



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2018-05

AGENDA ITEM: PH-1

PREPARED BY: Craig Jimenez, Director
Community Development

MEETING DATE: April 11, 2018

SUBJECT: Conditional Use Permit CUP2018-05
402-404 South Myrtle Avenue

REQUEST: Approve a Conditional Use Permit for the service and sales of alcoholic beverages (Type 47 ABC License) at a new restaurant (Basin 141). This property is located in the HCD (Historic Commercial Downtown) zone.

APPLICANT: Basin 142, LLC; c/o Joseph Friedman
2265 Honolulu Avenue
Montrose, CA 91020

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The applicant (Basin 142, LLC) is requesting approval of a Conditional Use Permit for indoor and outdoor service of alcoholic beverages for a new restaurant, Basin 141, to be located in Old Town Monrovia at 402-404 South Myrtle Avenue. Based on their request for a state Department of Alcoholic Beverage Control (ABC) Type 47 license, this requires approval of both ABC and the Monrovia Planning Commission. ABC will not issue a license without the approval of a local jurisdiction.

Section 17.44.025 of the Zoning Ordinance (Title 17) was adopted to allow for review and mitigate potential adverse impacts associated with establishments which sell or serve alcoholic beverages. A conditional use permit (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. In Monrovia, the Planning Commission is granted the power to approve, approve with conditions or deny conditional use permits.

The Outdoor Dining Ordinance (MMC §17.44.115) contains additional regulations for restaurants that provide dining areas outside of their buildings, without or in conjunction with the service of alcoholic beverages. When alcoholic beverage service is requested in conjunction with an outdoor dining permit, the request is subject to approval by the Planning Commission through the CUP process. This application includes a request for both indoor and outdoor alcoholic beverage service.

There have been restaurant uses at this location for several decades. In 2001, the Planning Commission approved CUP2001-16 permitting Café Opera on-site indoor and outdoor service of alcoholic beverages at this location. Live entertainment was approved for Sow House in 2016-11 (CUP2016-11). While a CUP approval generally stays with the land,

because both uses ceased to operate for 30 days and 180 days, respectively, the previous entitlements are no longer valid.

SUBJECT PROPERTY: The subject site is located in Old Town Monrovia on the southeast corner of South Myrtle Avenue and East Lime Avenue. The proposed restaurant will occupy 3,784 square feet within portions of two buildings, similar to the previous restaurants.

The property is in the HCD (Historic Commercial Downtown) zone as is the properties to the north (across Lime Avenue) and to the west (across Myrtle Avenue). Library Park, in the P/QP (Public/Quasi-Public) zone is cater-corner. To the east is a portion of the Studio Movie Grill building in the PD-5 (Planned Development – Area 5) zone. With the exception of Library Park, the property is surrounded by other commercial uses.

The building is within the Old Town Parking District.

DISCUSSION/ANALYSIS: Basin 141 is a full service restaurant offering “high quality/scratch made food, unique cocktails”, and “local craft beer”. The owners have operated a similar establishment in Montrose for four years (www.basin141.com). It is important to note that Basin 141’s ABC license in Montrose is a Type 48, which does not permit people under the age of 21. They are applying for a Type 47 for their Monrovia location, which is a restaurant (DS1 “Bona Fide Eating Place”) that serves alcoholic beverages. The restaurant will be open seven days a week; their proposed hours of operation are:

Monday – Thursday	11:30 am – 12:00 am (midnight)
Friday	11:30 am – 1:00 am
Saturday	10:00 am – 1:00 am
Sunday	10:00 am – 10:00 pm

Based on the requirements of the Zoning Ordinance, the service of alcoholic beverages in outdoor dining areas is not permitted after 11:00 pm, Sunday through Thursday or after midnight on Friday and Saturday.

The provisions of the ABC permit as well as the City’s conditions of approval on Data Sheet 1 require the establishment to operate as a bona fide eating establishment.

They anticipate employing about 30 people. At peak times, up to 15 people could be onsite.

Site Plan/Floor Plan

Similar to the previous restaurants that operated in this location, Basin 141 will have two dining areas, the main dining room on the north end of the building and a smaller room on the south. The proposed service of alcohol for on-site consumption will be for indoor and outdoor dining. The floor plan indicates seating for approximately 104 indoors at a combination of individual and communal tables as well as bar seating within the two dining areas. Outdoors, seating is proposed for 40 patrons (24 along Myrtle Avenue and 16 along Lime Avenue). The dining areas are along the western portion of the building (Myrtle Avenue). Back of the house operations (kitchen, storage, restrooms) are on the eastern portion.

The final design of exterior tables, chairs and delineation will be approved by the Planning Division as per the direction of the Development Review Committee. Further, the final site plan for the seating along Lime Avenue must identify the tree wells and light standard to ensure that adequate accessible clearance is maintained. Based on this requirement, the actual number of tables may be reduced.

