



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2019-0009

AGENDA ITEM: PH-3

PREPARED BY: Austin Arnold
Assistant Planner

MEETING DATE: September 11, 2019

SUBJECT: Conditional Use Permit CUP2019-0009

525 South Shamrock Avenue (APNs 8517-009-010)

REQUEST: Applicant is requesting a Conditional Use Permit for the adaptive reuse of an existing commercial building for a Special Event Venue and the addition of two loft apartments above the ground floor commercial space with a detached four-car garage.

The proposed project is contingent on the adoption of General Plan Amendment GPA2019-0002 and Zone Change ZA2019-0001 by the City Council, which would change the subject property's General Plan land use designation (Residential Medium Density) and zoning classification (RM3500) to a new Planned Development Area land use designation (Planned Development - Area 66) with associated development standards.

APPLICANT: TTTTK, LP (Diane Bowden)
212 West Foothill Boulevard
Monrovia, CA 91016

ENVIRONMENTAL DETERMINATION: CEQA Exemption Class 31 (Historical Resource Restoration/Rehabilitation)

BACKGROUND: The applicant is requesting a Conditional Use Permit to repurpose the former Monrovia Market building located at 525 South Shamrock Avenue into a Route 66 Automotive Museum / Special Event Venue. The Museum / Special Event Venue would showcase several 1950 classic cars and memorabilia owned by the late Fred Bowden, who was both a former Monrovia resident and prominent housing developer. The Special Event Venue could be rented out for private parties and gatherings on a limited basis. The project proposal also includes the addition of two residential loft apartments above the building, creating a new second floor.

When City staff was first approached about this unique and creative proposal, a land use approval process to facilitate the development was not in place. While the building is identified as an important Route 66 resource in Monrovia, it has faced several land use and zoning challenges impacting its preservation and economic viability over the last several years. The subject property is located within a multifamily residential zoning designation that only permits residential land uses. Due to this residential zoning designation the building is considered legal nonconforming. Monrovia's Municipal Code (MMC) §17.48.020 (F) states *when a nonconforming use of a structure or land is discontinued or abandoned for a*

continuous period of 180 days or more, any subsequent use shall conform to the regulations of the district in which the property is located. The building became vacant when its last occupant, the former Market Grill restaurant, went out of business at the end of 2016.

There are just a few remaining buildings associated with commercial development along Monrovia's Route 66 corridor, which originally traveled westbound through the City along East Huntington Drive, then north on South Shamrock Avenue, and finally west on Foothill Boulevard. The City's Historic Context Statement elevates the historic significance of these buildings because of their association with Route 66 and the "Commerce and Automobile Theme (Period of Significance 1908-1967)."

Within months of learning about the applicant's proposal, staff was informed that the owner of Flying "A" Gasoline Station, another Route 66 roadside building located at 721 South Shamrock Avenue, was contemplating selling their property. Given the similarities and unique timing of each property owners' proposals, the City found it an opportune time to initiate a separate land use application to establish a new land use designation, Planned Development - Area 66 (PD-66), for both properties. In short, the proposed PD-66 standards is a City of Monrovia effort to encourage the preservation, restoration, and adaptive reuse of these Route 66 commercial buildings in a manner that is compatible with their surrounding residential neighbors. The proposed standards are included in Exhibit "A" for the Commission's reference and are described in Agenda Item PH-2.

Land Use Review Requirements for Automotive Museum / Special Event Venue

Instead of providing a comprehensive list of allowable uses, the proposed PD-66 land use provisions reference the NC (Neighborhood Commercial) use regulations contained the City's Zoning Ordinance (MMC Section §17.08.010). Given that there is no definition in the Zoning Ordinance (MMC §17.08.030) for a special event venue, it is considered to be an "Other Use." The code defines "Other Use" as "uses not specifically mentioned or easily identified by the Development Review Committee as belonging to one or more of the use types defined (in the definition section of the Zoning Ordinance), and shall be permitted in any zone if granted a Conditional Use Permit by the Commission. When granting a Conditional Use Permit in such a circumstance, the Commission must find that the use is compatible with other uses permitted in the zone."

In addition to the required findings that the Commission must make prior to granting a Conditional Use Permit, the PD-66 development standards contain specific review criteria, as well as additional findings, that must be considered in order to grant land use approval. The review criteria includes:

1. Compliance with the Zoning Code Performance Standards (MMC Chapter 17.32), which relate to the prevention of environmental impacts and nuisance conditions caused by noise, vibration, smoke, air pollution, light and glare;
2. The review of parking and traffic generation based on the limited availability of onsite parking, and
3. Compliance with the PD-66 Business Performance standards, which includes but is not limited to hours of operation, business deliveries, and location of uses onsite.

Lastly, the additional findings include conformance with the following PD-66 guiding principles:

1. Preservation: The project furthers the preservation and restoration of Route 66 roadside commercial properties by allowing uses that require minimal change to the character defining features of the building and its site environment;
2. Economic Viability: The project promotes the long-term economic viability of the properties; and
3. Neighborhood Compatibility: The project proposes a use that will be compatible with the surrounding residential neighborhood.

It is important to note that CUP2019-0009 is contingent on the approval of GPA2019-0002 and ZA2019-0001, which will also be heard by the Planning Commission at their meeting on September 11, 2019. Although the Planning Commission serves as the decision body for Conditional Use Permit requests, the Council serves as the decision body for the proposed General Plan and Zoning amendments. Therefore, if the Planning Commission makes the required findings to grant approval of CUP2019-0009, the applicant will only be able to implement the project if the City Council approves GPA2019-0002 and ZA2019-0001.

SUBJECT PROPERTY: This 11,452 square foot property is located on the northwest corner of Colorado Boulevard and South Shamrock Avenue, and is developed with a 3,240 square foot brick building formerly known as the Monrovia Market. The building was built by Amos T. Veverka in 1923 and was originally used as a small grocery store. Until recently, it has housed various commercial businesses.

Existing Site Characteristics

The existing building is located on the southeast corner of the lot, and is setback 18 feet from the west property line, 59' from the north property line, and 12' from both the east and south property lines. Two driveways provide ingress and egress access to the site; one is located on Shamrock Avenue, the other is located on Colorado Boulevard. The property currently contains a surface parking lot which is located just north of the building. The building's street frontage is improved with a pedestrian walkway that leads to the building entrances, and a combination of block wall and chain-link fencing is located along the north and west property lines. Lastly, the overall site is in need of significant property maintenance improvements.

Surrounding Land Uses

This property is designated Medium Density Residential in the General Plan and is zoned RM3500 (Residential Medium 3500). The site is surrounded by the following land uses:

North:

General Plan:	Residential Medium Density
Zoning:	RM3500 (Residential Medium Density)
Land Use:	Single Family Residential

South: (across East Colorado Boulevard)

General Plan:	Residential Medium Density
Zoning:	RM3500 (Residential Medium Density)
Land Use:	Single Family Residences (624 and 630 E Colorado Boulevard)

East: (across South Shamrock Avenue)

General Plan: Public/Quasi-Public
Zoning: P/QP (Public/Quasi-Public)
Land Use: Recreation Park

West:

General Plan: Residential Medium Density
Zoning: RM3500 (Residential Medium Density)
Land Use: Multifamily Residential (6 Units)

DISCUSSION/ANALYSIS:

Project Overview

The project was designed in compliance with proposed General Plan Amendment GPA2019-0002 and Zone Change ZA2019-0001 which is currently pending approval.

The applicant is requesting to repurpose the building into an Automotive Museum and Special Event Venue that will be designed to look like a 50's diner, and construct two loft residential units above the existing commercial space. The proposal includes the development of a detached four-car garage, a trash enclosure, as well as several parking lot improvements.

Adaptive Reuse for Special Event Venue

To further the preservation, rehabilitation, and restoration of the existing building, the applicant is proposing minimal changes to the building's exterior. The building footprint will remain unchanged, as the Special Event Venue will be fully contained within the existing building.

The character-defining features on each of the building's elevations will be preserved and protected in place. Those features include the building's façade composition, corner location, street orientation, brick exterior, pilasters on the north and south elevations, flat roof with a low parapet, decorative corbels on the south and east elevations, and the angled corner entry that faces the intersection.

Flat metal canopies are proposed on the east and south elevations which will be anchored to the brick walls using a fastening system that will minimally damage the brick. The plans further propose modifications to two openings and the loss of some brick in order to accommodate a roll-up door on the west elevation, a second roll-up door on the north elevation, and the installation of bi-fold glass doors on the south elevation by modifying an existing window opening. The proposed roll-up doors are needed to accommodate the movement of show vehicles into the building. Lastly, new clear glass will be installed in all existing windows.

The floor plan layout includes a 2,513 square foot vehicle show room, which will accommodate up to 12 classic cars and memorabilia reflecting the "classic car era," and a 727 square foot mock diner improved with approximately 5 tables and seating for 20. The Special Event Venue includes a limited food prep area and restroom facilities. Lastly, an

outdoor seating area is proposed in front of the building to accommodate additional seating. The entire event venue, vehicle show room and mock diner, will provide a total maximum occupancy of 40 guests.

The applicant indicates that the venue will be leased for private parties and gatherings on a limited basis, not more than 5 days a month. Since a full kitchen is not proposed, private parties would require catering. Food and beverages, including alcohol, will not be sold onsite.

