commercial building on a 7,895 square foot, rectangular shaped lot in the City's Historic Commercial Downtown zoning district. The topography of the site is relatively flat, and the service of beer, wine, and distilled spirits will be inside the building. The interior building area is adequate in size to accommodate the service of beer, wine, and distilled spirits in conjunction with the proposed restaurant operations.
- B. ***The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the restaurant.*** The proposed use is located in the City's downtown commercial area, which is suited to support these types of uses and traffic loads. The project site is bounded by South Myrtle Avenue to the east and an alley to the west. An improved parking lot with five spaces is located behind the commercial building, which is accessible via the alley. Pedestrian access is available along South Myrtle Avenue. Restaurant uses are routinely permitted by right in the Historic Commercial Downtown zoning district; the service of alcoholic beverages in conjunction with the proposed restaurant operation is not expected to generate additional traffic. The size of the floor area and the proposed number of customer seats are similar to other restaurants within the City's downtown commercial area. Parking spaces are provided behind the building and in nearby public parking locations throughout the Old Town Parking district.
- C. ***The proposed sale of beer, wine, and distilled spirits for on-site (indoor only) consumption in a new restaurant is compatible with the General Plan and will not adversely impact the objectives of the General Plan.*** The proposed service of beer, wine, and distilled spirits in a bona fide eating place is consistent with the General Plan, including those General Plan requirements specific to the HCD (Historic Commercial Downtown) designation. The Historic Commercial Downtown land use designation's role is to preserve the historic role of the commercial downtown, and pedestrian-oriented commercial uses such as small shops, banks and restaurants are permitted. The service of beer, wine, and distilled spirits is an ancillary use to the full service dine-in restaurant.
- D. ***The proposed sale of beer, wine, and distilled spirits for on-site (indoor only) consumption in conjunction with the proposed restaurant operations will comply with the applicable provisions of the zoning ordinance.*** There are no variances requested for this Conditional Use Permit. Restaurant operations are permitted by right in the Historic Commercial Downtown zone. The service of beer, wine, and distilled spirits, in conjunction with the proposed restaurant operations, is permitted provided that a Conditional Use Permit is first obtained. Data Sheet 1, condition No. 24 requires that the establishment operate as a "Bona Fide Eating Place" as defined by the Department of Alcoholic Beverage Control (ABC). The

establishment shall contain sufficient space and equipment to accommodate a full restaurant kitchen, and the kitchen shall be open and preparing food during all hours the establishment is open to the public. The establishment shall provide an assortment of foods and a full menu normally offered in restaurants. The proposed restaurant operations will not serve as a bar. The service of beer, wine, and distilled spirits would be an incidental component of the restaurant operations.

- E. ***The location of the proposed restaurant operations with the full service of beer, wine, and distilled spirits and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity.*** The applicant shall comply with the conditions of approval for the service of beer, wine, and distilled spirits as part of the restaurant operation to ensure the service of alcohol is not detrimental or injurious to the public and surrounding uses. The service of beer, wine, and distilled spirits is an ancillary use, and incidental component of the full service restaurant operations. Data Sheet 1, Condition No. 46 states that if any security/policing problems occur, the Conditional Use Permit may be subject to review by the Development Review Committee, and the DRC may require additional conditions as determined necessary by the Development Review Committee, such as but without limitation, requiring the use of uniformed security guards or other security measures.

Further, as required by Section 17.44.025 of the Monrovia Municipal Code (MMC), the decision for granting CUP2024-0005 to allow the service of beer, wine, and distilled spirits for indoor on-site consumption at an existing restaurant located at 625 South Myrtle Avenue is also based on the following findings:

- A. ***The proposed sale of beer, wine, and distilled spirits for on-site consumption (indoor only) in conjunction with the proposed restaurant operations will not adversely and seriously affect the peace, health, safety, and welfare of residents of the community.*** Data Sheet 1, Condition No. 24 ensures that the restaurant will operate as a “bona fide eating place” and that the kitchen remain open and preparing food during all hours of operation. The service of beer, wine, and distilled spirits would be an incidental component of the proposed restaurant operations. Additional conditions of approval require that all areas of the restaurant be available for inspection by the Police Department and Community Development Department during all open business hours. Furthermore, the Conditional Use Permit may be called for review at any time if a violation of the approved conditions or the Monrovia Municipal Code is alleged or if it is alleged that the service of beer, wine, or distilled spirits is creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department.
- B. ***The proposed use will not directly contribute to peace, health, safety and general welfare problems including but not limited to loitering, littering, public drunkenness, defacement and damaging of structures, pedestrian obstructions as well as traffic circulation, parking, and noise problems on public streets and adjacent parking lots.*** The restaurant will be required to adhere to the conditions of approval that set forth regulations that are specific to the sale of beer, wine, and distilled spirits and the overall business operation. The service of beer, wine, and distilled spirits would be an incidental component of the proposed restaurant

operations. Data Sheet 1, Condition No. 37 states that the applicant (business operator) will provide employees to pick up and properly dispose of all litter if the Community Development Director or Public Works Director determine that patrons are littering the surrounding streets, sidewalks, parking lots, parks, or adjoining private properties as a result of their coming or leaving the establishment. Data Sheet 1, Condition No. 44 will require the Development Review Committee to review the use within 90 days from the date of the commencement of the operation of the business. The review will focus on compliance with the conditions of approval and any adverse impacts related to this use, including, but not limited to security/policing problems, noise, or other impacts upon the surrounding properties.

- C. ***The proposed use will not create serious adverse impacts to the commercial district.*** The business will be required to adhere to the conditions of approval that set forth regulations that are specific to the service and sale of alcoholic beverages and the overall business operation. Data Sheet 1, Condition No. 24 requires that the business operate as a “bona fide eating place”. The proposed restaurant operation will be providing a service that has been previously granted to other surrounding restaurants within the City’s Historic Commercial Downtown. The business will not become a bar and conditions of approval have been included prohibiting such type of operation. Data Sheet 1, Condition No. 41 requires that the Applicant submit a security plan to the Monrovia Police Department that includes appropriate measures to deter unlawful conduct of employees and patrons, promote safe and orderly assembly and movement of persons, and to prevent disturbances to the surrounding businesses. Additionally, Data Sheet 1, Condition No. 44 will require the Development Review Committee to review the use within 90 days from the date of the commencement of the operation of the business. The review will focus on compliance with the conditions of approval and any adverse impact related to this use, including, but not limited to security/policing problems, noise, or other adverse impacts upon the surrounding properties. Furthermore, Data Sheet 1, Condition No. 46 requires that the Conditional Use Permit be subject to review by the DRC in the event security/policing problems occur at this site. The DRC may require additional conditions as determined necessary by the DRC, such as but without limitation, requiring the use of uniformed security guards or other security measures.
- D. ***The proposed use is adequately served by sufficient parking to serve the quantity of traffic such use generates.*** The proposed business is located within the Historic Commercial Downtown zone, which is serviced by multiple public parking lots located throughout the vicinity. The service of beer, wine, and distilled spirits is not expected to significantly increase the parking demand as it will be in conjunction with the restaurant operations of the proposed business and not a bar. Five parking spaces are provided behind the subject building and public parking spaces are available in nearby locations throughout the Old Town Parking district. Data Sheet 1, Condition No. 7 requires that the applicant (business operator) identify the location of those nearby public parking lots and structures on all advertisements and on-line webpages for the business. This is to serve as a guide to direct its customers away from street parking in nearby neighborhoods. The service of beer, wine, and distilled spirits will be an incidental component of the restaurant operations and is not expected to significantly increase the parking demand.

- E. ***The proposed use will not be incompatible with the adjoining uses as it relates to noise, traffic, and hours of operation.*** The business proposes to operate as a “bona fide eating place” with a Type 47 ABC license, which will allow for the service of beer, wine, and distilled spirits. The proposed business will be part of the downtown commercial corridor. Alcoholic beverages will only be served in the designated indoor dining areas as indicated on the approved floor plan. Data Sheet 1, Condition No. 1 requires that there shall be no change in the design of the floor plan without the approval of the Planning Division unless modification is required by the Building Official. Within the downtown commercial corridor, there are a number of existing restaurant uses that also provide incidental alcoholic beverages as part of their operation.
- F. ***The proposed use will not negatively impact nearby parks, schools, recreation centers, religious assembly facilities, and hospitals.*** There are no schools, religious assembly facilities, or hospitals located near the proposed business. The closest park and recreation center to the subject site is Library Park and the City’s community center which are over 1000 feet from the proposed business. These properties will not be negatively impacted by the proposed use as the proposed business will operate as a “bona fide eating place” and not a bar or nightclub. The nearby park and recreation center properties will not be negatively impacted because sufficient safeguards exist that will allow the City to exercise control measures that will protect the peace, health, and safety of surrounding properties. The Conditional Use Permit may be called for review at any time by City Staff, the City Council, or Planning Commission if complaints are filed and verified as valid by the Police Department, Code Enforcement Division or other City departments concerning a violation of the approved conditions, or the establishment or its customers creating a public nuisance.

# **ATTACHMENT A**

625 South Myrtle Avenue

The Crimson – Business Operations Statement



The Crimson: 625 S. Myrtle Ave., Monrovia  
Old Town Monrovia Music Restaurant

Conditional Use Permit request: for alcoholic beverages and live music.

Steve Kwan (owner of Copper Still Grill) has entered into a lease for the property located at 625 South Myrtle Avenue, for the purpose of building out an entertainment venue restaurant with full service bar. This use is currently missing from Monrovia's downtown. We are lucky to have so many world class musicians right here in Los Angeles County, and Steve wants to capture some of that musical flavor here in Monrovia with a complimentary venue that taps into the artistry and gives great session and touring musicians and the public an acoustically superior venue focused on great musical experience.

The property is flat, located in the HCD Historic Commercial Downtown zone. The one-story building is currently vacant. The last use was a real estate office. Lot area is 7,894.88 square feet with a 4,336 square-foot building. There are 5 parking spaces on site. No expansion of floor area will occur.