Development Review Committee Review

At their meeting of March 28, 2018, the Development Review Committee (DRC) reviewed the proposed application for Basin 141. The Committee reviewed the proposed operation and conditions and unanimously recommended approval of the request to the Planning Commission.

Conclusion

Almost all of Monrovia's full service restaurants provide providing beer and wine or full alcohol service as part of their business operation. The majority of the nearby restaurants in Old Town serve alcoholic beverages. Permitting the sale of full alcohol at the subject restaurant location allows this business the same opportunities as other restaurants that serve alcoholic beverages. The proposed conditions of approval for the indoor and outdoor service of alcohol for on-site consumption will ensure that the restaurant will be compatible with and not cause adverse impacts on the surrounding properties.

RECOMMENDATION: The Development Review Committee and Staff recommend approval of CUP2018-05. 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 City's local CEQA Guidelines, the Planning Commission in the exercise of its independent judgment finds that CUP2018-05 is categorically exempt from CEQA under Class 1.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding 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 CUP2018-05, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2018-05, 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:

Close the public hearing and approve CUP2018-05 pursuant to the recommendations in the Staff Report.



DATA SHEET 1

Planning Conditions

CUP2018-05

402-404 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 CUP2018-05, allowing outdoor dining and the indoor and outdoor service of alcohol in a new restaurant, 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 developer and all successors in interest to these conditional use permits.

1. 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. The establishment shall provide an assortment of foods and a full menu normally offered in restaurants. The service of sandwiches or salads shall not be deemed in compliance with this requirement.
2. Serving of alcoholic beverages must be accompanied by the sale of food based on the everyday dining menu. Alcoholic beverages cannot be sold or consumed to a patron who is not seated or to anyone when the restaurant kitchen is closed.
3. The quarterly gross sales of alcohol beverages shall not exceed 33 percent of all gross sales of all products during the same period. The licensee shall maintain records which reflect separately the gross sales of alcoholic beverages. Records for the last quarter shall be made available to the City only if complaints have been received regarding the violation of conditions of the CUP.
4. The approved floor plan is an integral part of the decision approving this CUP. 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 use shall require an amendment to the CUP.
5. All areas in the restaurant shall be available for inspection by the Police Department and the Community Development Department during all open business hours.
6. No sporting game or games of competition shall be permitted in conjunction with the business unless approved as part of the CUP application.
7. The display, posting or airing via closed circuit television of any gambling odds shall be prohibited unless pre-empted by the State.

8. No patrons shall be on the premises during closed hours.
9. There shall be no uses or activities permitted of an adult-oriented nature as defined in Title 17 of the Monrovia Municipal Code.
10. The use of pornographic material in the form of videos, slides, magazines, or pictures shall be prohibited within the business establishment.
11. No locking devices shall be allowed on interior doors that enclose rooms open to the public.
12. 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.
13. If it is determined by the Community Development Director or Public Services 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.
14. All supplies, products, materials, and equipment shall be stored within the building. Outdoor storage of supplies, products, materials, and equipment is prohibited. The outdoor area to the rear of the restaurant shall be kept free of supplies, products, materials, and equipment.
15. In the event security/policing problems occur, this CUP shall be subject to review by the Development Review Committee (DRC) and may be modified to require uniformed security guards as determined necessary by the DRC.
16. 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.
17. 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.
18. Any graffiti painted or marked upon the premises or on an adjacent area under the control of the licensee 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.
19. No happy hour, no drink specials or other bar promotions are permitted to be advertised outside or in the window/door area.
20. Alcoholic beverages sold at the bar shall be accompanied by the sale of food.

21. The Applicant shall provide education to restaurant staff pertaining to service of alcoholic beverages, including common indications that a patron has been overserved.
22. Hours of operation shall be limited to 11:30 AM to 12:00 AM (Midnight) Monday through Thursday; 11:30 AM to 1:00 AM Friday; 10:00 AM to 1:00 AM Saturday; and 10:00 AM to 10:00 PM Sunday. Before any change is made in these hours of operation, approval by the DRC must be obtained. Alternatively, the DRC may refer the matter to the Planning Commission for its review, in which case no change in the hours of operation shall be made without Planning Commission approval.

CONDITIONS FOR OUTDOOR DINING/ALCOHOLIC BEVERAGE SERVICE

Outdoor dining with outdoor service of alcohol is permitted in front of the building along South Myrtle Avenue and the side of the building on East Lime Avenue as delineated on the conceptual site plan/floor plan approved by the Planning Commission pursuant to Condition 24(c) below.