To ensure the business operation will have minimal impact on the surrounding neighborhood, conditions of approval are proposed to regulate hours of operation, parking, business deliveries, use of live entertainment. Specifically, Condition No. 29 establishes the following limit on business hours of operation.

- If a private event does not propose outdoor activity, then the hours of operation could occur:
 - Sunday through Thursday: 9:00 AM to 10:00 PM
 - Friday and Saturday: 9:00 AM to 11:00 PM
- If a private event proposes outdoor activity, then the hours of operation could only occur Sunday through Saturday: 9:00 AM to 9:00 PM (daily).

In order to reduce parking overflow and traffic impacts on the surrounding neighborhood, Condition # 25 on Data Sheet 1 requires that event parking be provided onsite to the extent feasible. Should any overflow of parking occur, overflow in parking shall be confined to street parking directly adjacent to the property and around Recreation Park. Condition #39 on Data Sheet 1 limits all deliveries to the site between 8:00 am to 6:00 pm, Monday through Friday, and 9:00 am to 7:00 pm on Saturday. This condition also prohibits deliveries on Sundays, and requires that deliveries occur on the South Shamrock Avenue side.

Live entertainment and/or dancing will only be allowed as ancillary use at any event. To minimize noise impacts on the neighborhood Condition #33 on Data Sheet 1 restricts live entertainment to the interior of the building, while requiring that all exterior doors be kept closed at all times when amplified or live music is being played in the facility.

Addition of Residential Loft Units

In order to maintain a reasonable level of economic viability, the applicant is proposing to construct two residential loft units on top of the existing building which will be accessible by an exterior metal staircase on the north elevation. Each unit is approximately 972 square feet in size and will include two bedrooms, two bathrooms, a kitchen, living room, and an outdoor deck.

The design of the residential addition was carefully considered to maximize neighborhood compatibility. The units will be setback 7'-6" from the existing building line on the west elevation (25'-6" from the west property line). This offset will provide a break in the building's mass, as well as a greater setback distance between the proposed units and the adjacent two story multifamily development to the west. The semiprivate residential outdoor area was planned along the Shamrock Avenue frontage to further reduce privacy impacts on the adjacent properties. All building mechanical equipment will be screened by the existing roof parapet on the west side of the building, which will minimize noise and visual impacts.

The applicant has chosen modern materials for the second story addition with the intent of providing a clear delineation between original and new construction. This is consistent with the Secretary of the Interior Standards for Rehabilitation. The main body of the building will be finished in a grey horizontal aluminum siding and a contrasting grey stucco with a light sand finish. Windows with clear glazing and metal awnings will match those proposed on the ground floor of the building. The outdoor decks incorporate a modern, steel cable railing which will match the railing on the proposed exterior staircase.

Each residential unit will be assigned a private two-car garage. Condition of Approval No. 23 requires that the garages be used exclusively for the storage of vehicles, with the exception of storage areas that do not encroach within the required parking space dimensions.

Project Compliance with PD-66 Preservation Guidelines

To ensure that the project furthers the preservation and restoration of the building, and that it would not result in any substantial adverse changes to the its historical significance, the applicant hired LSA Associates, Inc (LSA) to complete an assessment. LSA is a professional historic preservation consulting firm.

In summary, the assessment concluded that the building is eligible for landmark designation under for listing in the California Register and at the local level under Criterion 1 for its association with the local historic context statement “Commerce and the Automobile 1908-1967,” as well as Criterion 5 of the City’s ordinance as an established and familiar visual feature in the neighborhood. The assessment also evaluated the project using the U.S. Department of the Interior National Park Service Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings and determined that the proposed improvements would not impact the building’s historical significance. LSA’s assessment is included in Exhibit B.

To ensure careful rehabilitation and restoration of the existing building, Data Sheet 1 includes Conditions No. 18 – 20 require photo documentation prior to construction, the preservation of the buildings character defining features, and Planning Division Manager approval of the exterior brick restoration process and replacement of missing exterior building features.

Development Review Committee

As part of the Advisory Review, staff sent out a courtesy notice to property owners within 300 feet of the subject property. The courtesy notice was provided to further encourage and allow for public input regarding the project prior to any public hearings. At the special DRC meeting held on August 27, 2019, the property owner to the west of the subject site attended and expressed concerns related to view shed impacts due to the proposed building height. Mr. Steve Baker, representing MOHPG, spoke in support of the project, however expressed concern regarding the proposed metal awnings as they were not period appropriate. Several other members of the public had questions regarding the use of the event space. It is important to note that while there were concerns raised, there was no strong opposition to the project voiced.

In response to the concerns expressed at DRC, Staff explained that the subject neighborhood is developed with both single-story and two-story residential units, and many of the older two-story units in the neighborhood have comparable building heights. The building to the west is two-story and measures approximately 28 feet height. The total building height proposed with the loft addition is 30’-3.” The applicant carefully planned the loft addition with

significant building offsets to provide greater building separations. There is approximately 50 feet between the loft addition and the adjacent residential building.

During the DRC meeting staff confirmed that the event spaces was only for private events limited to not more than 5 days a month. The applicant's representative, Todd Bowden, explained that the proposed metal awnings were intended to tie in the building with the proposed residential loft addition.

Conclusion

The proposed project would preserve and rehabilitate an important Route 66 roadside commercial property in Monrovia. It requires minimal change to the building's character defining features and its site environment. The Automotive Museum / Special Event Venue use and residential addition has been designed to be compatible with the surrounding residential neighborhood, and will promote the property's long term economic viability.

RECOMMENDATION: The Development Review Committee and Staff recommend approval of the application as presented in the Staff Report. If the Planning Commission concurs with Staff's 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 CUP2019-0009 is categorically exempt from CEQA under Class 31.
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 CUP2019-0009, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2019-0009, subject to the attached Planning Conditions on Data Sheet No. 1, Public Works Conditions on Data Sheet No. 2 and recommendations in the Staff Report, all of which are incorporated herein by this reference.
5. The approval of CUP2019-0009 is contingent on the approval by the City Council of requisite land use designation changes.

MOTION:

Approve CUP2019-0009 pursuant as presented in the Staff Report.



DATA SHEET 1

Planning Conditions

**Conditional Use Permit CUP2019-0009
(Other Use – Private Event Facility)**

525 South Shamrock 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 for CUP2019-0009, submitted by the Applicant, 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 this conditional use permit.

DEVELOPMENT STANDARDS

1. The proposed project is contingent on the adoption of General Plan Amendment GPA2019-0002 and Zone Change ZA2019-0001 by the City Council, which would change the subject property’s the General Plan land use designation (Medium Density Residential) and zoning classification (Residential Medium 3500) to a new Planned Development Area land use designation (Planned Development - Area 66) with associated development standards. If the City Council does not approve GPA2019-0002 and ZA2019-0001, CUP2019-0009 shall be null and void.
1. The development shall comply at all times with all standards, regulations, requirements and guidelines set forth in “Planned Development – Area 66.”
2. The approved floor plan is an integral part of the decision approving Conditional Use Permit 2019-0009. Any change in the approved floor plan which has the effect of expanding or intensifying the use may require an amendment to the CUP as determined by the Development Review Committee (DRC).
3. A decorative block wall shall be provided by the Applicant adjacent to the rear (North) and side (West) property lines but outside of the front setback area. The property line wall must be a minimum of five feet above the subject property’s finished grade and a minimum of five feet and a maximum of six feet above the adjacent property’s grade, measured in accordance with the Monrovia Municipal Code. The walls shall be installed before building construction begins.
4. The Applicant shall make a good faith effort to work with adjacent property owners (that have existing walls/fences) to avoid a double wall condition, and provide a single wall along the project’s perimeter. The applicant shall notify by mail all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project’s perimeter.

5. A decorative trash enclosure shall be constructed 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. A trash generation study shall be completed to determine the initial pick-up frequency. Trash pickup shall be scheduled with enough frequency to ensure that the provided dumpster does not overflow.
6. Placement and design of mailboxes shall be reviewed and approved by the U. S. Postal Service and the Planning Division Manager prior to installation.
7. Ground level mechanical equipment shall be placed a minimum of 5' from the interior property lines and shall be completely screened with landscaping. Ground level mechanical equipment shall not be located within the front setback.
8. No roof mounted mechanical equipment shall be permitted on the building unless completely screened by the proposed roof design.
9. Electrical power lines, telephone lines, and any other transmission lines (including, without limitation, cable television lines, data transmission lines, communication lines, other utility lines, etc.) within the development, shall be placed underground.
10. All utilities and structures such as gas meters, electrical meters, telephone meters, telephone pedestal-mounted terminal boxes, surface mounted electrical transformers, or other potential obstructions shall be noted on the plans with provisions for appropriate screening. The utility plan shall be approved by the Development Review Committee, prior to installation.
11. Plans showing all exterior lighting shall be submitted to the Planning Division for review prior to building permit issuance and no exterior lighting shall be installed without the approval of the Planning Division Manager. All exterior lighting shall be designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures and shall be compatible with the original architectural period and style of the building.
12. No exterior sign may be installed without prior approval of the Development Review Committee. Installation of original signage and restoration of existing exterior lighting shall be encouraged as long as there are no adverse impacts to the adjacent residential uses. The design of signage shall be complementary to the original period and style of the building.
13. All supplies, products, materials, and equipment shall be stored within the building. Outdoor storage of supplies, products, materials, and equipment is prohibited.
14. No portion of any residential patio or balcony shall be used for the permanent storage of rubbish, junk, clotheslines, or garbage receptacles. "Permanent storage," shall mean the presence for a period of forty-eight (48) or more consecutive hours on a patio or balcony.
15. The property at 525 South Shamrock consists of two lots (Lots 7 and 8). The property owner of 525 South Shamrock shall submit to the Planning Division Manager a

Covenant to Hold as One Parcel, Lots 7 and 8. Said covenant shall be in a form that is acceptable to the City Attorney and the Director of Community Development and shall be recorded prior to commencement of operation pursuant to Conditional Use Permit 2019-0009. The Covenant must meet the approval of the Planning Division Manager, be acceptable in form and substance to the City Attorney, and once approved by the Planning Division Manager, shall be recorded with the Los Angeles County Recorder's office against each parcel that is included, in whole or in part, within the project. The Covenant shall not be modified or revoked without the prior written approval of the City.