Here is a brief description of the proposed project:

The restaurant would be open 7 days a week with live music each day, in a variety of music genres. Though the lineup has not been set, there could be Jazz on Thursday, Blues on Friday and Country on Saturday, etc, yet to be determined. (The owner is partial to jazz.)

The venue would have a full kitchen and bar, full service with wait staff. Food will be available during all business hours. A menu is included for your review (subject to occasional revision.) There would be 6 to 12 employees on site during all business hours. The venue would open at 4:00 pm Monday through Friday, and 11:00 am Saturday and Sunday. Music would stop at 11:00 pm Sunday through Thursday, and midnight on Friday and Saturday. A permanent stage with professional stage lighting and professionally engineered room acoustics for well balanced sound will be designed as an important part of the tenant build-out. There will be no provision for dancing, as this will be a true listening room. There will not be any expansion of the building.

Hostess will greet and seat patrons. Wait staff will take food and drink orders and check identification. The ABC license type will be a Type 47, which authorizes the sale of beer, wine and distilled spirits for consumption on the licenses premises. Authorizes the sale of beer and wine for consumption off the licenses premises. Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. Any on-premises alcohol server or manager must register for and pass the ABC Alcohol Server Certification exam within 30 days of their confirmed training. Servers and managers must be certified within 60 days of their first date of employment.

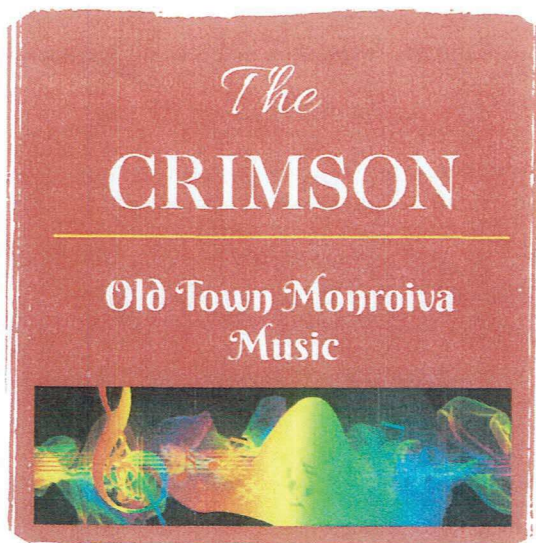
A cover fee will not be charged at the door, however, there will be a reasonable entertainment service fee added to the bill. We anticipate that fee to be at a minimum \$5.00, or more to offset the entertainment costs and offer fair wages to the artists.

We envision a lively destination spot in the heart of Monrovia that will bring patrons from far and wide to listen to great music, have a drink and a meal, and hopefully become regular patrons of this and other businesses in Monrovia's historic downtown.

# **ATTACHMENT B**

625 South Myrtle Avenue

The Crimson - Menu



## Small Bites

<b>Chips &amp; Salad</b> .....	\$5
<b>Fries or Onion Rings</b> .....	\$6
<b>Big Pretzel</b> .....	\$8
<b>Shrimp Cocktail (8)</b> .....	\$16
<b>Wings (6)</b> .....	\$8
buffalo, teriyaki, bbq	
<b>Chicken Tenders w/Fries</b> .....	\$9

## Burgers and Sandwiches w/fries or salad

<b>Classic Cheeseburger</b> .....	\$14
mayo, onions, lettuce, tomatoes, pickles	
<b>Pepperoni Pizza Burger</b> .....	\$15
marinara, pepperoni, mozzarella cheese	
<b>BBQ Bacon Cheeseburger</b> .....	\$16
onions, lettuce, tomatoes, smoky barbecue sauce	
<b>Buffalo Chicken Burger</b> .....	\$14
deep-fried boneless chicken, lettuce, tomatoes, pickles, mayo, buffalo sauce	

<b>Classic Club Sandwich</b> .....	\$16
turkey, ham, bacon, lettuce, tomato, mayo, cheese	
<b>Fried Chicken Sandwich</b> .....	\$15
deep-fried boneless chicken, mayo, lettuce, tomatoes	
<b>Grilled Cheese</b> .....	\$10
<b>Ham &amp; Cheese Sandwich</b> .....	\$14
<b>BLT</b> .....	\$14
bacon, lettuce, tomatoes, mayo	
<b>Turkey Sandwich</b> .....	\$14
tomatoes, lettuce, mayo, cheese	

## Entrées

<b>Pepper Steak</b> .....	\$21
filet cubes, sautéed mushrooms, onions, bell peppers, rice	
<b>Teriyaki Chicken</b> .....	\$17
served with sautéed vegetables, rice	
<b>Jumbo Shrimp kabobs</b> .....	\$19
served with sautéed vegetables, rice	
<b>Cubed Steak w/ Mushroom Sauce</b> ....	\$21
served with sautéed vegetables, rice	

## Salads

<b>Chef Salad</b> .....	\$15
turkey, ham, tomato, egg, Cheese	
<b>Chicken Caesar Salad</b> .....	\$13
romaine lettuce, parmesan, croutons	
<b>Chinese Chicken Salad</b> .....	\$15
spring mix, carrots, sesame dressing	
<b>Seared Ahi Salad</b> .....	\$16
sushi grade tuna, mixed greens, tomatoes, ginger dressing	
<b>Jumbo Shrimp Salad</b> .....	\$16
jumbo shrimp (6), spring mix, tomatoes	
<b>Pepperoni Pizza</b> .....	\$13
.	
<b>Sausage Pizza</b> .....	\$13
<b>Margarita Pizza</b> .....	\$14
<b>Cheese</b> .....	\$12
<b>BBQ Chicken Pizza</b> .....	\$13

## Pastas and Pizzas

<b>Alfredo Linguine</b> .....	\$12
add chicken \$5, Shrimp \$7, Steak \$9	
<b>4 Cheese Bowties</b> .....	\$13
add chicken \$5, shrimp \$7, steak \$9	
<b>Garlic Pasta</b> .....	\$12
creamy garlic sauce. add chicken \$5, shrimp \$7, steak \$9	
<b>White Wine Mushroom Pasta</b> .....	\$14
add chicken \$5, shrimp \$7, steak \$9	

## Vodkas

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Tito's  
Ketel One  
Gray Goose  
Stoli

## Tequilas

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Patron..... \$10  
Patron Anejo..... \$13  
Don Julio..... \$10  
Don Julio Anejo..... \$14  
Don Julio 1942..... \$21  
Casamigos..... \$11  
Casamigos Anejo..... \$14  
Cazadores..... \$9  
Cazadores Anejo..... \$14  
Hornitos Reposado..... \$9  
1800..... \$9  
1800 Reposado..... \$13

## Whiskeys

Jack Daniel's \$8  
Makers Mark \$8

## Beers

### Draft Beers

Coors Light..... \$5  
Michelob Ultra..... \$5  
Corona..... \$6  
Modelo..... \$6  
805..... \$6  
Honey Blonde..... \$6  
California Amber..... \$6  
Pizza Port IPA..... \$7  
Sculpin IPA..... \$7.5  
Lagunitas IPA..... \$7  
Batsquatch Hazy IPA... \$7  
Guinness..... \$7