23. Outdoor dining with the service of alcohol is subject to the following additional conditions:
 - (a) Outdoor furniture shall be of sturdy construction. Applicant shall keep outdoor furniture clean, attractive, and serviceable.
 - (b) Decorative umbrellas and tablecloths are encouraged.
 - (c) A final seating plan shall be submitted to the Planning Division for review and approval that includes tree wells, light standards and other physical barriers that may interfere with adequate public access of the sidewalk. A minimum of 48" clearance shall be maintained at all times. If physical obstructions do not permit the minimum clearance, then the seating plan shall be adjusted and may reduce the number seats approved by the Planning Commission.
 - (d) A minimum, unobstructed pedestrian clearance of at least 48" in width shall be maintained along the entire length of the sidewalk. If after commencement of operations, City Staff determines that 48" is inadequate based upon obstructions, pedestrian traffic volume, or other similar problems that may arise in the future, the DRC may review and require more clearance area based on the location of sidewalk obstructions, pedestrian traffic volumes, or other similar problems.
 - (e) If it is determined that the sidewalks are not being maintained in a cleanly manner, then additional maintenance measures may be required as determined by the Public Services Director.
 - (f) The materials used and the design and style of (i) the portable barriers delineating the outdoor dining areas and (ii) the outdoor dining furniture,

shall be in substantial conformance with the design, style and materials approved by the Planning Division as directed by DRC.

- (g) 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 Applicant's use of City's public sidewalks for outdoor dining and alcoholic beverage service, 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 Applicant's expense.
- (h) Insurance. The Applicant shall carry, maintain, and keep in full force and effect at all times a policy or policies of liability insurance in the amount, scope of coverage, endorsements and form required by the City's Risk Manager, including without limitation, an endorsement naming the City and its officers, officials, employees, agents, and volunteers as additional named insureds, and secure an encroachment permit from the City prior to placing any object, including without limitation, outdoor dining furniture and the portable barriers used to delineate outdoor dining areas, in the City's right-of-way.
- (i) Chairs and tables shall be arranged so as to be parallel to the sidewalk, in order to prevent chairs from encroaching into the required pedestrian clearance area on the sidewalk. The placement of approved outdoor dining furniture and the placement of approved portable barriers used for delineation of outdoor dining areas shall be in substantial conformance with the outdoor dining floor plan approved by the Planning Division. There shall be no change in the design of the outdoor dining floor plan without the approval of the DRC.
- (j) The hours of operation for service of alcohol in the outdoor dining area shall be limited to the hours of 11:30 AM to 11:00 PM Monday through Thursday; 11:30 AM to 12:00 AM (Midnight) Friday; 10:00 AM to 12:00 AM (Midnight) Saturday; and 10:00 AM to 10:00 PM Sunday.
- (k) The hours of operation for outdoor dining and 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, including without limitation, the authority to revoke an outdoor dining permit. 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 CUP.

- (l) Serving of alcoholic beverages in the outdoor dining setting must be accompanied by the sale of food based on the everyday dining menu. Alcoholic beverages cannot be sold or consumed in the outdoor dining area to a patron who is not seated or to anyone when the restaurant kitchen is closed.

GENERAL REQUIREMENTS

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 and City Prosecutor.

24. In addition to Planning (Data Sheet No. 1), the Applicant shall also comply with all requirements of the Building Division and Fire Department that are directly applicable to the project.
25. These CUPs 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 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. In addition to any other remedy available to the City, security measures may be required such as adding an additional employee to monitor the area where problems are occurring.
26. 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, judgements, 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 sale 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.

27. Additional 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 proceeding 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.
28. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written acknowledgment of receipt of the decision approving the Conditional Use Permits and his/her written consent to all of the conditions of approval contained in Data Sheet Number 1. The CUP shall be void and of no force or effect unless such written acknowledgment and consent is submitted to the City within the 30 day period.
29. The Development Review Committee shall review the use permitted by the CUP one (1) year from the date the use commences.
30. The use or development associated with the CUP shall begin within one (1) year after its approval or it will expire without further action by the City.
31. 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.



CONDITIONAL USE PERMIT 2018-05 (Service of Alcoholic Beverages)

As required by Section 17.52.290 of the Monrovia Municipal Code (MMC), the decision for granting CUP2018-05 to allow the indoor and outdoor service of alcoholic beverages for on-site consumption at a new restaurant located at 402-404 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 alcoholic beverages for on-site consumption in an existing restaurant that will have indoor and outdoor dining. *The topography of this commercial area is relatively flat and is improved with the commercial building. The interior building area and outdoor seating area are adequate in size to accommodate the service of alcoholic beverages in conjunction with 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 central business district, which is suited to support these types of uses and traffic loads. The introduction of service of alcoholic beverages is not expected to significantly increase traffic as the main operation is a restaurant use and not a bar. The floor area and number of customer seats (both indoors and outdoors) proposed are similar to previous restaurants that have occupied this building. Accordingly, no additional parking is required.*
- C. The proposed sale of alcoholic beverages for on-site (indoor and outdoor) consumption in an existing restaurant is compatible with the General Plan and will not adversely impact the objectives of the General Plan. *The proposed service of alcoholic beverages 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 that is intended for pedestrian-oriented uses such as small shops, banks and restaurants. The service of alcoholic beverages is an ancillary use to the full service dine-in restaurant.*
- D. The proposed sale of alcoholic beverages for on-site (indoor and outdoor) consumption in an existing restaurant will comply with the applicable provisions of the zoning ordinance. There are no variances requested for this CUP. *A restaurant is a permitted in the HCD zone. The use will continue to operate as a restaurant with the service of alcoholic beverages and will not operate as a bar.*
- E. The location of the existing restaurant with indoor and outdoor service of alcoholic beverages 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 will comply with the conditions of approval for the indoor and outdoor service of alcoholic beverages as part of the restaurant operation to ensure the service of alcoholic beverages is not*

