



**THE BLACK CAT BOOKSTORE & CAFÉ
PROPOSAL FOR CONDITIONAL USE PERMIT FOR
INSTRUCTIONAL SERVICES**

*Prepared for City of Monrovia Development Committee
June 2024*

**Prepared for City of Monrovia Planning Division
Development Review Committee**

415 South Ivy Avenue
Monrovia, CA 91016

Project Address: 415 S. Myrtle Avenue, Unit B, Monrovia, CA

Applicant:

Name: Nicole Fabry, Owner, The Black Cat Bookstore

Mailing Address: 415 S. Myrtle Avenue, Unit B, Monrovia, CA 91016

Phone: 626-482-0517

Email: nicole@theblackcatbookstore.com

Request:

We seek approval to expand the zoning at our current address to include a conditional use permit for **instructional services** so that The Black Cat Bookstore & Café may offer enriching and community-building workshops focused on arts and crafts for adults.

Enclosures:

- Proposal
- Floorplan/Layout

Certification:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief under penalty of perjury statements and information presented in this application and in the submitted exhibits are true and correct to the best of my knowledge and belief.

Digitally Signed by **Nicole Fabry**

Date: June 10, 2024

A handwritten signature in black ink that reads "Nicole Fabry". The signature is written in a cursive, flowing style.

Dear Development Review Committee,

We are pleased to introduce The Black Cat Bookstore & Café, a new and vibrant addition to Monrovia's business community, located at 415 S. Myrtle Avenue, Suite B. As part of our mission to foster creativity and community engagement, **we seek approval for a conditional use permit for instructional services** to host workshops focused on arts and crafts for adults. We believe these workshops will provide enriching experiences for our patrons and contribute positively to Monrovia's local culture and economy.

BUSINESS OVERVIEW

The Black Cat Bookstore is a unique and welcoming space offering a diverse selection of books, cozy reading space, and a café. We aim to be more than just a bookstore by becoming a community hub where creativity and discovery flourish. Our vision includes hosting a variety of educational activities that align with our values of creativity and community.

NORMAL HOURS OF OPERATION

Closed Sundays & Mondays

Tuesday - Thursday: 9:00am - 5:00pm

Friday: 9:00am - 8:00pm

Saturday: 9:00am - 4:00pm

WORKSHOPS

- **Objective:** To provide high-quality educational workshops focused on various handicrafts, such as knitting, bookbinding, crocheting, and other DIY crafts
- **Class Sizes:** Workshops will be limited from 8 to a maximum of 12 participants to ensure a personalized and engaging learning experience as well as safety and accessibility of our space. The maximum capacity of our store is currently 50 people.
- **Frequency:** We plan to offer workshops 2 times per week, with each session lasting approximately two hours. Workshops will be scheduled during off-peak hours to minimize disruption to regular business operations.
 - *Typical Planned Workshop Times:* Wednesdays at 6:00pm, Saturdays at 5:00pm
- **Staffing:** At least two employees of The Black Cat Bookstore will be present during each workshop, including at least one Store Manager. Occasionally, individual specialized, contracted instructors - typically local artisans and crafters - will also be present for more advanced workshops (approximately once per month).
- **Materials & Equipment:** All necessary materials and equipment will be provided by The Black Cat Bookstore. We will ensure that all activities comply with safety standards and best practices to create a safe and enjoyable experience for all participants.