### Bottles & Cans

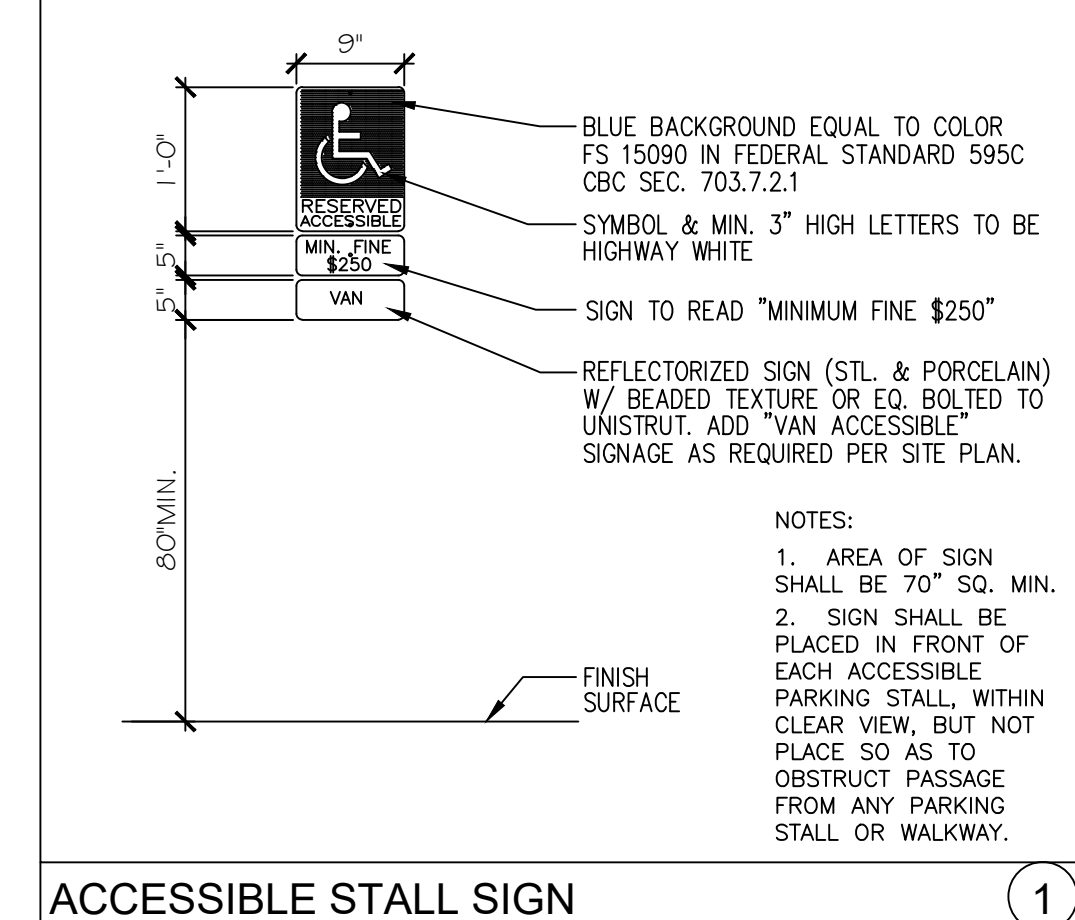
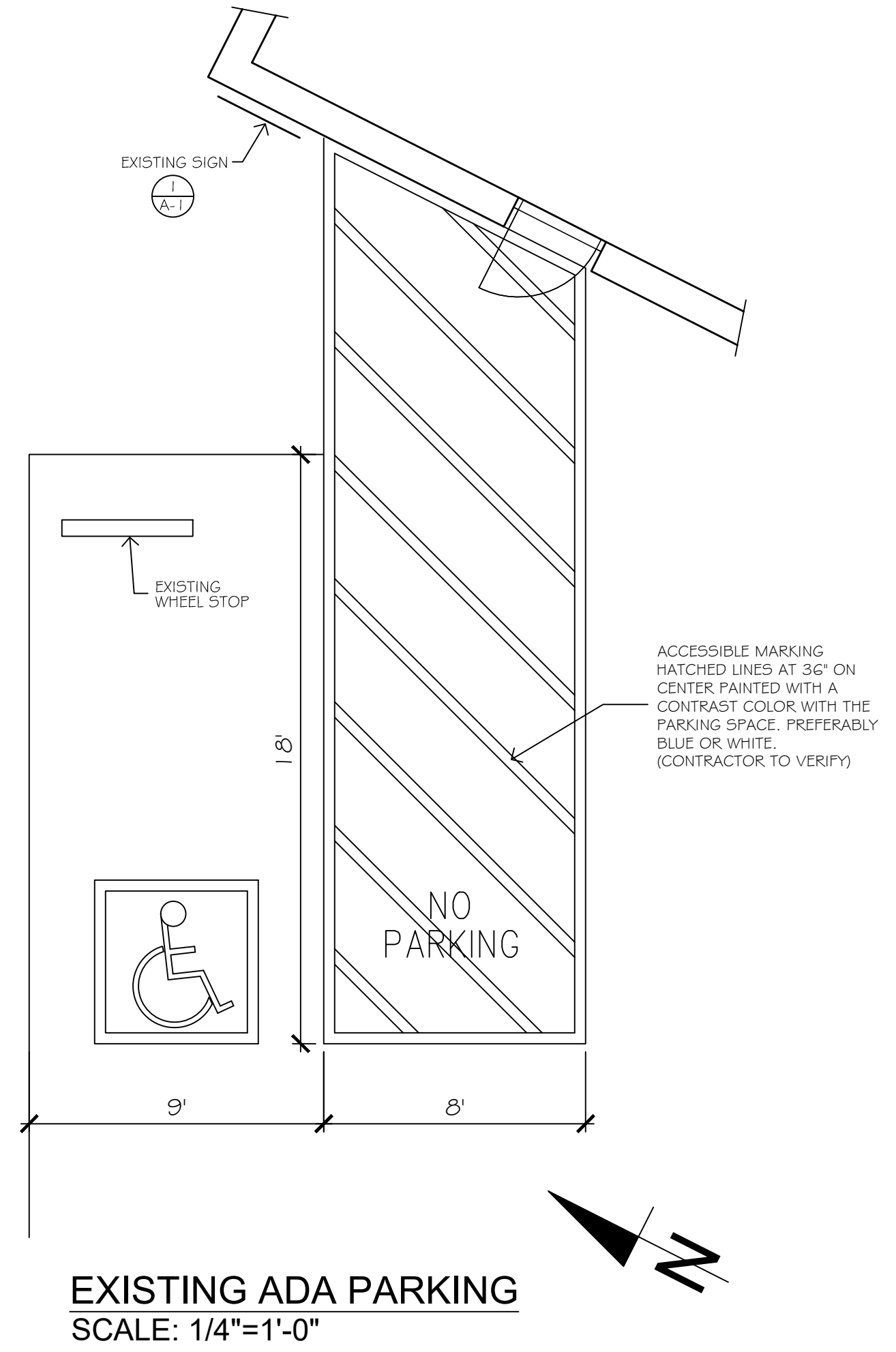
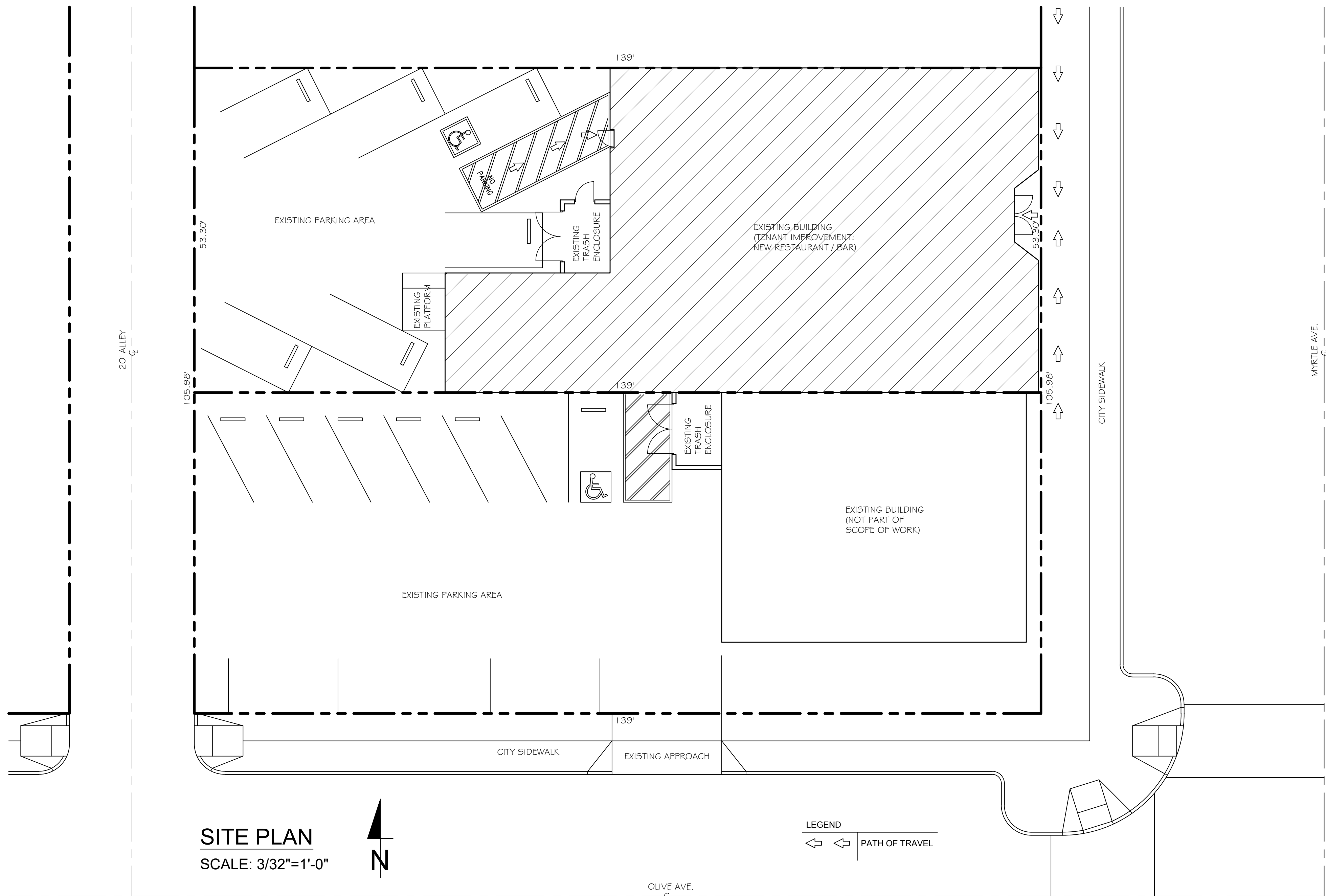
Heineken..... \$5.5  
Bud Light..... \$5.5  
Bud..... \$5.5  
Miller Lite..... \$5.5  
Pabst Blue Ribbon.... \$5.5  
Truly..... \$5  
Long Drink..... \$7

# **ATTACHMENT C**

625 South Myrtle Avenue

The Crimson – Development Plans

GOVERNING CODES	
PLANS SHALL COMPLY WITH THE FOLLOWING CODES: 2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA MECHANICAL CODE (CMC) 2022 CALIFORNIA PLUMBING CODE (CPC) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA FIRE CODE (CFC) 2022 CALIFORNIA GREEN BUILDING CODE (CalGBC) 2022 TITLE 24	
SCOPE OF WORK	
TENANT IMPROVEMENT INTERIOR REMODEL FOR A NEW RESTAURANT / BAR: 1. DEMO SOME NON-BEARING WALLS. 2. REMODEL TWO EXISTING RESTROOMS. 3. ADD NEW ADA COMPLIANT REST ROOM. 4. ADD EXHAUST HOOD. 5. ADD PLUMBING FOR 3-COMPARTMENT SINKS, PREP, SINKS, HAND SINKS, FLOOR SINKS, FLOOR DRAINS, AND A MOP SINK. 6. ADD A BAR. 7. ADD A RAISED PLATFORM STAGE.	
PROJECT DATA	
LEGAL JURISDICTION:	CITY OF MONROVIA
ASSESSOR PARCEL NUMBER:	8516-026-029
GENERAL PLAN LAND USE DESIGNATION:	HISTORIC DOWNTOWN COMMERCIAL
ZONING:	HCD
OCCUPANCY GROUP:	A-2
OCCUPANCY USE:	RESTAURANT / BAR
CONSTRUCTION TYPE:	TYPE III
SPRINKLERS:	YES
NUMBER OF STORIES:	ONE
BUILDING HEIGHT:	+/- 25'-0"
AREA BREAK DOWN:	
LOT AREAS:	7894.88 S.F.
BUILDING AREA:	4336 S.F.
SHEET INDEX	
A-1	SITE PLAN, ADA PARKING DETAILS AND NOTES, AND VICINITY MAP
A-2	EXISTING FLOOR PLAN, FLOOR DEMO PLAN, AND NEW FLOOR PLAN
A-3	ADA RAMP PLAN AND ELEVATIONS, FLOOR DEMO PLAN, AND WALL DETAILS
A-4	EGRESS PLAN, CODE ANALYSIS, ADA RESTROOMS NOTES AND DETAILS
A-5	DRAINAGE PLAN, GREASE INTERCEPTOR INFORMATION AND DETAILS