BUILDING PRESERVATION

16. Photo documentation of the building must be submitted to the Community Development Director prior to its alteration. All existing exterior elevations of the building shall be photographed.
17. The building's key character-defining features include its façade composition, corner location, street orientation, brick exterior, pilasters on the north and south elevations, decorative trim within the windows on the south and east elevation, flat roof with low parapet, and the angled corner entry that faces the intersection. These distinctive features shall be preserved as part of the project and shall be subject to review and approval by the Planning Division Manager. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old feature in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence and shall be subject to review and approval by the Planning Division Manager.
18. The Planning Division Manager shall review and approve the appropriate method of rehabilitation and restoration for the following key features before any application or technique of restoration or rehabilitation is applied to the building.
 - a. Brick Exterior. The bricks on the east and south elevations have vertical striations and color variations (not observed in the north or west elevations), which shall be carefully matched if repaired or replaced. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials, such as raking out the mortar joints with power tools, shall not be used. Care shall be taken when repointing the mortar joints to ensure that the bricks are visually prominent rather than the joints;
 - b. The replacement of the two missing square embellishments located within the decorative brick brackets on the South Shamrock Avenue building elevation shall require the review and approval of the Planning Division Manager; and
 - c. Storefront glass. All replacement glass shall be clear.
19. A final materials board shall be submitted to the Planning Division Manager for review and approval prior to building permit issuance. The final materials board shall include a breakdown by unit of materials to be used and samples/examples of siding, stucco, windows, exterior doors, roll-up doors, roofing, color schemes and exterior light fixtures.

LANDSCAPING

20. A Landscape and Irrigation Plan prepared by a licensed Landscape Architect shall be submitted to the Planning Division for plan check showing the size, type, and location of all planting areas and shall incorporate the following conditions of approval:
- a. Landscaping shall be a combination trees, shrubs, groundcover.
 - b. All landscaping shall be maintained by the applicant and shall include a permanent automatic irrigation sprinkler system.
 - c. Any unimproved City right-of-way contiguous with the property shall be landscaped and maintained by the Applicant and shall be incorporated into the required landscape plan.
 - d. A landscape documentation package that complies with the requirements of the Model Water Efficient Landscape Ordinance shall be submitted to the Planning Division for review and approval prior to landscape construction. A Landscape Certificate of Completion shall be submitted to the Planning Division at the completion of the installation, prior to request for a final inspection and issuance of Certificate of Occupancy.

PARKING

21. A two-car garage shall be dedicated and made available for each dwelling unit above the commercial building. With the exception of storage areas that do not encroach within the required parking space dimension, the garages shall only be used for the storage of vehicles.
22. No required parking area shall be fenced-off or otherwise enclosed for outdoor storage uses or for any other non-parking use.
23. Parking for all events shall be provided onsite to the extent feasible. Should any overflow of parking for events occur, overflow parking shall be confined to street parking directly adjacent to the property and around Recreation Park.
24. The parking lot shall be rehabilitated with a new asphalt surface. All unenclosed parking spaces that are provided as part of the project shall be clearly marked by 2" wide pavement paint or alternate method if approved by the Development Review Committee. Double Striping shall be used for delineating all parking spaces so as to provide a minimum parking area of 8'-6" in width by 18' in depth for standard stalls and 8'-6" in width by 16' in depth for compact stalls. The site shall be developed and maintained with no fewer than 7 standard parking stalls. Prior to installation of the new asphalt and striping, a scaled parking and circulation plan shall be submitted to the Planning Division Manager for review and approval.
25. Adequate wheel stops (or a concrete curb not less than six inches high) shall be installed and maintained as a safeguard to abutting property. The barrier shall be at

least three feet from any property line, but in no case shall it be less than necessary to meet the intent of MMC Section 17.24.060 through Section 17.24.120.

ROUTE 66 AUTOMOTIVE MUSEUM AND SPECIAL EVENT VENUE (CUP2019-0009)

26. The Museum and Special Event Venue shall only be used for private parties and events with a maximum of 40 guests.
27. The Special Event Venue shall operate not more than five days during any calendar month. Hours of operation shall be limited to the following hours of operation:
 - a. Hours of Operation if no outdoor activity will occur:
 - i. Sunday through Thursday: 9:00 AM to 10:00 PM
 - ii. Friday and Saturday: 9:00 AM to 11:00 PM
 - b. Hours of Operation if outdoor activity will occur :
 - i. Sunday through Saturday: 9:00 AM to 9:00 PM (daily)

Before any change is made in these days and 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 days and hours of operation shall be made without Planning Commission approval.

28. The sale of alcohol onsite shall be prohibited. Private events may serve alcohol provided a California State ABC license is not required.
29. A Special Event Permit shall be obtained from the City three weeks prior to any event that would intensify the use authorized by the approval of Conditional Use Permit 2019-0009. Examples of intensification may include, but are not limited to, number of events, hours of operation, and location of outdoor activity areas. The application request shall identify the type and hours of the special event, the expected number of attendees, event seating floor plan, security measures proposed, and include an off-site valet parking operation plan. Offsite parking shall be secured for events. Valet parking shall be provided, and the additional off-site parking shall be utilized by the parking valets.
30. Prior to the issuance of a building certificate of occupancy for the private event facility, the Applicant shall propose and submit for review and approval by the Development Review Committee a Rules and Regulations Agreement to be required of anyone wishing to rent the facility in accordance with the requirements of this conditional use permit. The intent of the Rules and Regulations Agreement is to provide good neighbor rules and regulations so that private parties have minimal impacts on the surrounding neighborhood. The Rules and Regulations shall at minimum contain regulations for use of live entertainment, alcohol use, smoking, set-up / clean-up, operation and indemnification of the City so that it is compliant with the PD-66 Guidelines, Performance Standards in the Monrovia Municipal Code; and the conditions of approval for this CUP2019-0009.

31. Adequate seating and tables must be provided for all guests during all private events and parties.
32. Live entertainment and/or dancing are allowed as ancillary uses at any event, but shall not be the primary use at any time. Live entertainment and amplified music shall be restricted to the interior of the building, and all exterior doors shall be kept closed at all times when amplified or live music is being played in the facility.
33. Special effects or events which adversely affect neighboring properties or diminish the effectiveness of fire protection systems, occupant notification systems, or infringe upon the means of egress, are prohibited.
34. Pyrotechnic displays are prohibited at any event.
35. Gambling of any kind is not permitted at the facility.
36. The applicant shall maintain and provide a list to the Monrovia Police Department of the property managers (those with authority and responsibility to maintain order during operations), with their phone numbers.
37. Except for employees, contractors or facility operators whose presence is necessary to conduct business after hours, or who perform cleaning, maintenance or repair of the premises, no other person shall be on the premises during closed hours.
38. Deliveries shall be made on-site and shall be limited to the hours of 8:00 am to 6:00 pm, Monday through Friday, and 9:00 am to 7:00 pm on Saturday. Sunday deliveries shall be prohibited. Deliveries shall occur on the South Shamrock Avenue side only.
39. If it is determined by the Community Development Director, Public Works Director, or Community 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 property owner will provide employees to pick-up and properly dispose of all litter.
40. 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.
41. 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 by the property owner, unless any law in effect at that time imposes a shorter time period for eradication.
42. CUP2019-0009 may be called for review at any time by City Staff, the Development Review Committee, the Planning Commission, or the City Council, if the business is creating adverse impacts, such as, but not limited to, policing, security, parking overflow and noise to the surrounding properties. In addition to any other remedy available to the City, measures may be required such as modification of the hours of operation, providing parking attendant coverage and/or securing additional parking

offsite to mitigate any adverse impacts and address the area where problems are occurring.

43. The Development Review Committee shall review the use within six months from the date the business commences, and determine if ongoing review is required thereafter. The review shall focus primarily on compliance with the conditions of approval and the PD-66 standards and regulations related to any adverse impacts upon the surrounding properties.

BUILDING DIVISION

44. The accessible path of travel from the street needs to be entirely contained onsite per California Building Codes, or provide an accessible path on the sidewalk per City of Monrovia standards.
45. The floorplan shall show an accessible path of travel within the interior private event facility, starting with an accessible entrance.
46. Due to depth of the proposed caisson footings for the building foundation, a soils report is required.
47. The occupancy group and type of construction needs to be indicated to determine the minimum horizontal separation required between the first floor and residential area above per the California Building Code and the California Residential Code.
48. Provide information regarding special detailed requirements based on use and occupancy per the California Building Code and the California Residential Code.
49. Show limits of square footage and height/story limits per the California Building Code.
50. Provide building opening limit analysis based on separation distance between exterior walls per the California Building Code.