COMMUNITY BENEFITS

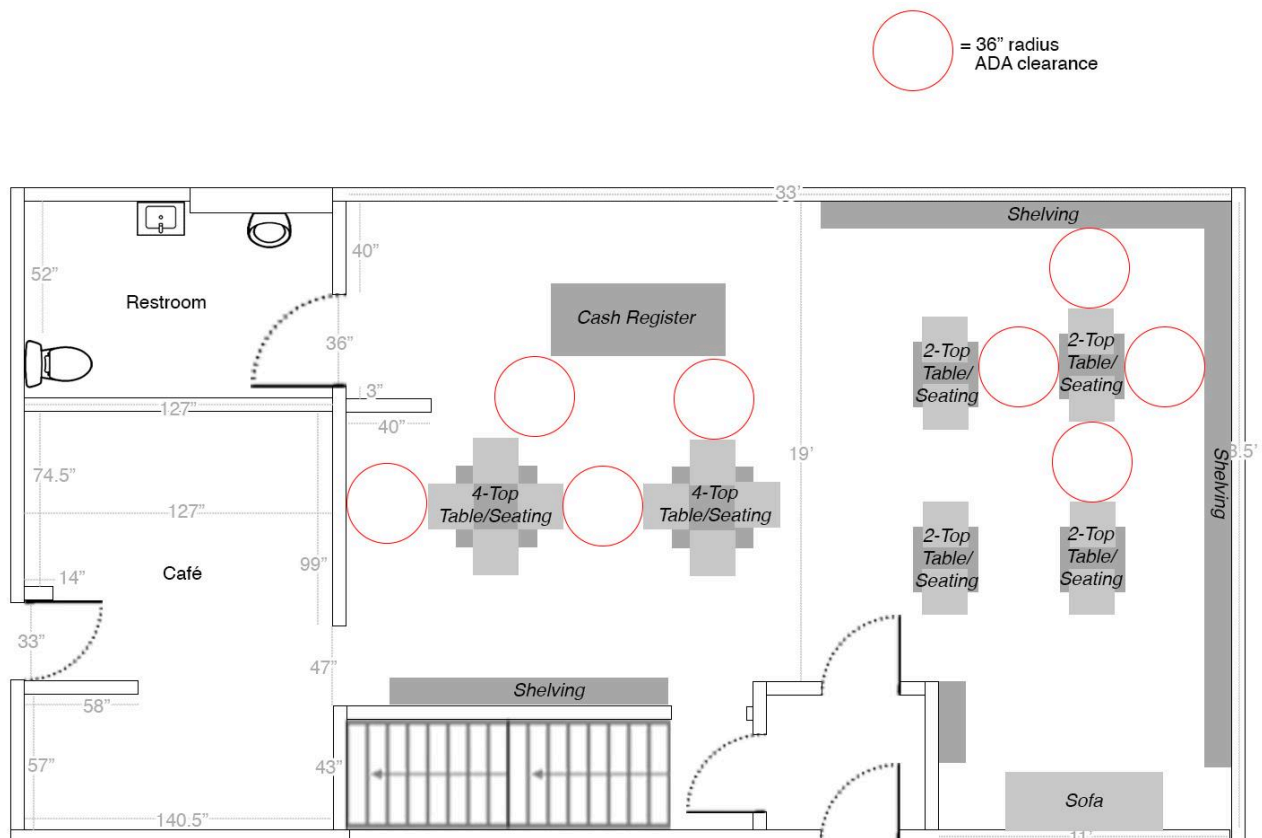
- **Skill Development:** Participants will gain valuable skills and knowledge in various handicrafts, fostering personal growth and creative expression.
- **Community Engagement:** Our workshops will provide opportunities for residents to connect with each other, building a sense of community and shared interests.
- **Support for Local Artisans:** By featuring local artisans as instructors, we will support and promote local talent and small businesses.

COMPLIANCE & SAFETY

- **Occupancy Limits:** We will strictly adhere to the occupancy limits set by the Fire Department and other relevant authorities.
- **Accessibility:** The workshop area which is located in the primary retail space will be accessible to all members of the community, including individuals with disabilities.
- **Health and Safety Protocols:** We will implement appropriate health and safety protocols, including adequate ventilation, sanitation, and social distancing measures, as necessary.

LOCATION & FACILITY LAYOUT

The workshops will be held in the main retail space and existing seating of our bookstore, specifically designed with furniture that can be easily moved and adjusted to accommodate small group activities. This space will be equipped with all necessary amenities to ensure a comfortable and productive environment for participants.



CONCLUSION

In conclusion, we believe that our offering of instructional workshops will greatly enhance the cultural fabric of Monrovia. We are committed to providing a safe, inclusive, and inspiring environment where community members can come together to learn and create.

We respectfully request the City of Monrovia to approve our application for a conditional use permit for instructional services to host these educational workshops. Thank you for considering our proposal. We look forward to the opportunity to contribute to the cultural and educational landscape of Monrovia.

Contact:

Nicole Fabry, Owner

The Black Cat Bookstore & Café

nicole@theblackcatbookstore.com