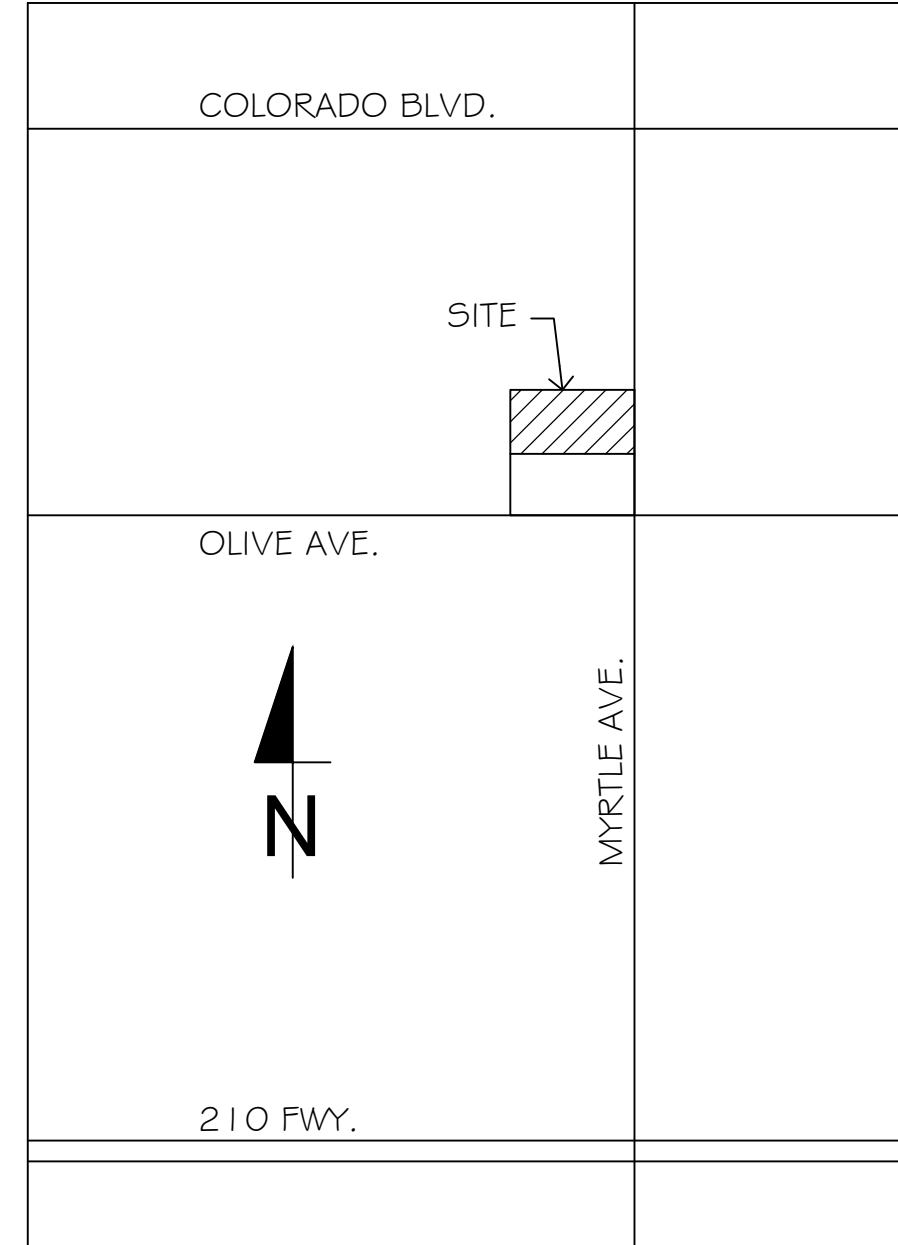


**Fire Department Comments**

1. A fire sprinkler systems shall be provided per CFC 903.
2. A monitoring fire alarm system shall be provided per CFC 907.
3. The kitchen hood shall be protected by an automatic extinguishing system per CFC 904.
4. A knox box shall be provided at the front entry.
5. Illuminated exit signage shall be provided.
6. Emergency lighting shall be provided.
7. The dining room occupancy load shall be posted in an approved location.
8. The rear exit door shall be provided with panic hardware.

**Police Department Comments**

1. Ensuring proper controls to prevent overserving of patrons is the primary concern.
2. Working security cameras shall be placed at all entry/exit areas that show patrons as they come in and leave the business. This includes the walkway to see how they are walking and who they are with.
3. The doors to the business shall be kept closed during operating hours to reduce the level of noise.