FIRE DEPARTMENT

51. An automatic fire sprinkler system and fire alarm as set forth by Fire Code 903, 907, and local amendments is required for both the commercial and residential use.
52. Smoke alarms shall be provided in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.
53. Carbon monoxide alarms shall be provided either within all sleeping units, or alternatively the building shall be provided with a carbon monoxide alarm system that protects all common areas between the sleeping units and the kitchen.
54. A Knox box shall also be provided adjacent to the main entrance of the building at an approved location.

55. An approved number or address shall be provided on all buildings and uses in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall be a minimum of 6-inch high by ½-inch stroke and be a contrasting background.
56. Portable fire extinguishers shall be installed per the California Fire Code.

CONSTRUCTION SITE REQUIREMENTS

57. A Construction Impact Mitigation Plan shall be submitted to the Planning Division for review and approval, which must be approved prior to the start of any demolition or construction.
58. The Applicant shall provide temporary perimeter fencing with view obscuring material during construction. If graffiti is painted or marked in any way upon the premises or on an adjacent area under the control of the Applicant (including without limitation, any temporary perimeter construction fencing or the permanent wall), the graffiti shall be removed or painted over by Applicant within twenty-four hours, unless any law in effect imposes a shorter time period. Fencing may be removed prior to landscape installation with Planning Division approval.
59. One waterproof sign (36" x 48") in both English and Spanish noting construction hours and a phone number for contact shall be posted on each street frontage prior to grading or construction.

GENERAL REQUIREMENTS

60. 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.
61. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.
62. 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 the Fire Department that are directly applicable to the project.
63. This project is subject to and shall comply with the provisions of the City's Public Art Ordinance (MMC §15.44.050).
64. The development associated with this Conditional Use Permit shall begin within one (1) year after its approval or it will expire.
65. The Applicant shall, within 30 days after approval by the City Council, 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. Conditional Use Permit

CUP2019-0009 shall be void and of no force or effect unless such written consent is submitted to the City within the 30 day period.

66. All of the above conditions shall be complied with prior to issuance of the Certificate of Occupancy, unless an earlier compliance period is specified as part of a condition.
67. 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 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.
68. Indemnification. As a condition of approval, the 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 in accordance with the Subdivision Map Act and from choosing counsel to defend the City.



DATA SHEET 2

Public Works Conditions

Conditional Use Permit
CUP2019-0009 (Other Use –
Private Event Facility)

525 S. Shamrock Avenue
Bowden Development, Inc.
Commercial Tenant Improvement and 2 unit
apartment development

Development shall be subject to the conditions of approval listed below, and if so indicated, the condition(s) shall be satisfied at the final inspection, before Certificate of Occupancy by the Department of Public Works. The term "Applicant" shall include, without limitation, the applicant, the property developer, the property owner, and all subsequent owners of each parcel.

Engineering Conditions

a) Site Plan showing: survey monuments, boundaries, easements and right-of-ways

- i) Submit existing site plan, topographic map of the project site, grading, drainage and utility plan to Public Works Department for review and approval. The plans shall indicate existing and proposed structures, miscellaneous facilities if applicable and all utilities applicable within the project site. The plans shall be prepared on a 24" x 36" sheets with City standard title block stamped and signed by a Registered Professional Civil Engineer in the State of California.
- ii) All site plans, grading plans, drainage plans and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.

b) Water Improvements

- i) The Applicant shall install additional water services to Monrovia's water system to serve the entire development for domestic and fire usage within the City of Monrovia to the specifications of the City Engineer, **or provide calculations that the existing service is adequate.**
- ii) All water lines within the project site shall be a private systems maintained by the project and not the City of Monrovia's responsibility. The project shall provide adequate backflow at the transition from right of way to the private/public utility easement. The City of Monrovia shall not be responsible for the any utility within the easement after the backflow and meters.
- iii) All backflow devices will be reduced pressure double check valves from the state approved list. Developer/owner will provide testing of all state approved devices prior to operation and on an annual basis. If testing is not provided, city has the right to test at the owner's expense for said testing. If test fails owner shall replace approved device at their cost with approval from city water personnel.
- iv) The applicant will be responsible for all costs to connect to the City water system and installation of all new fire hydrants off the City system, **if required.** The developer shall prepare engineered plans, approved by the City Engineer, and pay for all construction, equipment, testing and inspection for the connections, hydrants and services. These plans to be on separate improvement plans and submitted to Public Works for approval and construction/encroachment permits
- v) The project water usage and standby charges will be per the newly adopted rate schedule: Monrovia ordinance 2018-01 (See attached).

c) Waste Water Improvements

- i) The Applicant shall install additional sanitary sewers or use existing laterals to Monrovia's sewer system to serve the development to the specifications of the City Engineer.
- ii) A CCTV video of the existing/proposed sewer lateral connecting to the City mainline is required for the project; a copy of the video shall be submitted to Public Works. Prior to CCTV please notify the Department of Public Works requesting to have the Public Works Inspector on-site to witness the inspection
- iii) **The applicant shall provide evidence of payment and approval for connection of sewer units to LA County Waste Water System.**

d) Geotechnical Investigation and Report

- i) Prior to issuance of a grading permit or encroachment permit, Applicant shall provide geotechnical report that addresses earthwork and foundation recommendations, including but not limited to, earthwork, retaining walls and foundation construction adjacent to the existing structures located on the property, pavement structural sections and recommendations. The geotechnical report shall include data regarding the nature, distribution and strengths of existing soils, conclusions and recommendations for grading procedures, design criteria for and identified corrective measures, and opinions and recommendations regarding existing conditions and proposed grading. The report shall also include subsurface geology of the site, degree of seismic hazard if any, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, opinions and recommended design criteria to mitigate any identified geologic hazards including locations of surface and subsurface fault lines in the area as applicable. Provide off-site and on-site pavement structural section to be address with recommendation based on Traffic indexes and R values, per Caltrans methods. Provide percolation testing for Low Impact Design (LID) standards

e) Hydrology Report and Hydraulic Calculations

None required, based on developed site and location.

f) Grading Plan

- i) Grading plan shall conform to MMC Chapter 15.28 and be prepared on a 24" x 36" sheets with City title block. Required improvements may be shown on the grading plan along with site drainage.
- ii) Applicant shall provide an analysis and construct required infiltration and/or treatment of storm water from impervious surfaces prior to reaching direct connections leading to the main storm drainage system, or the street.
- iii) All required mitigation measures identified in the soils engineer's and geologist's reports shall be incorporated into the grading/drainage plans and a made a part thereof.
- iv) Grading plan to provide a scaled detail section at each property line where the project is in cut or fill greater than 0.5 feet. Provide in relation to the adjacent property existing conditions: set back dimensions, retaining wall dimensions and encroachments, ground and finish surface elevations, cut and fill slopes including code setbacks, and direction of flow indicators.

- v) ***Site drainage shall be mitigated with gravity drainage systems. The use of sump pumps and pressure systems is highly discouraged. If a sump pump/pressure system is proposed, a backup underground storage and percolation system is required to hold the one hour point rainfall of a 100 year storm event times the entire surface area draining to the sump location.***

g) Utility Coordination Plan

- i) Applicant shall submit a utility plan showing all proposed utility cuts for services such as Water, Sewer, Fire Department Stand Pipe, Gas, Edison, Telephone, Cable TV, etc. The Utility plan shall be submitted and approved prior to issuance of grading permits. Private utility plans including sewer, water, gas, including all abandoned, or to be removed facilities, etc. for the proposed development shall be submitted for review and approval by the City Engineer. Pay all applicable fees for Engineering Division services for issuance of Public Works permits.
- ii) Applicant shall underground all electrical and communication service lines to the buildings.

h) Off-site Street Improvement Plans

- i) ***Applicant shall dedicate additional rights of way if determined in the review of the improvement plans as/if they are needed.***
- ii) Remove and replace any curb, gutter, sidewalk, driveway approach or street pavement found by the City Engineer to be broken, uplifted, damaged or not meeting current ADA standards. Construct improvements as required, **including the reconstruction of both driveway approaches to meet ADA**, per City standard drawings. All ADA requirements shall be satisfied by the Applicant. These conditions apply on public right-of-way along property frontage. **Also the corner ADA ramp needs reconstruction to new standard with truncated domes and code compliant ramps.**
- iii) All work such as but not limited to demolition, construction and improvements within the public right-of-way shall be subject to review and approval of the Public Works Department, and will require construction and encroachment permit from the City's Public Works Department, prior to start of any construction. All work within the public right-of-way shall be in accordance with applicable standards of the City of Monrovia, Standard Specifications for Public Works Construction ("Green Book", latest edition) and the Manual on Uniform Traffic Control Devices (MUTCD, latest edition), and further that construction equipment ingress and egress be controlled by a plan approved by the City Engineer.
- iv) Applicant shall obtain applicable permits for all work to be done within the public right-of-way from the Public Works Department and shall pay all applicable fees for Engineering Division services such as plan check fee and construction inspection fee as applicable.
- v) The City requires the restoration of the existing pavement after utility installation. Restoration is required from the outer limits of the area covering and encompassing all the utility cuts as shown on the plans, but actual limits shall be determined out in the field by City Engineer. Restoration of asphalt pavement may be up to 2-inch pavement grind and 2-inch asphalt overlay and slurry seal type II.