detrimental or injurious to the public and surrounding uses. The service of alcoholic beverages is an ancillary use to the full service dine-in restaurant. Condition of Approval No. 15 states that if any security/policing problems occur, the CUP may be subject to review by the Development Review Committee requiring additional mitigation measures.

Further, as required by Section 17.44.025 of the Monrovia Municipal Code (MMC), the decision for granting CUP2018-05 to allow the indoor and outdoor service of alcoholic beverages for on-site consumption at an existing restaurant located at 504 South Myrtle Avenue is also based on the following findings:

- A. The proposed sale of alcoholic beverages for on-site consumption (indoor and outdoor) at an existing restaurant will not adversely and seriously affect the peace, health, safety and welfare of residents of the community. *Condition of Approval No. 1 requires the establishment to operate as a “bona fide eating place.” The service of alcoholic beverages is an ancillary use to the full service dine-in restaurant. Additional conditions of approval require that all areas of the restaurant shall be available for inspection by the Police Department and Community Development Department during all open business hours. Furthermore, the CUP may be called for review at any time if a violation of the approved conditions or the MMC is alleged in creating a public nuisance.*
- 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 alcoholic beverages and the overall business operation. Condition of Approval No. 13 indicates that if the Community Development or Public Services Director determine that patrons are littering as a result of coming or leaving establishment, the business will be responsible for the pick-up and proper disposal of all litter.*
- C. The proposed use will not create serious adverse impacts to the commercial district. *The restaurant will continue to operate as a “bona fide eating place” and will provide a service that has been previously granted to other surrounding restaurants. The business will not become a bar and conditions of approval have been included prohibiting such type of operation.*
- D. The proposed use is adequately served by sufficient parking to serve the quantity of traffic such use generates. *The restaurant is located within the Historic Commercial Downtown zone that is served by public parking lots. The service of alcoholic beverages is not expected to significantly increase the parking demand as the use will remain primarily a restaurant and not a bar. The floor area and number of customer seats (both indoors and outdoors) proposed are similar to previous restaurants that have occupied this building. Accordingly, no additional parking is required.*
- E. The proposed use will not be incompatible with the adjoining uses as it relates to noise, traffic, and hours of operation. *The restaurant is part of the downtown*

commercial corridor and with the conditions of approval it will be a restaurant use that will operate as a “bona fide eating place.” Alcoholic beverages will only be served in the approved areas that include the inside dining area and outdoor tables adjacent to the front and side of the restaurant. Within the downtown commercial corridor, there are a number of existing restaurants 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. The nearby park and recreation center properties will not be negatively impacted because alcoholic beverages will only be served to restaurant patrons with the purchase of food items. Furthermore, sufficient safeguards exist that will allow the City to exercise control measures that will protect the peace, health, and safety of surrounding properties. The CUP 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.*



DATA SHEET 4

Surrounding Land Uses

CUP2018-05

402-404 South Myrtle Avenue

Property Description:

Located at the southeast corner of South Myrtle Avenue and East Lime Avenue. The proposed restaurant will occupy a 3,784 square foot portion of two multi-tenant buildings.

Zoning

Subject site: Historic Commercial Downtown (HCD)

Surrounding pattern:

north: Historic Commercial Downtown (HCD)

south: Historic Commercial Downtown (HCD)

east: Planned Development Area 5 (PD-5)

west: Historic Commercial Downtown (HCD)

Land Use

Subject site: Restaurant

Surrounding pattern:

north: Commercial (restaurant)

south: Commercial (retail)

east: Movie Theater

west: Commercial (service commercial, retail)

Environmental Determination: Categorical Exemption Class 1

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP, MMC 17.44.025 Alcohol Beverage Sales and MMC 17.44.115 outdoor dining.



TO: City of Monrovia; Planning Division

FROM: Joe Friedman- Basin 142 LLC; joe@basin141.com; (626)664-3139

DATE: March 7, 2018

SUBJECT: Operations Statement for Proposed Site: 402-404 S. Myrtle Ave

The purpose of this letter is to outline the general operational plan for Basin 141 in Monrovia at the proposed address listed above. We are looking forward to the opportunity of expanding our craft in hospitality and introducing the Monrovia community to the Basin 141 brand of high quality/scratch made food, unique cocktails, local craft beer, and a warm/classy atmosphere. We are fortunate to have 4 years of successful business operations under our belt at our Montrose, Ca location and welcome the prospect and privilege of being a fixture to Old Town Monrovia.