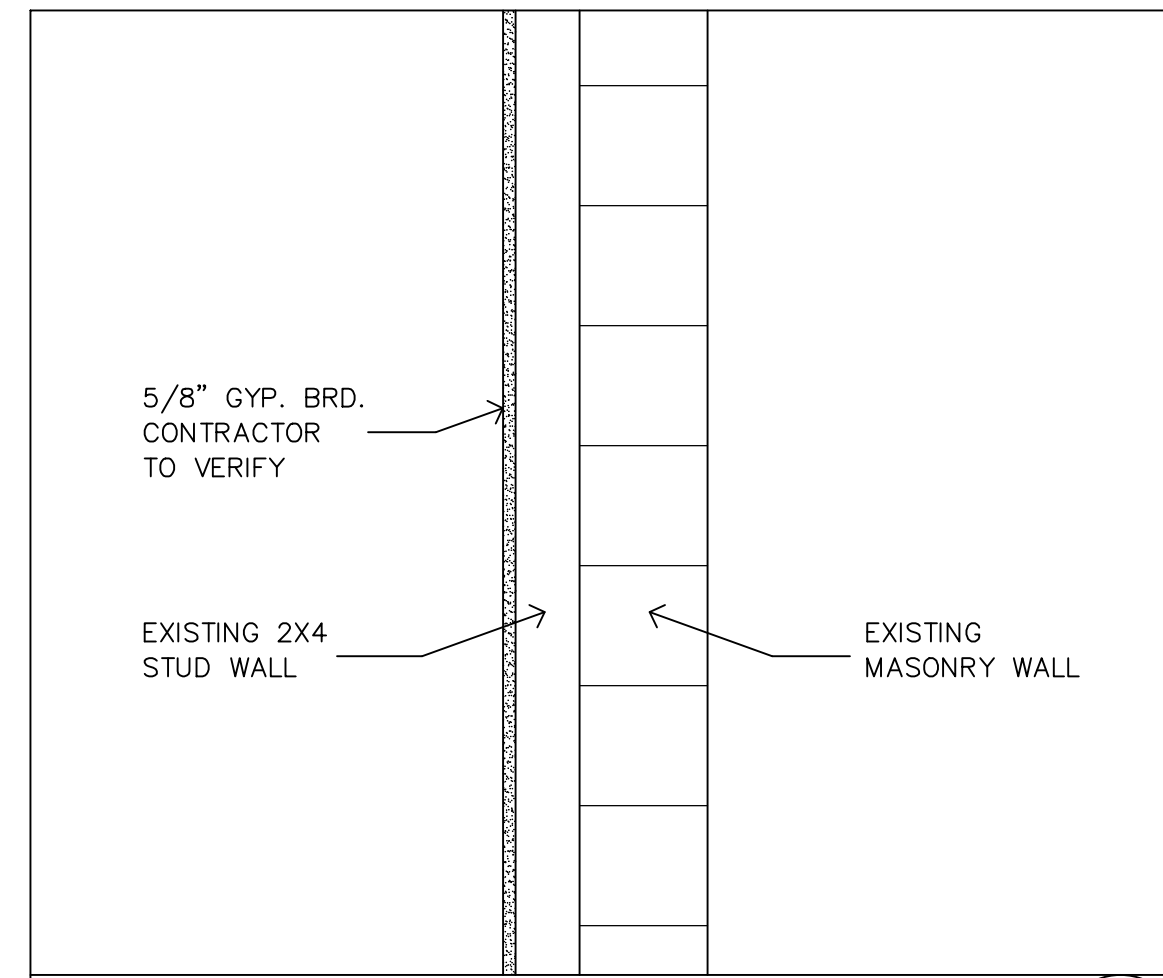


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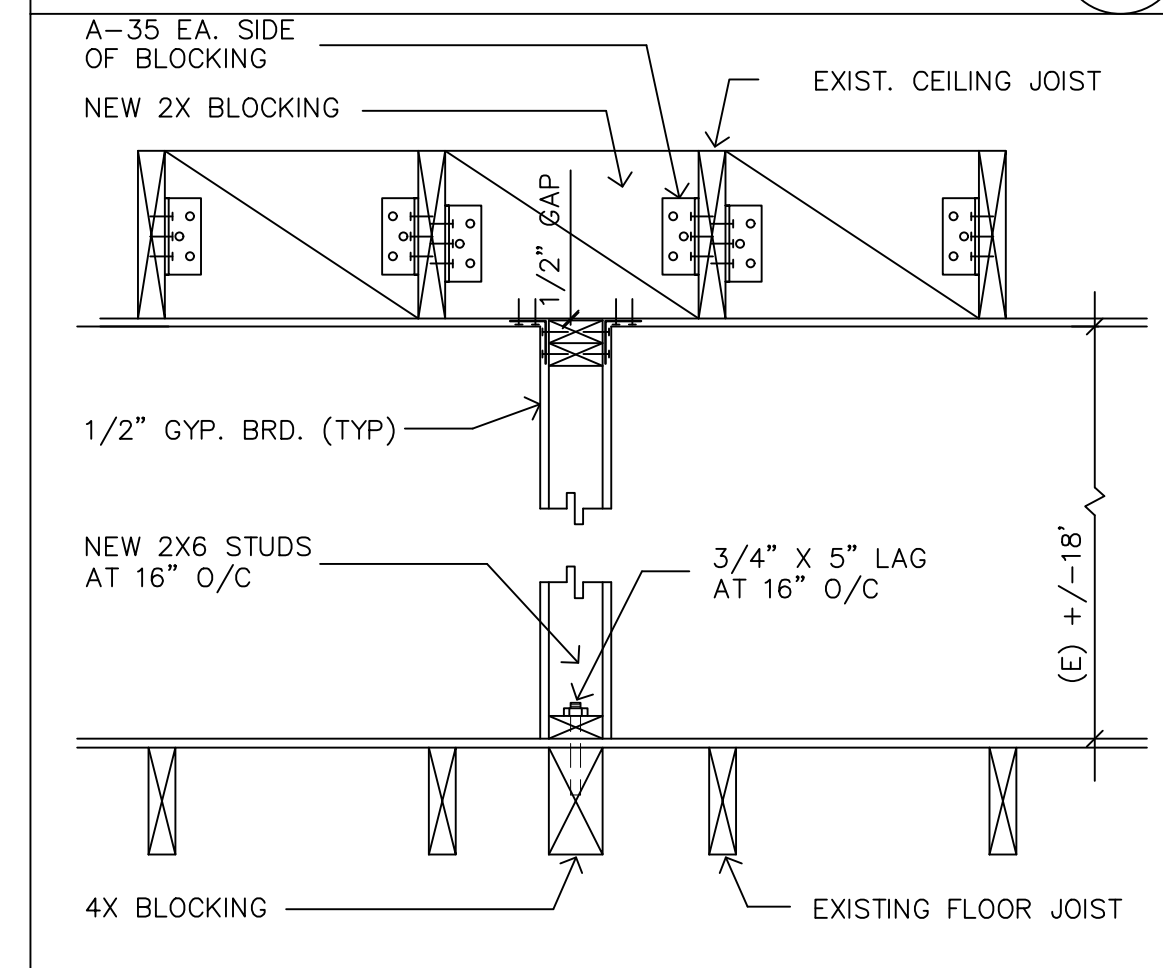
DATE: 7/15/23

**TENANT IMPROVEMENT  
INTERIOR REMODEL  
NEW RESTAURANT / BAR**  
JOB ADDRESS: 625 S. MYRTLE AVE.  
MONROVIA, CA 91016  
OWNER: STEVEN KWAN  
PHONE: (323) 314-1617  
APN: 8516-026-029  
LEGAL: 24 Block: O Subdivision Name: TOWN OF MONROVIA  
Brief Description: MONROVIA EX OF ST LOT 23 AND N 0.62 FT EX ST OF LOT 24 BLK O