- i) Off-site landscaping improvements to be maintained by the Applicant.
 - i) Any off-site landscaping improvements along the frontage of this project are to be the responsibility of the project for maintenance and upkeep. The watering of this landscaping in the right of way is to be supplied by the projects water service for irrigation.
- j) Traffic Engineering Conditions
 - i) None required, based on size of project and trip generation.
- k) Environmental Conditions
 - i) Project is not subject to NEW DEVELOPMENT/REDEVELOPMENT STANDARDS, or other entities (LACFCD, etc.).
 - ii) Project should meet the minimum standards as outlined on page 6 of our City of Monrovia flow Chart for LOW IMPACT DEVELOPMENT STANDARDS (Attached)
- l) Demolition of Existing Structures
 - i) The project demolition activities shall comply with the City's Construction and Demolition Recycling Program (C&D Recycling Program) by filing an application and submitting a deposit to Public Works Environmental Services prior to issuance of permits. Building, demolition, and grading permits will not be issued until the applicant provides the City with the required forms and the waste management plan has been reviewed and approved by the Environmental Services. If the Applicant chooses not to participate in the C&D Recycling Program, then the hauler must be identified on the demolition, building and grading plans.
- m) As-built Plans
 - i) Applicant shall provide to the City of Monrovia revised plans of the original size, on mylar, showing all as-built conditions for the off-site and on-site improvements prior to certificate of occupancy.

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



DATA SHEET 3

Findings

Conditional Use Permit CUP2019-0009
(Other Use – Special Event Venue)

525 South Shamrock Avenue

CONDITIONAL USE PERMIT

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. CUP2019-0009 for the adaptive reuse of an existing commercial building for a Special Event Venue and the addition of two loft apartments above the commercial space with a detached four-car garage at 525 South Shamrock Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for the adaptive reuse of an existing commercial building for a Special Event Venue and the addition of two loft apartments above the commercial space with a detached four-car garage. *The subject site totals approximately 11,452 square feet in area. The topography of this area is relatively flat. The proposed use will utilize the existing building as well as provided two residential loft units on the second floor.*
- B. The project site where the adaptive reuse of an existing commercial building for a Special Event Venue and the addition of two loft apartments above the commercial space with a detached four-car garage will be located has sufficient access to streets and highways and is adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use. *The existing building is located on the southeast corner of East Colorado Boulevard and South Shamrock Avenue. Two driveways provide ingress and egress access to the site; one is located on Shamrock Avenue, the other is located on Colorado Boulevard. Although the commercial building is situated within a residential neighborhood, the proposed commercial use of the building will be operated on a limited basis of not more than 5 events per month. The existing parking lot onsite will be improved to accommodate 7 parking stalls for the commercial use and a four-car garage for the two new residential loft units. Condition # 25 on Data Sheet 1 requires that if any overflow of parking occurs, overflow in parking shall be confined to street parking directly adjacent to the property and around Recreation Park or valet parking may be required in certain circumstances..*
- C. The adaptive reuse of an existing commercial building for a Special Event Venue and the addition of two loft apartments above the commercial space with a detached four-car garage is compatible with the General Plan, and will not adversely impact the objectives of the General Plan. *The City of Monrovia is initiating a separate General Plan Amendment and Zone Change (GPA2019-0002 and ZA2019-0001) to encourage the adaptive reuse of two Route 66 roadside commercial properties, which would apply to 525 South Shamrock Avenue. If approved, the amendment would change the land use designation in the General Plan for the property from Residential Medium Density to Planned Development - Area 66 (PD-66).*

The project was designed in compliance with proposed GPA2019-0002 and ZA2019-0001. Furthermore, CUP2019-0002 contains several conditions of approval on Data Sheet 1 to ensure the proposed use is compatible with the surrounding neighbors. Specifically, Condition of Approval #29 sets limits on the business hours of operation; Condition of Approval #39 limits business delivery hours; Condition of Approval #25 is intended to reduce impacts of potential overflow parking, and Condition #33 restricts live entertainment and amplified music to the interior of the building, while requiring that all exterior doors be kept closed at all times when amplified or live music is being played in the facility. Lastly, Condition of Approval #43 requires the Development Review Committee (DRC) to review the use within six months from the date the business commences, and determine if ongoing review is required thereafter. This DRC review will focus primarily on compliance with the conditions of approval and the PD-66 standards and regulations related to any adverse impacts upon the surrounding properties.

If the City Council does not approve GPA2019-0002 and ZA2019-0001, CUP2019-0002 shall be null and void.

- D. The adaptive reuse of an existing commercial building for a Special Event Venue and the addition of two loft apartments above the commercial space with a detached four-car garage will comply with the applicable provisions of the zoning ordinance. *The City of Monrovia is initiating a separate General Plan Amendment and Zone Change (GPA2019-0002 and ZA2019-0001) to encourage the adaptive reuse of two Route 66 roadside commercial properties, which would apply to 525 South Shamrock Avenue. If approved, the amendment would change the land use designation in the General Plan for the property from Residential Medium Density to Planned Development - Area 66 (PD-66).*

The project was designed in compliance with proposed GPA2019-0002 and ZA2019-0001. Furthermore, CUP2019-0002 contains several conditions of approval on Data Sheet 1 to ensure the proposed use is compatible with the surrounding neighbors. Specifically, Condition of Approval #29 sets limits on the business hours of operation; Condition of Approval #39 limits business delivery hours; Condition of Approval #25 is intended to reduce impacts of potential overflow parking, and Condition #33 restricts live entertainment and amplified music to the interior of the building, while requiring that all exterior doors be kept closed at all times when amplified or live music is being played in the facility. Lastly, Condition of Approval #43 requires the Development Review Committee (DRC) to review the use within six months from the date the business commences, and determine if ongoing review is required thereafter. This DRC review will focus primarily on compliance with the conditions of approval and the PD-66 standards and regulations related to any adverse impacts upon the surrounding properties.

If the City Council does not approve GPA2019-0002 and ZA2019-0001, CUP2019-0002 shall be null and void.

- E. The granting of the conditional use permit for an adaptive reuse of an existing commercial building for a Special Event Venue and the addition of two loft apartments above the commercial space with a detached four-car garage 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 City of Monrovia is initiating a separate General Plan Amendment and Zone Change (GPA2019-0002 and ZA2019-0001) to encourage the adaptive reuse of two Route 66 roadside commercial properties, which would apply to 525 South Shamrock Avenue. If approved, the amendment would change the land use designation in the General Plan for the property from Residential Medium Density to Planned Development - Area 66 (PD-66).*

The project was designed in compliance with proposed GPA2019-0002 and ZA2019-0001. Furthermore, CUP2019-0002 contains several conditions of approval on Data Sheet 1 to ensure the proposed use is compatible with the surrounding neighbors. Specifically, Condition of Approval #29 sets limits on the business hours of operation; Condition of Approval #39 limits business delivery hours; Condition of Approval #25 is intended to reduce impacts of potential overflow parking, and Condition #33 restricts live entertainment and amplified music to the interior of the building, while requiring that all exterior doors be kept closed at all times when amplified or live music is being played in the facility. Lastly, Condition of Approval #43 requires the Development Review Committee (DRC) to review the use within six months from the date the business commences, and determine if ongoing review is required thereafter. This DRC review will focus primarily on compliance with the conditions of approval and the PD-66 standards and regulations related to any adverse impacts upon the surrounding properties.

If the City Council does not approve GPA2019-0002 and ZA2019-0001, CUP2019-0002 shall be null and void.

As required by the Planned Development – Area 66, the decision for approving the proposed use and development of the site is based on the following findings:

- A. Preservation. The project furthers the preservation and restoration of Route 66 roadside commercial properties by allowing a use that requires minimal change to the character defining features of the building and its site environment. *To further the preservation, rehabilitation, and restoration of the existing building, the applicant is proposing minimal changes to the building's exterior. The building footprint will remain unchanged, as the Special Event Venue will be fully contained within the existing building. The character-defining features on each of the building's elevations will be preserved and protected in place. Those features include the building's façade composition, corner location, street orientation, brick exterior, pilasters on the north and south elevations, flat roof with a low parapet, decorative corbels on the south and east elevations, and the angled corner entry that faces the intersection.*

The applicant hired LSA Associates, Inc (LSA) to complete an assessment, dated March 2019. In summary, the impact assessment used the "U.S. Department of

the Interior National Park Service Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings" guidelines for the evaluation and determined that the proposed improvements would not impact the building's historical significance.

The project promotes the long-term economic viability of the property. The proposed Special Event Venue and residential addition will promote the long-term economic viability of the property

- B. The project proposes a use that will be compatible with the surrounding residential neighborhood. The proposed addition has been carefully designed to minimize potential impacts to the surrounding neighborhood. The design of the residential addition was carefully considered to maximize neighborhood compatibility. The units will be setback 7'-6" from the existing building line on the west elevation (25'-6" from the west property line). This offset will provide a break in the building's mass, as well as a greater setback distance between the proposed units and the adjacent two story multifamily development to the west. The semiprivate residential outdoor area was planned along the Shamrock Avenue frontage to further reduce privacy impacts on the adjacent properties. All building mechanical equipment will be screened by the existing roof parapet on the west side of the building, which will minimize noise and visual impacts.*

To ensure the business operation will have minimal impact on the surrounding neighborhood, Conditions of Approval #29, #25, #33, and #39 on Data Sheet 1 are proposed to regulate hours of operation, parking, business deliveries, use of live entertainment and amplified music.