We currently have lease terms with the owner of the building for an initial 5yr term at the close of escrow with two additional 5yr options.

Our proposed hours of operation are as follows:

Mon-Thurs 11:30am (Lunch) to 12 midnight

Friday 11:30am (Lunch) to 1am

Saturday 10am (Brunch) to 1am

Sunday 10am (Brunch) to 10pm

We have \$200,000 budgeted for Tenant Improvements to move the bar to the main dining area located in the 402 Myrtle side while also enhancing the décor, furniture, lighting and equipment throughout. The Main dining area will have cozy booths, inviting communal tables and a versatile banquette. Outdoor seating will be limited to 4 to 5 two-top tables on in front of the 402 side. The 404 Myrtle side will be used for additional seating and can be reserved for special events.

We anticipate having a roster of about 30 employees, mostly on a part time basis. During Lunch hours and the pre-dinner hours, we should have 6-10 employees; During Dinner hours and peak weekend nights, we should have 10-15 employees.

I believe this covers all of the requested information for this statement. Please let me know if you require anything else and I will send it out ASAP. Again, we appreciate the opportunity of working with you and becoming part of the Monrovia business community. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Friedman", is written over a light blue circular stamp.

Joe Friedman
Basin 141

EQ #	DESCRIPTION
1	POS STATION
2	COFFEE MAKER
3	COMMERCIAL HOT WATER DISPENSER
S-1	(3) COMP. SCULLERY SINK. (3) 18"x24"x 12"
S-2	(1) COMP. FOOD PREP SINK. (1) 24"x 24"x 12"
S-3	HAND SINK, WALL MOUNTED, W / SOAP & TOWEL
S-4	MOP SINK, 20"x 16"x6", MOP HANGER & WALL
CT-1	CLEAN TABLE 30"x48"x44-3/4", LT. MTG.
DW-1	DISH WASHER, CORNER, LOW TEMP, 40 RACKS/
ST-1	SOIL TABLE, 30"x48"x44-3/4" W / (1) 20-1/4"x20-1/4"x6"
FD-1	2" FLOOR DRAIN WITH 4" NICKEL BRONZE TOP
FS-2	WHT. PORC. ENAMEL COATED FLOOR SINK,
LV-1	WALL HUNG BATHROOM SINK, WHITE W/
WH-1	COMMERCIAL WATER HEATER, 125 KBTUH, 80
WC-1	1.28 GPF ROUND FRONT, TANK TOILET, WHITE
UR-1	1.0 GPF URINAL, WHITE
UBS-1	(3) COMP. UNDERBAR SINK. (3) 10"x 14"x 10"
UBS-2	UNDERBAR HAND SINK, W / SOAP & TOWEL
UBS-3	UNDERBAR ICE BIN, 21"x30"x 13-1/2"
ES-1	KITCHEN EXHAUST SYSTEM 1
EH-1	SINGLE WALL HOOD / 4x5"EH-1" / 1250 CFM'S
EF-1	EXHAUST FAN "EF-1" / 1250 CFM'S CAP.
SF-1	SUPPLY FAN "SF-1" / 1125 CFM'S CAP.
FSS-1	FIRE SUPPRESSION SYSTEM 1
ES-2	KITCHEN EXHAUST SYSTEM 2
EH-2	SINGLE WALL HOOD / 4x 12"EH-2" / 3000 CFM'S
EF-2	EXHAUST FAN "EF-2" / 3000 CFM'S CAP.
SF-2	SUPPLY FAN "SF-2" / 2700 CFM'S CAP.
FSS-2	FIRE SUPPRESSION SYSTEM 2
4	GAS RADIANT CHAR-BROILER 36" MOUNTED ON
5	MANUAL, GAS GRIDDLE 36" MOUNTED ON EQ.
6	RESTAURANT RANGE, 6 BURNERS W / OVEN,
7	DEEP FAT FRYER MOUNTED ON 4" CASTERS
8	COOK-N-HOLD LOW TEMP. RADIANT OVEN, 22-
9	OVEN HEARTHBAKE, PIZZA SINGLE DECK
10	OVEN, CONVECTION, BAKERY DEPTH
11	STOCK POT (1) BURNER MOUNTED ON 6" LEGS
12	DRY STORAGE WIRE SHELVING
13	WALK IN UNIT WIRE SHELVING
14	EMPLOYEES LOCKER CABINET W / (6) VENTED
15	UNDERCOUNTER REF. / 16.5 ft ³
16	UNDERCOUNTER REF. / 21.4 ft ³
17	SANDWICH / SALAD PREP REF. / 16.5 ft ³
18	SANDWICH / SALAD PREP REF. / 20.0 ft ³
19	BEER DISPENSER COOLER / 23.0 ft ³
20	BACK BAR COOLER REF. / 19.0 ft ³
21	ICE MACHINE, 290 LBS @ 90°F
FF-1	AIR CURTAIN UNHEAT ED 36" W
22	WALK IN COOLER 80 Sq. Ft
23	WALK IN FREEZER 52 Sq. Ft

