



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2016-23/CUP2016-24/
CUP2016-25/CUP2015-26
TPM074434
(Time Extension)

AGENDA ITEM: AR-1

PREPARED BY: Sheri Bermejo
Planning Division Manager

MEETING DATE: November 14, 2018

SUBJECT: Conditional Use Permit 2016-23 (On-site Service of Beer, Wine and Distilled Spirits)
Conditional Use Permit 2016-24 (Late Night Business Operation)
Conditional Use Permit 2016-25 (New Construction)
Conditional Use Permit 2016-26 (Off-site Sale of Beer and Wine, Instructional Tasting)
Tentative Parcel Map 074434 (Consolidation of Three Parcels into One Lot)

REQUEST: Two-year time extension on the approval of four conditional use permits and a tentative parcel map allowing the redevelopment of two existing industrial buildings into an artisan food and beverage village surrounding an outdoor courtyard, including new construction (2,428 square feet), the off-sale and on-site service of alcohol, late night business operation, and a subdivision map to consolidate three parcels into one lot. The property is located in the PD-12 (Planned Development Area – 12).

APPLICANT: 123 West Pomona, LLC – Paul and Sandra Kalemkarian
123-137 West Pomona Avenue
Monrovia, CA 91016

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

DISCUSSION/ANALYSIS: On December 14, 2016, the Planning Commission approved four conditional use permits and a tentative parcel map for the development of *The Lumber Yard at Myrtle Avenue* located at 123-137 West Pomona Avenue. The subject property consists of three parcels of land that total 59,368 square feet (1.36 acres) in size. The property is currently developed with two industrial buildings and is located within the PD-12 Station Square Transit Village designation of the General Plan. The project envisioned to offer a unique destination for Metro Gold Line travelers, as well as Monrovia residents, to explore a variety of foods and beverages in a leisurely outdoor setting for lunch and dinner.

The conditional use permit requests CUP2016-23, CUP2016-24, CUP2016-25, and CUP2016-26 allowed for 2,428 square feet of new construction, the onsite service of beer, wine, and distilled spirits, retail sales of beer and wine in conjunction with instructional tasting, and late night business operation. Lastly, Tentative Parcel Map TPM 074434 was approved for the consolidation of three parcels into one.

The applicant is working on modifying the original project vision, and a project alternative feasibility study is underway. Should this project alternative not work out, he would like to proceed with *The Lumber Yard at Myrtle Avenue* project. Please find his formal letter request attached as Exhibit "A," in which he requests a 24 month extension.

Section 16.20.090(B) of the Monrovia Municipal Code states that the Planning Commission may grant one or more extensions on a tentative parcel map not exceeding five years in total. The development to which the conditional use permits apply is associated with the tentative parcel map approval. Therefore, should the Commission approve the extension request the extension would also apply to the conditional use permits associated with the project.

To the City's knowledge, there have not been circumstances that have changes or factual evidence that would allow the original findings for Tentative Parcel Map 074434 and conditional use permit requests CUP2016-23, CUP2016-24, CUP2016-25, and CUP2016-26 to be revisited and the extension request denied.

RECOMMENDATION: Staff recommends approval of a 24 month extension of TPM 074434, CUP2016-23, CUP2016-24, CUP2016-25, and CUP2016-26. If the Planning Commission concurs with this recommendation, then the appropriate action would be a motion to:

Approve a 24 month extension of TPM 074434, CUP2016-23, CUP2016-24, CUP2016-25, and CUP2016-26

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October 20, 2018

Pau Kalemkiarian
123 W Pomona Ave.
Monrovia, CA 91016

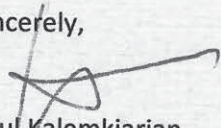
To whom it may concern,

123 W. Pomona respectfully requests a 24 month extension on the entitlements granted for the Lumber Yard project entitled at the Planning Commission meeting December 14th, 2016.

The vision for the project changed direction to accommodate the dynamic vision of Station Square. Currently under review and discussion with the Planning Department is a more viable project that not only accommodates the existing entitlements but adds value to the area for the future.

I submit the extension request to ensure that the property continues forward.

Sincerely,



Paul Kalemkiarian
123 W. Pomona LLC