Exhibit “A”

General Plan Amendment GPA2019-0002 PD-66 Standards

PD-66 – The Shamrock Avenue Connection

U.S. Highway 66, also known as Route 66 and “the Mother Road,” was extended to Monrovia in 1926. At that time, a myriad of new automobile related businesses and building-types to house those businesses emerged, including automobile sales and repair businesses, car washes, drive-ins, gas stations, and other roadside restaurants, motels, and retail establishments, from small shops to supermarkets. The architectural concession to the automobile meant the property typically was located conveniently on a corner where motorists could easily access gasoline pumps and other auto-related services. The original Route 66 alignment traveled westbound through the City on Huntington Drive, then went north on South Shamrock Avenue, and finally west through the City on Foothill Boulevard. Remaining buildings associated with commercial development along the Route 66 corridor are sparsely distributed along its original alignments (Huntington Drive, South Shamrock Avenue, and Foothill Boulevard).

This Planned Development Area is intended to provide a set of land use standards for two of the original Route 66 roadside commercial properties that are located within a multi-family residential neighborhood on South Shamrock Avenue (525 South Shamrock Avenue and 721 South Shamrock Avenue). In order to encourage the preservation, restoration, and adaptive reuse of these buildings, these properties are the focus of this land use designation. Retaining the familiar visual features of these buildings within their existing neighborhood and keeping them in use creates unique challenges from a zoning and regulatory standpoint so that commercial uses will not have an adverse impact upon their residential neighbors.

Historically, the City’s past zoning regulations have precluded viable uses for these buildings, which could contain businesses that would serve the residential neighborhood and community. These standards provide appropriate preservation and land use opportunities for these buildings in response to changing market demands. The development standards contained herein will address the potential impacts that commercial uses may have on the surrounding neighborhood. It is envisioned that this Planned Development Area could be extended to address other buildings on the original Route 66 corridor in the future in appropriate circumstances.

The following map identifies the location of these Route 66 roadside commercial properties.



- Legend**
- Parcels
 - Area 66

City of Monrovia
 Community Development Department
 Planned Development Area 66



Date Saved: August, 2019

525 South Shamrock Avenue

This property is located on the northwest corner of Colorado Boulevard and South

Shamrock Avenue and is approximately 11,500 square feet in area. It is developed with an approximately 3,200 square foot building that was built in 1923 and has a brick exterior.

This roadside commercial establishment was originally a grocery store. It has been a familiar visual feature of the neighborhood for almost a century.

The building exemplifies the roadside commercial development of Monrovia beyond the downtown area.

721 South Shamrock Avenue

This property is located on the northwest corner of East Walnut Avenue and South Shamrock Avenue and is approximately 10,300 square feet in area. The property is developed with an approximately 5,200 square foot building that has a stucco and brick exterior with a canopy that connects to classic gasoline pumps. Future local landmark status is highly encouraged.

The gas station was built in 1927 and it included an auto repair service. By 1934, the gas station had a small store. During World War II, the garage portion was used as a warehouse for the Holly Heel Company. After the war, Howard Henson resumed the auto repair operation and it was known as Henson's Garage. In 1948, the original gas pumps were replaced with Bennett pumps which are still in place today. The garage operation closed in 2012.

Guiding Principles

The following guiding principles are intended to allow the adaptive reuse of the subject Route 66 roadside properties and shall be considered in making future land use decisions:

1. Emphasize the preservation and restoration of Route 66 roadside commercial properties by allowing uses that require minimal change to the character defining features of the building and its site environment.
2. Promote the long-term economic viability of the property.
3. Identify and permit uses that will be compatible with the surrounding residential neighborhood.

Preservation Guidelines

The following guidelines apply to the roadside commercial buildings in PD-66 and are directly taken from the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings. These excerpted sections address the key topics relevant to the exterior remodeling of those buildings. The key to using these guidelines is to: research photographs and other documentation, find the building's original "character defining" features, and restore them using the following sequential course of action:

1. Protect and maintain those features that are extant and in good condition, using the least intervention possible.
2. Repair those features that have been damaged or covered up using the least intervention possible. Never replace a feature that can be repaired.
3. Replace historic features that are entirely missing using the following approach:

- a. Recover it if possible.
- b. If that is not possible, reproduce it using photographs and other documentation.
- c. If there is not adequate documentation, design a new feature that is compatible with the remaining character-defining features of the building, taking into account size, scale, materials, period of significance.

Land Use Provisions

1. Existing buildings shall be considered conforming.
2. New uses within existing nonresidential buildings are subject to the NC (Neighborhood Commercial) zone use regulations outlined in Monrovia Municipal Code Section 17.08.010, with the following exceptions:
 - a. Residential uses. Residential uses shall be limited to residential/commercial mixed-use and live/work uses, provided the overall residential density on the property does not exceed two dwelling units, and shall require a Determination of Use and Neighborhood Compatibility pursuant the land use review procedure outlined in Land Use Review 2(b) below.
 - b. Land use review. All uses that are not subject to Planning Commission review and approval based on the NC zone regulations shall require a Determination of Use and Neighborhood Compatibility to be reviewed, approved or approved with conditions by the Development Review Committee (DRC), prior to issuance of any building permit for tenant improvements, or if no building permit is required, then prior to the issuance of a Business License. Alternatively, the DRC may choose to refer the use to the Planning Commission for its review and approval.
 - c. Public meeting notification. All procedural requirements for a use that requires a duly noticed public hearing pursuant to Monrovia Municipal Code § 17.52.320 shall be satisfied. All uses that do not require notification of a public hearing in accordance with Monrovia Municipal Code § 17.52.320 based on the NC zoning regulations, shall require notification of a public meeting before the DRC. The public meeting notice shall be mailed at least 10 days prior to the meeting to all owners of real property within 100 feet of the subject property utilizing the records of the County Assessor.
 - d. Review criteria. To ensure that land uses are compatible with and do not adversely affect the surrounding residential neighborhood, the review criteria shall include, but not be limited to:
 - i. Performance Standards in Monrovia Municipal Code Chapter 17.32;
 - ii. Business Performance Standards contained in these PD-66 standards; and
 - iii. Parking and traffic generation based on the limited availability of onsite parking.
 - e. Findings. No application shall be approved unless the approving body finds that the proposed use and development of the site is in conformance with the PD-66 Guiding Principles set forth above.

Site Development Standards:

1. The DRC shall determine appropriate setbacks for new construction and height restrictions based on compatibility with adjacent land uses and adjacent zoning district regulations and compatibility with the pre-existing structure.
2. Parking associated with the property shall minimize impacts to the adjacent residential neighborhoods.

Business Performance Standards:

1. Business hours of operation shall be reviewed and approved by the appropriate land use review authority and shall be established as business operation conditions of approval. The review criteria shall include, but not be limited to, the performance standards in Monrovia Municipal Code Chapter 17.32, the business operation standards contained in these PD-66 standards, and restrictions on parking and traffic generation to ensure minimal impacts to the surrounding residential neighborhood.
2. Temporary special events occurring for not more than one day at a time shall be permitted subject to DRC approval. The review criteria shall include, but be not limited to, the performance standards in Monrovia Municipal Code Chapter 17.32, the business performance standards contained in these PD-66 standards, and parking and traffic generation restrictions that reflect the limited availability of onsite parking but also ensure minimal impacts to the surrounding residential neighborhood.
3. All supplies, products, materials, and equipment shall be stored within the building. Outdoor storage of supplies, products, materials, and equipment is prohibited, unless it is fully screened from view of adjacent properties and the public right-of-way.
4. No required parking area shall be fenced-off or otherwise enclosed for outdoor storage uses or for any other non-parking use.
5. Businesses that require the use of machinery that produce noise that is audible beyond the property are prohibited.
6. Deliveries shall be made on-site and shall be limited to the hours of 8:00 am to 6:00 pm, Monday through Friday, and 9:00 am to 7:00 pm on Saturday. Sunday deliveries shall be prohibited. Deliveries shall occur on the Shamrock Avenue side only.
7. All commercial activities shall be conducted entirely within the enclosed building, with the exception of use of areas specifically designed and permitted for outdoor activities. The use of outdoor activity areas shall be reviewed and approved by the appropriate land use review authority and be established as business operation conditions of approval. The review criteria shall include, but not be limited to, the performance standards in Monrovia Municipal Code Chapter 17.32, and the business operation standards contained in these PD-66 standards to ensure minimal impacts to the surrounding residential neighborhood.

8. Occupant(s) conducting business operations in the building shall maintain a valid City business license in order to ensure that the work space meets the standards of this Planned Development zone. This requirement includes any live/work units.
9. A detailed sign program shall be submitted for review and approval by the DRC. Installation of original signage and restoration of existing exterior lighting shall be encouraged as long as there are no adverse impacts to the adjacent residential uses. The design of signage shall be complementary to the period and style of the building.