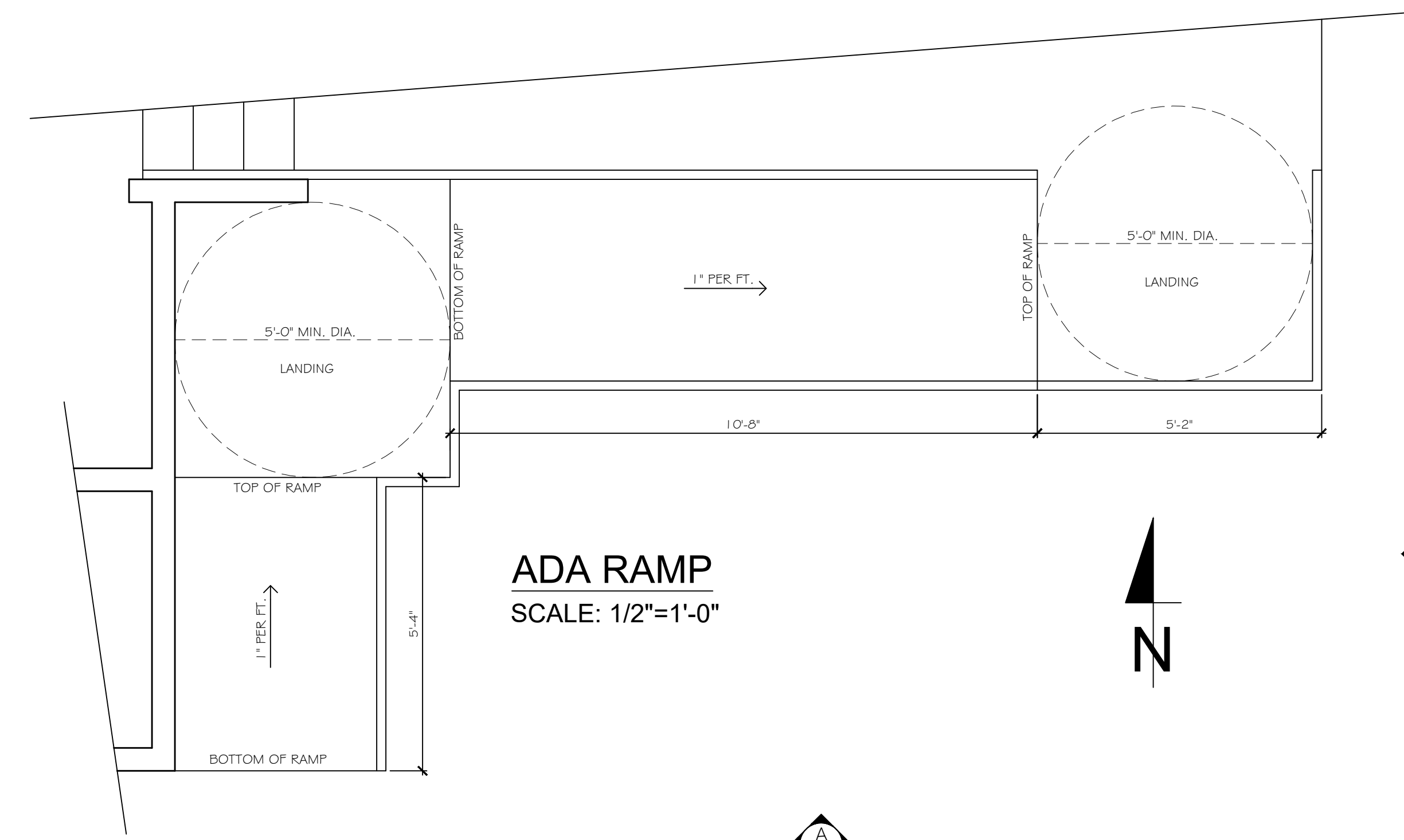




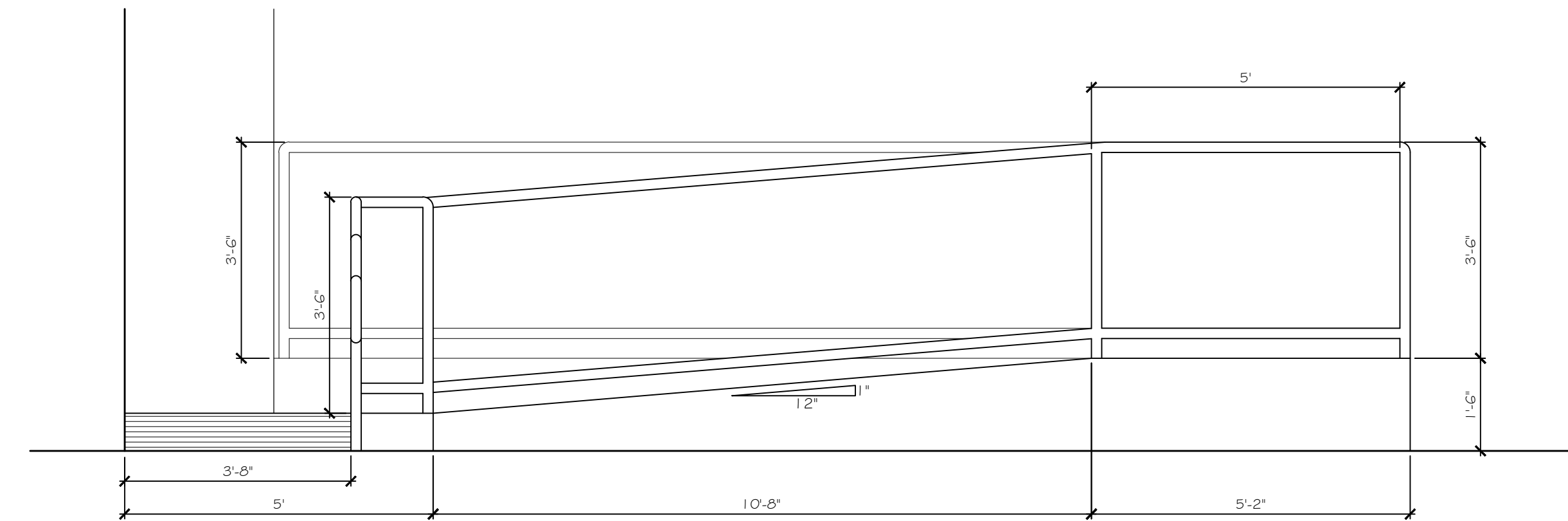
**I HR. WALL ASSEMBLY** 1



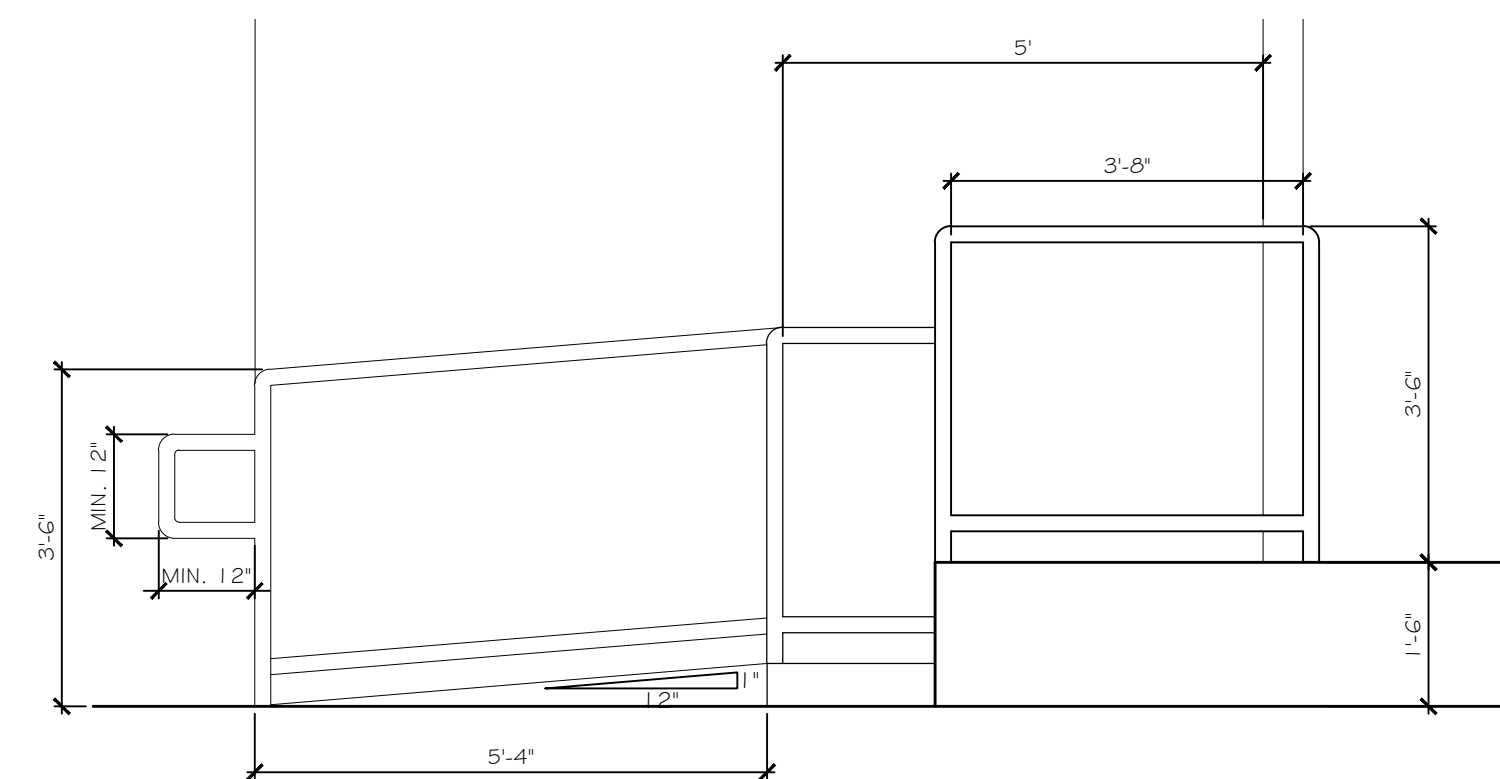
**TYPICAL WALL FRAMING** 2



**ADA RAMP**  
SCALE: 1/2"=1'-0"



**ADA RAMP ELEVATION "A"**  
SCALE: 1/2"=1'-0"



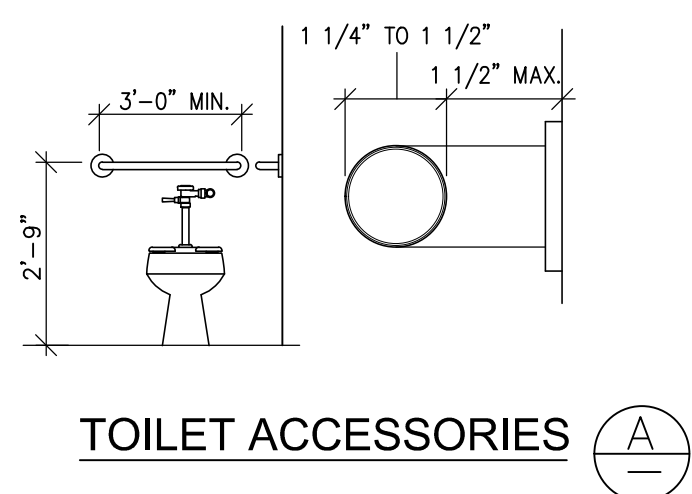
**ADA RAMP ELEVATION "B"**  
SCALE: 1/2"=1'-0"

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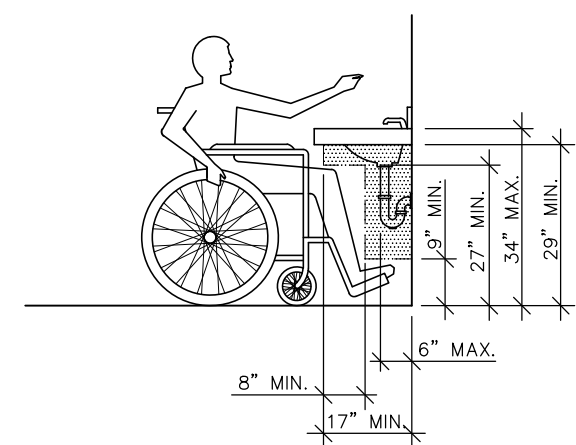
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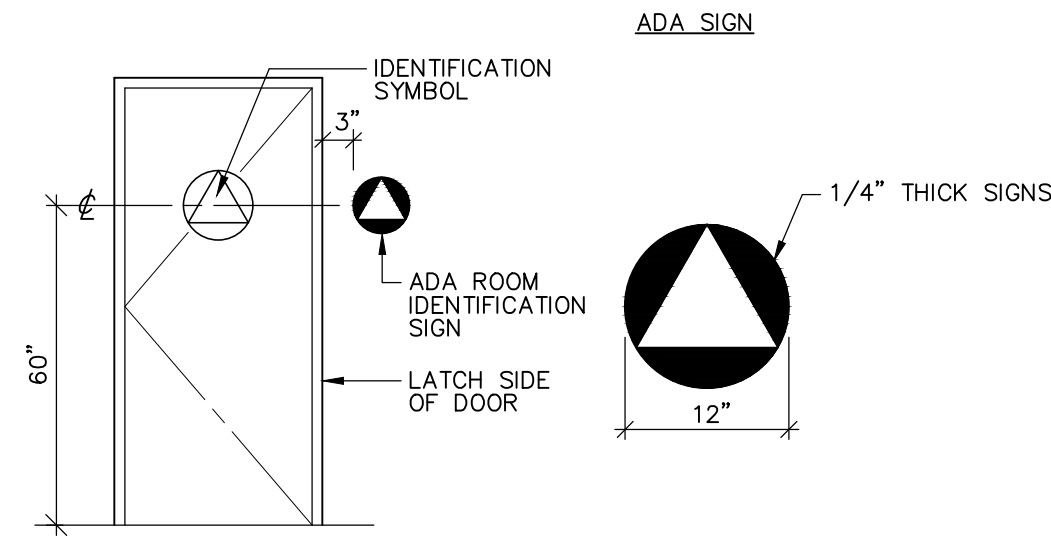




TOILET ACCESSORIES



SINK CLEARANCE ELEVATION



ACCESSIBILITY SIGNAGE (SINGLE OCCUPANCY)

NOTES

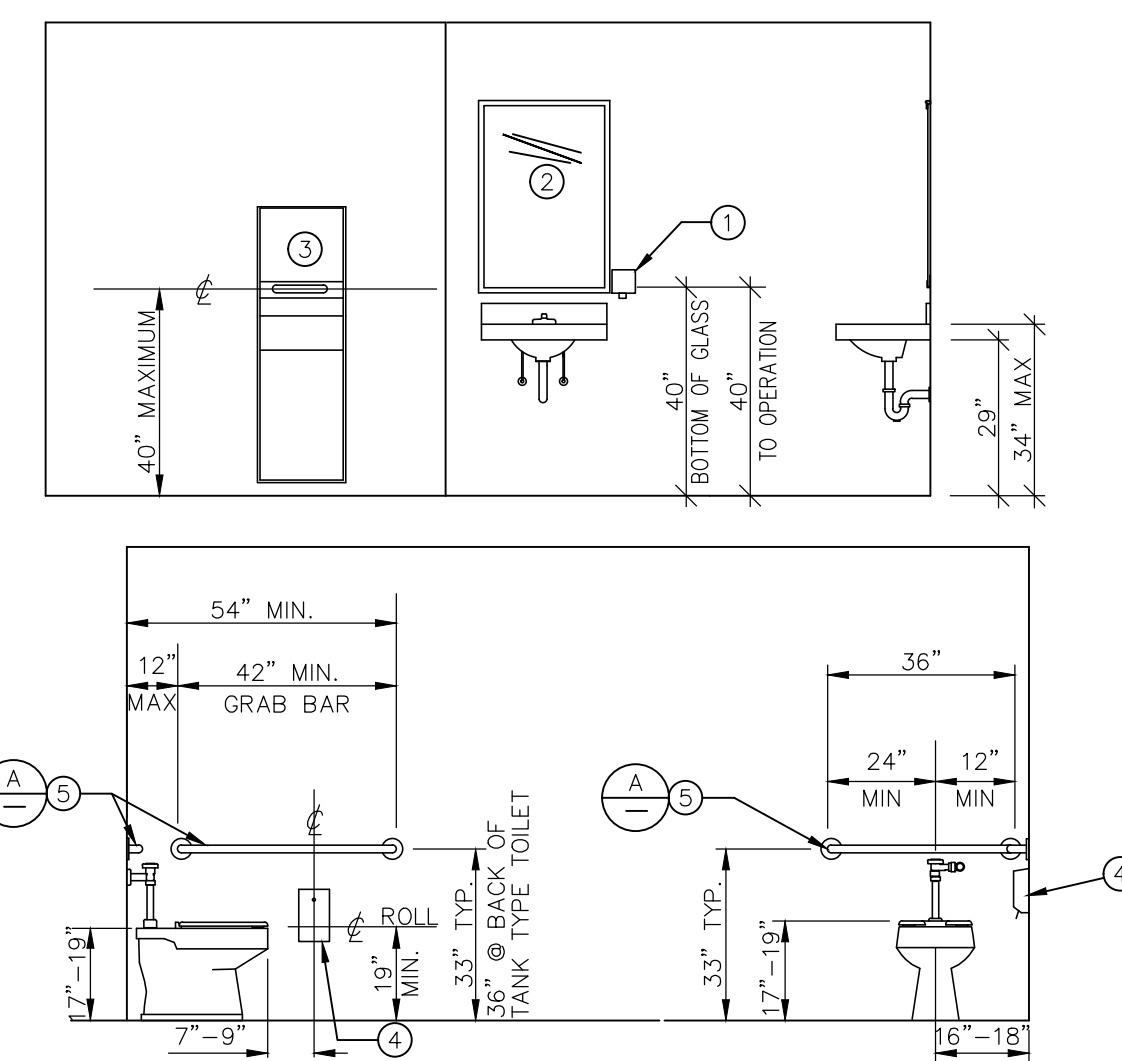
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
- IDENTIFICATION SYMBOLS ARE TO BE CENTERED ON DOOR 60" ABOVE FLOOR AND ARE TO BE DISTINCTLY DIFFERENT FROM THE DOOR IN COLOR AND CONTRAST.
- BOTH TITLE 24 SIGNS AND ADA SIGNS ARE REQUIRED IN CALIFORNIA.
- PROVIDE ROOM IDENTIFICATION SIGN ON LATCH SIDE OF DOOR.
- LETTERS & NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN., SHALL BE A MIN. OF 5/8" HIGH & SHALL BE SAN-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
- ADA SIGNAGE PROVIDED BY CUSA.