EQUIPMENT SCHEDULE SCALE N.T.S. 5

PROJECT: CONDITIONAL USE PERMIT APPLICATION FOR LIQUOR LICENSE FOR AN EXISTING RESTAURANT/BAR

ZONING: HCD (HISTORIC DOWNTOWN COMMERCIAL)

ASSESSOR'S PARCEL NO.: 8516-017-024

LEGAL DESCRIPTION: SUB OF PART OF BLK G MONROVIA N 36.02 FT EX OF ST AND ALLEY OF LOT 10

TOTAL AREA: 3,784 SF (NO CHANGE)

OCCUPANCY GROUP: A-2

TYPE OF CONSTRUCTION: III-B (FIRE-SPRINKLERED)

BUILDING STORIES: 1

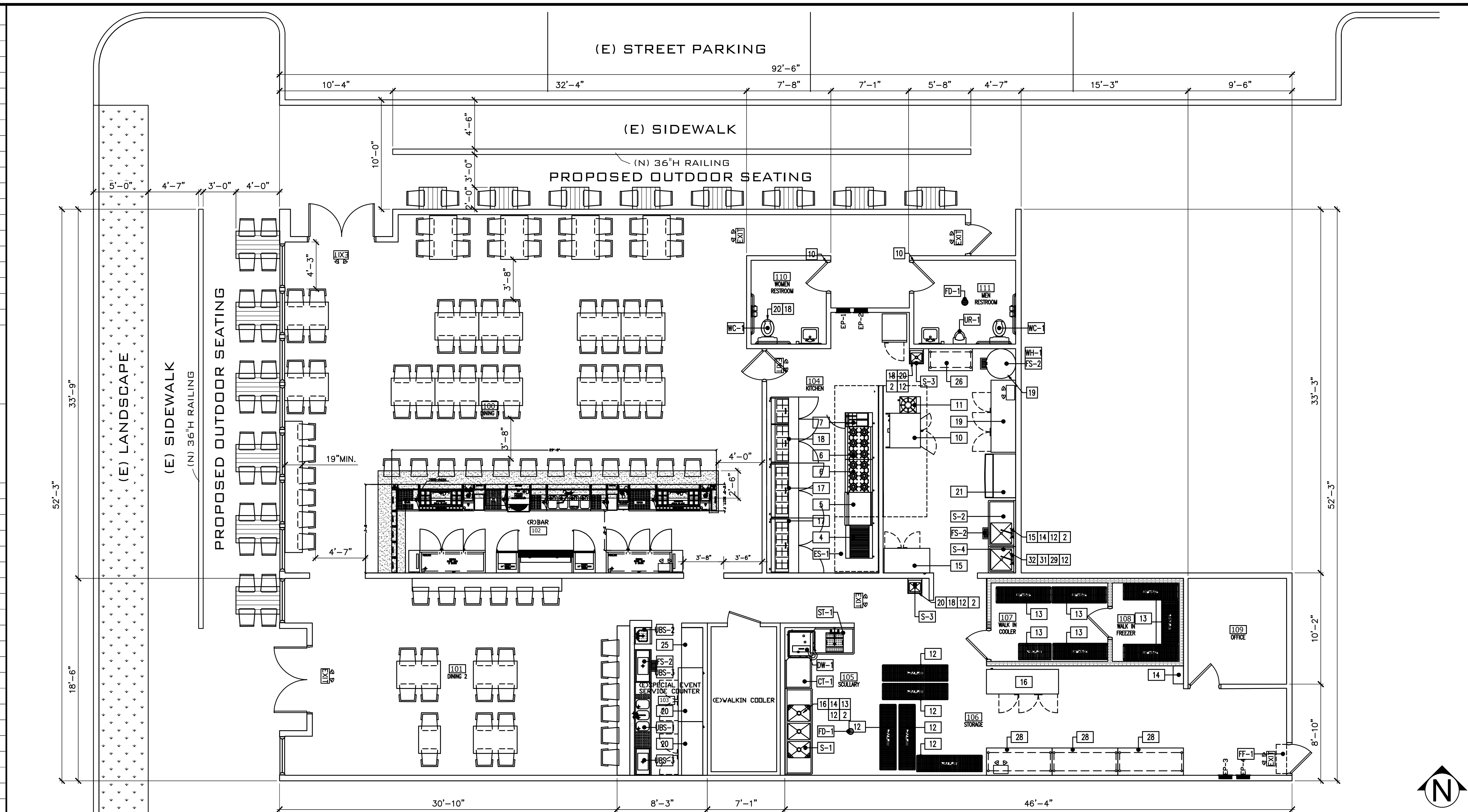
DEFERRED PLAN CHECK SUBMITTALS & PERMITS:
- EXTERIOR SIGNAGE, LA COUNTY HEALTH DEPT.