CARLSBAD
 FRESNO
 IRVINE
 LOS ANGELES
 PALM SPRINGS
 POINT RICHMOND
 RIVERSIDE
 ROSEVILLE
 SAN LUIS OBISPO

March 28, 2019

Ms. Traci French
 Bowden Development, Inc.
 212 West Foothill Boulevard
 Monrovia, California 91016

Subject: Impacts Assessment for the Building at 525 South Shamrock Avenue in the City of Monrovia, Los Angeles County, California (LSA Project No. BOW1902)

Dear Ms. French:

LSA is under contract to Bowden Development, Inc. (Bowden) for the preparation of a historic resources impacts assessment for the property located at 525 Shamrock Avenue (Assessor's Identification Number [AIN] 8517-009-010), City of Monrovia (City), Los Angeles County, California. The approximately 0.26-acre project area includes a commercial building and parking lot. The proposed project involves the adaptive reuse of the building as a Route 66 automotive museum and faux 1950s diner. In addition, construction of a second story with two loft style residences and roof decks is proposed along with a new freestanding four-car garage.

In February 2019, LSA evaluated the building, which used to be the Monrovia Market, as eligible for listing in the California Register at the local level under Criterion 1 for its association with the local historic context Commerce and the Automobile 1908–1967. It was also evaluated as eligible for designation as a Historic Landmark under Criterion 5 of the City's ordinance as an established and familiar visual feature of the neighborhood. Therefore, it is considered a historical resource for purposes of the California Environmental Quality Act (CEQA) and the City has required an impacts assessment as part of the environmental review process for the project. The purpose of the assessment is to determine whether the proposed project will result in any substantial adverse changes to the significance of the historical resource (former Monrovia Market).

BACKGROUND

This property is within a residential area approximately one half-mile west of Old Town Monrovia, which is the historic commercial center located along Myrtle Avenue. As discussed in detail in the Department of Parks and Recreation (DPR) forms (Attachment A), this commercial building was built by owner/builder Amos T. Veverka of Monrovia in 1923 and was originally a store. It is a One-Part Commercial Block type but, aside from its brick construction, it is generally unremarkable from an architectural standpoint. However, the building is significant at a local level within the historic context of Commerce and the Automobile 1908–1967, as set forth in the City of Monrovia Historic Context Statement (2018), as an example of roadside commercial development.

In the 1920s, when the automobile became an affordable means of transportation, the commercial development of Monrovia expanded beyond downtown and South Myrtle Avenue. The intersection of Orange (now Colorado Boulevard) and Shamrock Avenue, just east of the central spine of

commercial development and only a block north of the electric streetcar line down Olive Avenue, was a choice location to build a modest neighborhood store. Compared to the cost of business lots on Myrtle Avenue in 1923, the land was cheap and was likely to increase in value in the short term because the City had plans to build a civic center directly across the street. Recreation Park (1924) did become the site of several important civic buildings, but even more fortuitously, in 1926 South Shamrock Avenue between Foothill Boulevard and Huntington Drive became part of U.S. Highway 66, “the Mother Road.” The building retains sufficient integrity from its period of significance (1923) to convey its history as an early commercial property and is an established and familiar visual feature of the neighborhood, having changed very little in its visual character since the 1920s.

CHARACTER-DEFINING FEATURES

“Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building” and includes “the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment” (Nelson 1988:1). It is important to identify character-defining features of a historical resource because the alteration or removal of these features could result in substantial adverse changes to the significance of the resource.

Ideally, the character-defining features (CDFs) should be preserved in place and any damaged features should be restored or replaced in a manner as similar as possible to their original appearance. Non-character-defining features can be removed or altered, but if altered it would be preferable for the alterations to be compatible with the original style and similar in design and materials to the existing character-defining features. This is most important on the elevations that are visible from the street.

As previously noted, aside from the brick construction, the building is architecturally unremarkable. Its significance stems from its association with the locally important historic theme Commerce and the Automobile 1908–1967 and as a familiar neighborhood feature. Therefore, care should be taken to maintain the commercial character of the building. Key CDFs include its façade composition, corner location, street orientation, brick exterior, pilasters on the north and south elevations, flat roof with a low parapet, decorative corbels on the south and east elevations, and the angled corner of the building that faces the intersection. The east elevation (facing Shamrock Avenue) is the most important elevation because it includes the main entrance and primary street frontage.

IMPACTS ASSESSMENT

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” Because the building in the project area is a historical resource under CEQA, the potential project impacts must be analyzed.

Project Description

The project proposes to re-purpose the property while maintaining the existing structure and updating it (Attachment B). The property will be completely refurbished maintaining the look of the non-maintained brick façade and exterior walls and will be used for a Route 66 automotive museum with a faux 1950s style diner. To facilitate this, exterior modifications include installation of new roll-up metal doors in the north and west elevations, replacement of the window in the south elevation with bi-fold glass doors, and installation of flat metal canopies across the façade and portions of the north and south elevations. No sign plans have been provided, but the intention is to install historically appropriate wall-mounted signage.

The proposal also includes the addition of two second-story, loft-style apartments with rooftop decks. A four-car garage will be constructed on the north side of the property next to the trash enclosure. There will be a total of 12 on-site parking spaces. Landscaping is proposed along portions of the west and north property lines, adjacent to the south elevation, and throughout the parking lot.

Project Analysis

The *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties* are typically used to analyze project impacts. Projects that meet the SOIS are considered to be mitigated to a level that is less than significant. The SOIS are divided into four categories: preservation, restoration, rehabilitation, and reconstruction. Because the building is proposed to be adapted to new uses, the *Standards for Rehabilitation* are most appropriate.

Standards for Rehabilitation

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The building's historic purpose was a commercial unit. The proposed new use is a combination car museum/diner, both of which are commercial uses. The loft apartments are compatible with the surrounding environment and overall neighborhood, which is primarily residential.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The historic character of the property is primarily conveyed by its storefront and brick walls, which will be preserved. The hierarchy of importance of the elevations is as follows: east, south, north, and west. Flat metal canopies are proposed on the east and south elevations. They will be anchored to the brick walls using a fastening system that may minimally damage the brick. This is very minor alteration and not considered a significant impact. The proposed plans call for the following alterations: modification of two openings and the loss of some brick in order to accommodate a roll-up door on the west elevation and the installation of a pair of bi-fold glass doors on the south elevation by modifying a window opening, with the loss of lower window panel brick. The building retains its character despite these alterations, since the one-part commercial block does not possess a distinguishing set of major elements, such as porticos, cornices, windows, or doors and the remodel plans preserve the façade (Shamrock elevation). All replacement glass will be clear, which avoids any negative impacts associated with changing

the material to tinted glass. On the north elevation there are no openings, but it is proposed to add a new roll-up door, which will entail the loss of some historic fabric (brick). However, the door will fit between the existing pilasters thus preserving the character-defining features on this elevation. An exterior stairway is proposed that will provide access to the proposed second-story residential addition. This stairway does not remove or alter any character-defining features and will not affect the essential form of the building. A flat-roofed second-story addition is also proposed. The construction of this addition will require replacement of the existing roof material, but that is not visible and is not a character-defining feature. Therefore, loss of this material will not adversely affect this resource. The proposed detached garage somewhat changes the space that characterizes the property today, but is consistent with the historic development that was on the property, which included a single-family dwelling.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed elevations and plan are free of false historicity. The second-story addition is clearly modern as are the proposed guard rails with steel cables, exterior stairway, and new roll-up doors. The proposed flat metal canopies, which will replace the modern fabric awnings, have a contemporary appearance that clearly differentiates them from the original storefront features. Without historic-period photographs or plans showing the original/historic-period condition, it would be a mistake to introduce fabric awnings. Although 1920s grocery stores often converted sidewalks to outdoor display areas protected from sunlight by means of fabric awnings, installation of similar awnings today would create a false sense of history.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

No changes that have acquired historic significance were observed.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The two most distinctive features of the building are the brick walls and the angled corner entrance. Insensitive repointing practices can irreversibly damage a building's visual character. The existing brick façade (east) has craft details including carefully struck vertical mortar joints and recessed horizontal joints, which should be preserved. To ensure compliance with this Standard, the following note has been included on the plans.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Deteriorated bricks are visible on all of the exterior walls. The bricks on the important elevations have vertical striations and color variations (not observed in the north or west elevations), which

should be carefully matched if repaired. To ensure compliance with this Standard, the following note has been included on the plans:

Any deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a character-defining feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No chemical or physical treatments such as sandblasting are specifically proposed. To ensure compliance with this Standard so that no historic materials are damaged, the following note has been included on the project plans:

Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials, such as raking out the mortar joints with power tools, shall not be used. Care will be taken when repointing the mortar joints to ensure that the bricks are visually prominent rather than the joints.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Not applicable.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The existing roof material, which will be destroyed by the addition of the two second-story loft apartments, does not characterize the property. The new work is compatible with the old with respect to the massing, size, scale, and architectural features. The use of metal panels and plaster differentiates it from the old. The proposed garage echoes the design aesthetic of the second-story addition and is compatible with the massing, size, scale, and architectural features of surrounding development.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The metal canopies, which will replace the non-historic existing awnings, could be removed in the future without damaging the essential form and integrity of the historic property. Similarly, the second-story addition and related railing and staircase could also be removed without damaging the essential form and integrity of the historic property. Construction or removal of the garage does not physically affect the commercial building.