ACCESSIBILITY NOTES

- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR.
- DOOR HARDWARE SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- BATHROOM ACCESSORIES, SUCH AS GRAB BARS, TOWEL BARS, SOAP DISHES, ETC., ON OR WITHIN WALLS SHALL BE SEALED AGAINST MOISTURE, UBC 807.1.2.
- THE TOP OF THE ACCESSIBLE WATER CLOSET SEAT SHALL BE WITHIN 17"-19" ABOVE FLOOR. FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREA AND WITHIN 40" OF THE FLOOR. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS.
- HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL NOT EXCEED 5 POUNDS. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE ACCEPTABLE.

RESTROOM EQUIPMENT LIST

MARK	ITEM	DESCRIPTION
1	SOAP DISPENSER	BRADLEY # 6542
2	MIRROR	BRADLEY #781 24 X 36
3	PAPER TOWEL DISPENSER/WASTE RECEPTACLE (LARGE UNIT RECESSED)	BRADLEY # 234
4	TOILET TISSUE DISPENSER SURFACE MOUNTED	BRADLEY # 5402
5	GRAB BARS	812-005-36 812-005-42



TYPICAL RESTROOM ELEVATIONS / MOUNTING HEIGHTS

- LOCATE GRAB BARS ON EACH SIDE OR ONE SIDE AND BACK OF TOILET, 33" ABOVE AND PARALLEL TO THE FLOOR, EXCEPT WITH A TANK-TYPE TOILET WHICH OBSTRUCTS PLACEMENT, THE GRAB BAR MAY BE AS HIGH AS 36". BARS AT SIDE TO BE 42" LONG WITH FRONT END 24" IN FROM TOILET. BARS IN BACK TO BE 36" LONG. DIAMETER OR WIDTH OF GRIPPING SURFACE IS REQUIRED TO BE 1 1/4" TO 1 1/2", OR SHAPE IS TO PROVIDE AN EQUIVALENT GRIPPING SURFACE.
- IF GRAB BARS ARE MOUNTED ADJACENT TO WALL THE SPACE BETWEEN WALL AND BAR IS TO BE 1 1/2"
- GRAB BARS SHALL NOT ROTATE.
- GRAB BARS AND ANY SURFACE ADJACENT TO THEM CANNOT HAVE ANY SHARP OR ABRASIVE ELEMENTS. EDGES ARE TO HAVE A MINIMUM RADIUS OF 1/8".
- GRAB BARS AND MOUNTINGS SHALL WITHSTAND 250 LBS. PROVIDE 2X8 SOLID BLOCKING IN WALLS @ WALL MOUNTED ACCESSORIES (TYP.).

LEGEND

- ILLUMINATED EXIT DIRECTIONAL SIGN
- ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHT
- EMERGENCY LIGHT
- EXISTING FIRE EXTINGUISHER

PATH OF TRAVEL

AREA	EXIT	DISTANCE
A	TO 1	+/- 110 FEET
A	TO 2	+/- 122 FEET
B	TO 1	+/- 93 FEET
B	TO 2	+/- 30 FEET
C	TO 1	+/- 38 FEET
C	TO 2	+/- 104 FEET
D	TO 1	+/- 38 FEET
D	TO 2	+/- 74 FEET

BUILDING CODE ANALYSIS

NUMBER OF STORIES	1
BUILDING AREA	6449 S.F.
BUILDING HEIGHT	+/- 27'
FIRE SPRINKLER	NO

OCCUPANCY

DINING ROOM (FIXED SEATING)	76
BAR (102 S.F./7)	15
EMPLOYEES	6
TOTAL OCCUPANCY	97

PLUMBING FIXTURE CALCULATION: CPC TABLE 422.1

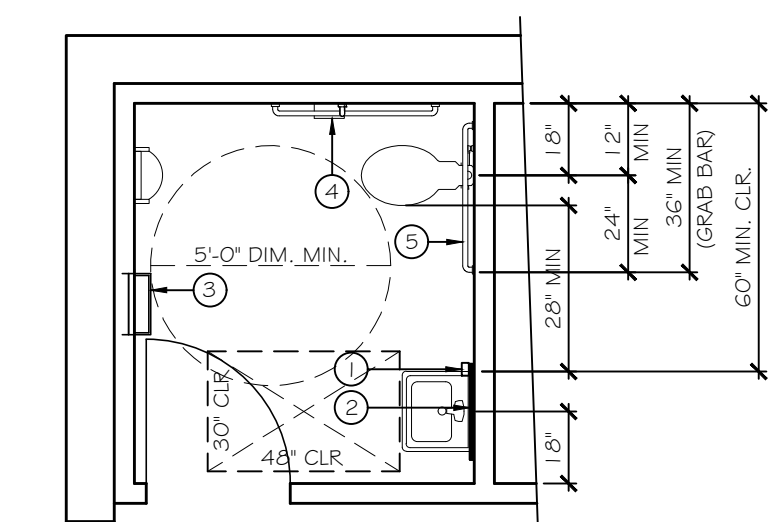
TOTAL OCCUPANCY	97
MEN	49
WOMEN	49

PLUMBING FIXTURE REQUIRED

WATER CLOSET	LAVATORY	URINAL	
MEN	WOMEN	MEN	WOMEN
1: 1-100	2: 26-50	1: 1-200	1: 1-100
1: 1-100	1: 1-200	1: 1-100	1: 1-200

PLUMBING FIXTURE PROVIDED

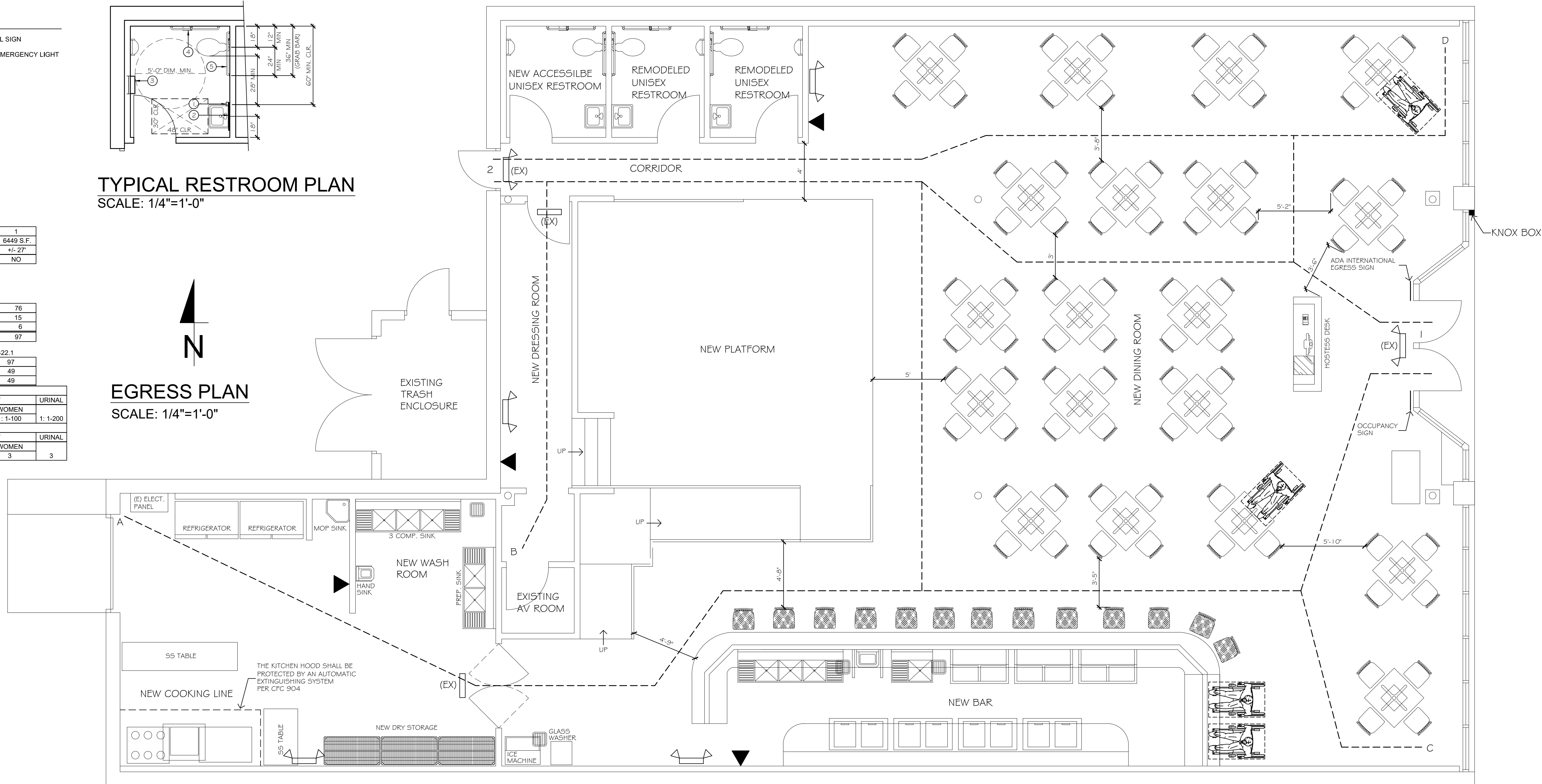
WATER CLOSET	LAVATORY	URINAL	
MEN	WOMEN	MEN	WOMEN
3	3	3	3



TYPICAL RESTROOM PLAN  
SCALE: 1/4"=1'-0"