CODE APPLIED:
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA GREEN BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS
- CITY MUNICIPAL CODES

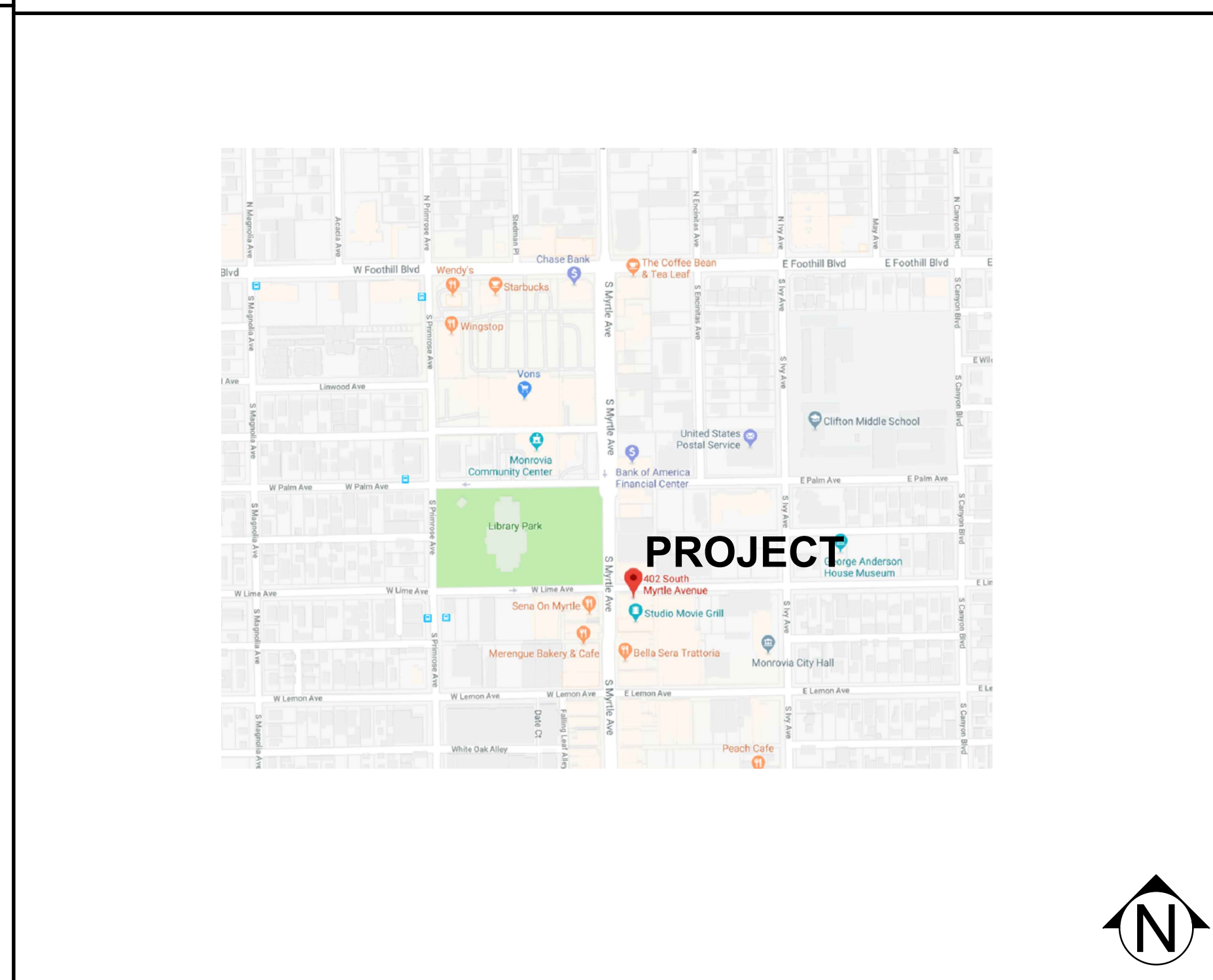
PROJECT CONTACTS:
PROPERTY OWNER: 402 S. MYRTLE ASSOCIATES, LLC. BASIN 142 LLC.
9777 WILSHIRE BLVD., #500, BEVERLY HILLS, CA 90212
APPLICANT/BUSINESS OWNER: 2265 HONOLULU AVE., MONTRORSE, CA 91020