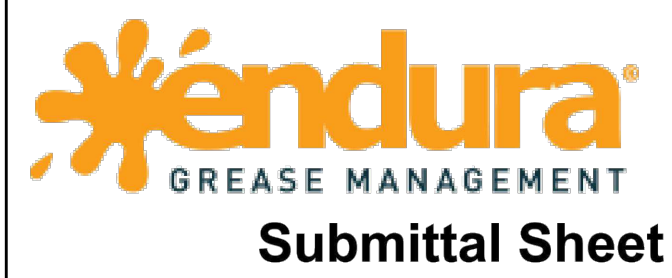
EGRESS PLAN  
SCALE: 1/4"=1'-0"



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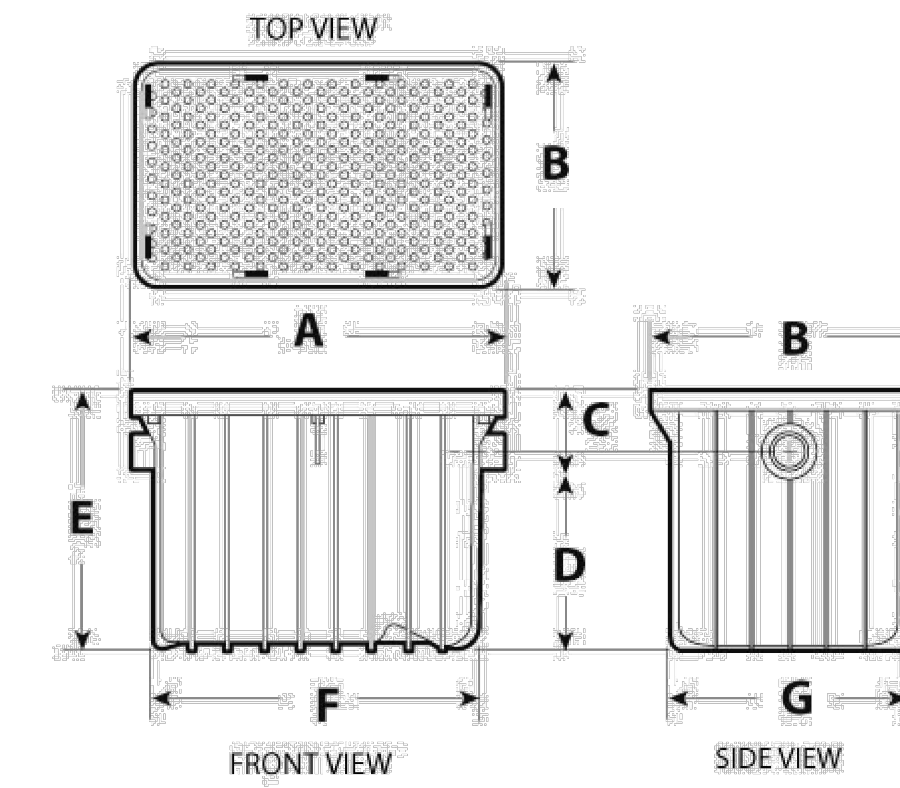
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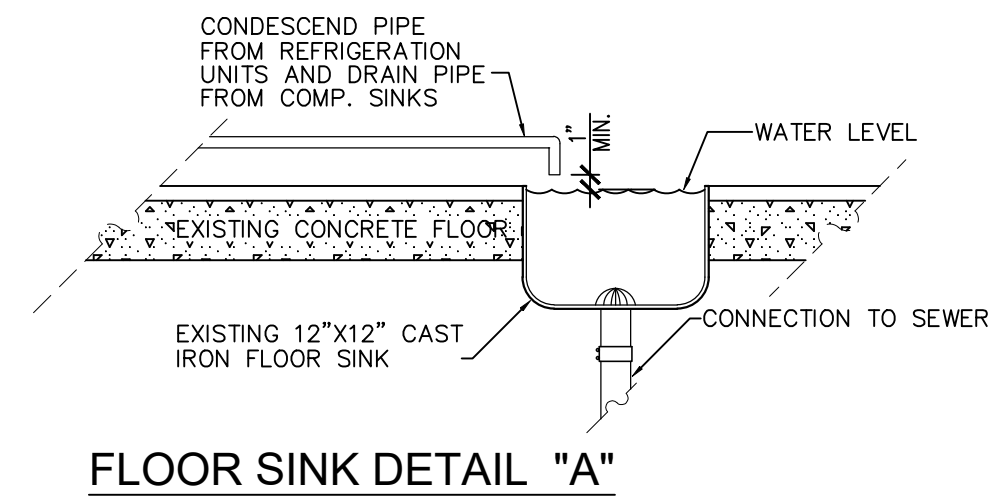
Part Description:  
**2" Endura 15 Gallons Per Minute (GPM)  
 30lbs Grease Interceptor**

Part Number:  
**3915A02**

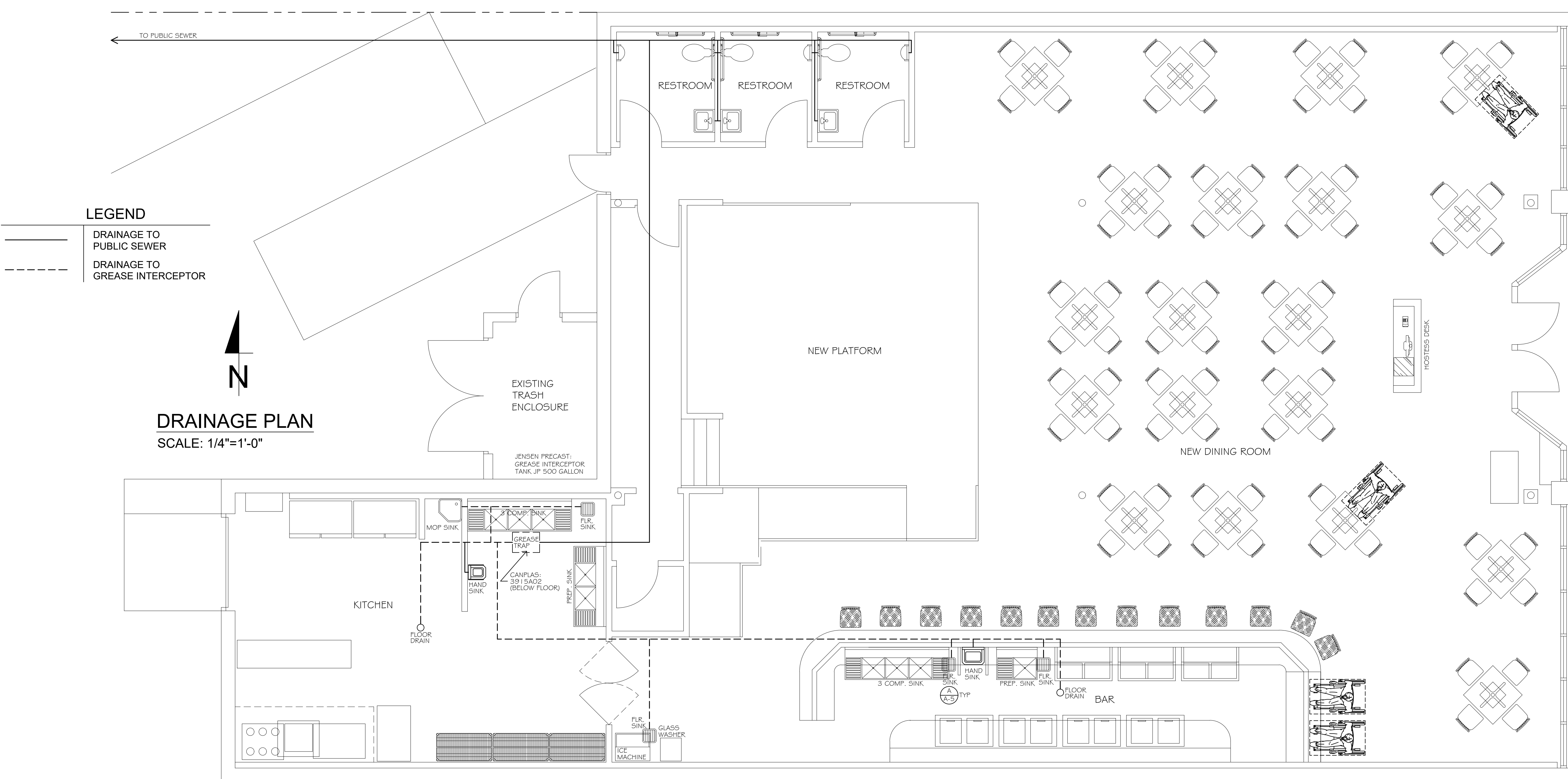
Approvals and Listings maintained by:  
**Canplas Industries Ltd**  
 Canada: 1-800-461-5300 USA: 1-888-461-5307



Part #	Part UPC	Colour	Size (inches)	Ctn Qty	Ctn Bar Code	Ctn. Wt (Kgs)	Ctn. Wt (lbs)	Skid Cubic (m)	Skid Cubic (ft)	Ctns/Skid
3915A02	662671055101	GREY	2X2	1	10662671055108	8.61	18.94	1.19	41.94	12
Dimensions (inches)										
A	B	C	D	E	F	G				
23.5	17.502	3.655	12.649	16.304	21.313	15				



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