DESIGN TEAM:
NEW ASIA FSE, INC.
3400 N. PECK RD., EL MONTE, CA 91731
626-575-5880

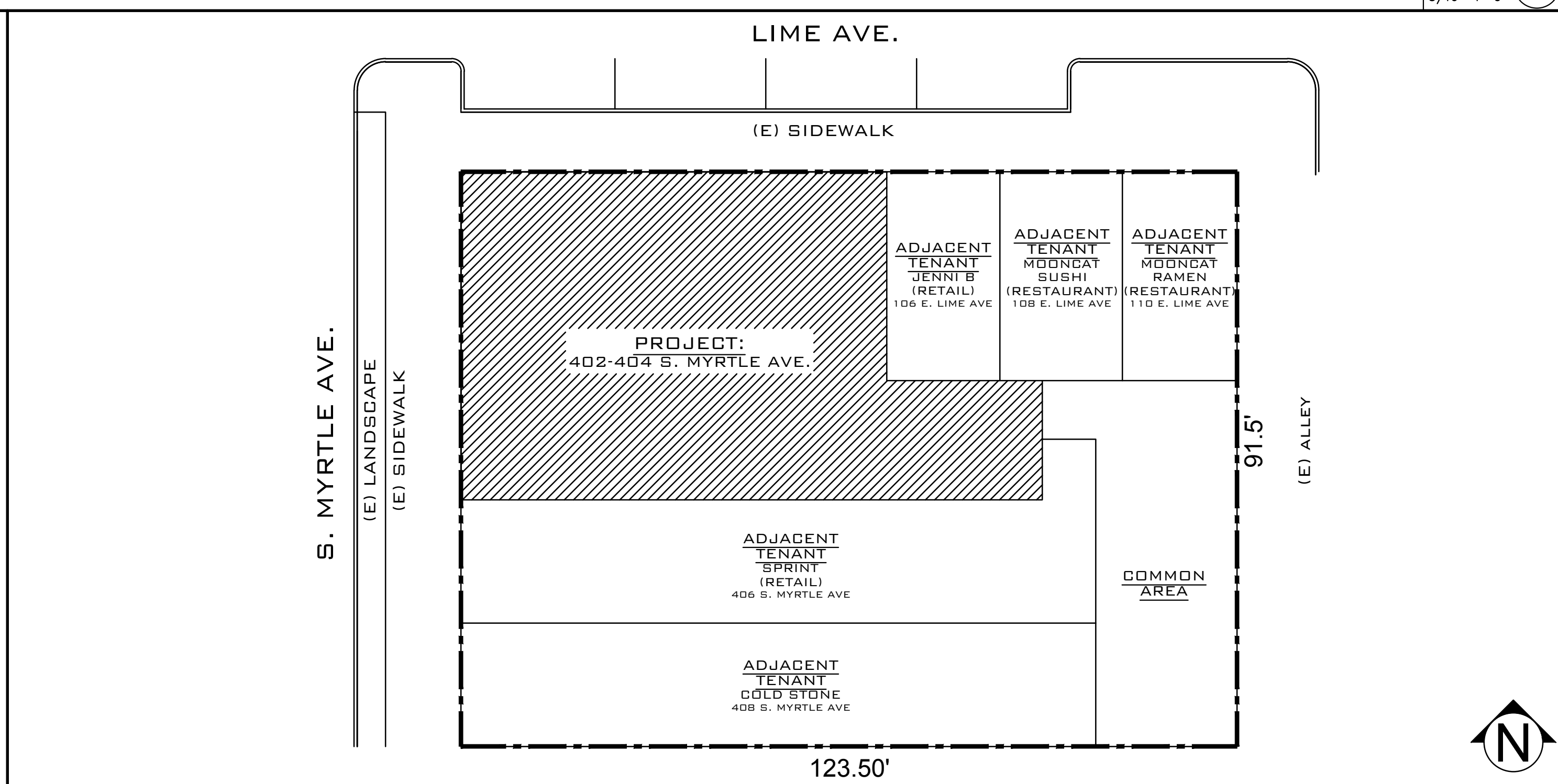
PROJECT SUMMARY SCALE N.T.S. 4



PROPOSED FLOOR PLAN SCALE 3/16"=1'-0" 3



VICINITY MAP SCALE N.T.S. 2



SITE PLAN SCALE 1/16"=1'-0" 1

NEW ASIA FSE, INC.
 3400 N. PECK ROAD,
 EL MONTE, CA 91731
 TEL: 626-575-5880
 FAX: 626-575-5080
 EMAIL: SALESNEWASIA@AOL.COM

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No.	Date	Revision

BASIN 141
 (CONDITIONAL USE PERMIT APPLICATION FOR LIQUOR LICENSE FOR AN EXISTING RESTAURANT/BAR)
 402-404 S. MYRTLE AVE., MONROVIA, CA 91016

Date:	03/05/2018
Dwg. No.:	
Drawn By:	MJ
Checked By:	MJ
Scale:	AS SHOWN
SITE & FLOOR PLANS / VICINITY MAP / SHEET INDEX / PROJECT SUMMARY	
Sheet No.:	

A-0.0