RECOMMENDATIONS

Based on the foregoing analysis completed using the *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties (Rehabilitation)*, the proposed project complies with the SOIS. Projects that meet the SOIS are considered to be mitigated to a level that is less than significant; therefore, the City may make a finding of *No Impact* with regard to cultural resources.

If you have any questions, please contact me or Eugene Heck, M.A. at (951) 781-9310. It has been a pleasure working with you on this project.

Sincerely,

LSA ASSOCIATES, INC.



Casey Tibbet, M.A.
Associate/Cultural Resources Manager
Architectural Historian

Attachments: DPR forms
Project Plans

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 3CS/5S3

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 6 Resource Name or #: Monrovia Market

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted ***a. County:** Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Azusa & Mt. Wilson CA **Date:** 1972 & 1988 ; 2018 T 1N ; R 11W ; S.B.B.M.

c. Address: 525 South Shamrock Avenue **City:** Monrovia **Zip:** 91016

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate): Assessor Identification No. (AIN) 8517-009-010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The building could not be seen at close range due to the erection of temporary fencing. All the surface qualities of the materials, such as their color and texture or surface evidence of craftsmanship or age are being described within this constraint. This 3,240-square foot, one-part commercial block is rectangular in plan and occupies a 90' x 126' rectangular corner lot. It appears to be of unreinforced masonry construction with hardware indicating a seismic retrofit. The exterior walls are clad in kiln-fired brick. It is surmounted by a flat roof with parapets. The roofing material is asphalt, applied in rolls. Architectural detailing is very restrained except for a pair of original wood brackets; there are signs of wall-mounted medallions, which are no longer present. The primary elevation is the east wall, facing S. Shamrock Avenue and set back from the street by the sidewalk.

The composition of the façade is symmetrical, but it was difficult to observe. The recessed main entrance is flanked by a pair of display windows. Three non-original canopies and a painted board sign are above these. The sign is flanked by a pair of shallow, rectangular projections from the wall, which probably originally framed medallions or decorative tiles. The doors could not be seen very well, but appear to be a pair of steel-framed glass doors, flanked by steel-framed glass lites. The plan is not strictly rectangular; a short wall at the southeast corner of the building faces the intersection at a 45-degree angle. This wall has a door opening that is currently boarded over. No signage is above the opening, but there is a non-original canopy. The south elevation is punctuated by three full-length shallow pilasters and a half-length pilaster. The right side has a large (see *Continuation Sheet*)

***P3b. Resource Attributes:** (List attributes and codes) HP6 1- story Commercial Building

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) South and east elevations, view to the northwest, 1/13/2019

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
 1923 (Building permit)

***P7. Owner and Address:**
 Bowden Development, Inc.
 212 West Foothill Boulevard
 Monrovia, California 91016

***P8. Recorded by:** (Name, affiliation, and address)
 Eugene Heck, M.A.
 LSA Associates, Inc.
 1500 Iowa Avenue, Suite 200
 Riverside, California 92507

***P9. Date Recorded:** January, 2019.

***P10. Survey Type:** (Describe) Intensive, for CEQA compliance. CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: 525 or 527 S. Shamrock Avenue

B2. Common Name: _____

B3. Original Use: Grocery Store

B4. Present Use: Vacant

***B5. Architectural Style:** One-part commercial block; vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)

1923 - Permit issued to A. Veverka for construction of a store.

1952 - Permit issued to E.R. McClure to re-roof.

1971 - Permit issued to Foothill Dairies to install a sign from another location.

1978 - Permit issued to Consiglio to re-roof.

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

None.

B9a. Architect: None

b. Builder: Amos T. Veverka (owner/builder)

***B10. Significance: Theme:** Commerce and the Automobile, 1908–1967 **Area:** Monrovia, CA

Period of Significance: 1923 **Property Type:** Retail Stores **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This roadside commercial establishment, a small grocery store, appears individually eligible for listing in the California Register of Historical Resources (California Register) under Criterion 1 and for designation as a local Historical Landmark under Criteria 1 and 5 of the City of Monrovia Municipal Code, Section 17.40.060. It is therefore a "historical resource" for the purposes of the California Environmental Quality Act (CEQA).

The subject store was built on lots 7 and 8, Shamrock Avenue Tract, No. 260, which was part of Addition No. 2 to the Monrovia Tract and formerly part of Rancho Azusa de Duarte (Los Angeles County Assessor var.; City of Monrovia var.). Amos T. Veverka of Monrovia was listed on the building permit as both the owner of the store and the contractor. Veverka owned a real estate business and resided three houses north of the store at 511 S. Shamrock Avenue (Ancestry.com var.). Construction began in July and was completed in November; the name of the firm that actually did the work is unknown (City of Monrovia var.). City directory entries for 1925 indicate the store was being leased to Charles H. Daub, who operated a grocery; Edward J. Drewson, who operated a meat market with his brother Robert J. Drewson; and Gene E. and Samuel T. Mermilliod, who operated Mermilliod Brothers Fruits and Vegetables, all at the 525 address (Ancestry.com var.). See *Continuation Sheet*

B11. Additional Resource Attributes: (List attributes and codes) None.

***B12. References:**

Ancestry.com

var. A variety of records were accessed online in January 2019 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

ASM Affiliates, Inc.

2018 City of Monrovia Historic Context Statement.

See *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** January 2019.

(Sketch Map with north arrow required.)

See Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
 HRI # _____
 Trinomial _____

Page 3 of 6 *Resource Name or #: (Assigned by recorder) Monrovia Market
 *Recorded by LSA Associates, Inc. *Date: January 2019 Continuation Update

P3a. Description (continued from page 1) display window beneath the half-length pilaster and the left side has a recessed entry beneath a transom. A pair of fancy wood brackets adorns the upper corners of the large display window. The north elevation was difficult to observe, due to the temporary fence. Four shallow pilasters project from the wall, extending from the parapet to the ground; there are no windows or doors; the bricks vary in color from those on the façade, and there are signs of graffiti removal. Six parking spaces against the wall are indicated by paint on cracked pavement. The west elevation has two window openings and a bay door; the bricks were darker than those on the elevations facing the streets and seismic retrofitting hardware is present. There were no substantial alterations, just some loss of original fabric. The setting is urban, near a park and within a quiet residential neighborhood. The building is in good condition.

P5a. Photo or Drawing (continued from page 1)



East elevation, view to the west (1/13/19)



South elevation, view to the north (1/13/19)



North elevation, view to the southwest (1/13/19)



West elevation, view to the northeast (1/13/19)

B10. Significance (continued from page 2) Veverka advertised the building as a drug store, grocery and meat market, but evidently no drug store ever materialized (*Los Angeles Times* 1923). Veverka appears to have been speculating the value of the land would increase. Monrovia City Hall was located in a downtown bank in 1923, but there were plans to construct a civic center, complete with recreational facilities, in a park on land adjacent to the subject store (ASM Affiliates, Inc. 2018). Recreation Park was acquired the following year (*Ibid.*). Eventually Veverka put the store on the market priced for quick sale (*Los Angeles Times* 1929). The building never underwent any substantial alterations and the only change of setting was a relatively minor one. A single-family residence with a detached garage (519 S. Shamrock) and a small outbuilding were located on the property north of the market building (Sanborn 1927). These buildings were either demolished or removed at some point, perhaps around 1971, which is the last year city directories list any resident at that address. In 1926, S. Shamrock Avenue became U.S. Highway 66. The store retains all the essential aspects of integrity needed to convey its important association with the Mother Road. It is a relatively rare example of a building type, in this case a One-Part Commercial Block, which was there to serve not only the needs of the local neighborhood residents, but also motorists traveling through Monrovia during the early years of Route 66. (*See Continuation Sheet*)

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6 *Resource Name or #: (Assigned by recorder) Monrovia Market

*Recorded by LSA Associates, Inc. *Date: January 2019 Continuation Update

B10. Significance (continued from page 3)

The commercial development of Monrovia began with the Monrovia Hotel (1886), Monrovia's first commercial building (City of Monrovia Legacy Project). Located at 510-512 Myrtle within the original Mile Square, the incorporation of the City of Monrovia took place there on December 15, 1887. Subsequently, commercial buildings such as The Granite Bank Building (1888), which became Monrovia's first City Hall, were erected in a pattern of commercial growth centered along Myrtle Avenue and progressing in a southerly direction. By 1908 the commercial district was firmly established within the downtown area, otherwise known as the Monrovia Tract (Monrovia Historical Museum). The Monrovia Hotel and The Granite Bank Building are no longer extant, but an excellent example of a commercial building within the downtown area may be seen at 114 E. Lemon Avenue, The Southern Counties Gas Company Building (1922). This One-Part Commercial Block is designated Historical Landmark No. 136 (City of Monrovia Legacy Project).

For purposes of comparison, research focused on finding One-Part Commercial Blocks outside the downtown commercial district and not associated with the electric railway corridors, dating to the 1920s. No such buildings, either extant or non-extant, have been identified to date (Monrovia Historical Museum; Monrovia Legacy Project).

The subject building dates to 1923, retains the character-defining features of its type and retains integrity with respect to location, design, materials, setting, feeling and association (Longstreth 2000). The subject property meets the registration requirements set forth under the theme Commerce and the Automobile, 1908–1967 as described in the City of Monrovia Historic Context Statement (ASM Affiliates, Inc. 2018).

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the four California Register criteria and the seven City of Monrovia criteria. In some cases, the two sets of criteria are nearly identical and, therefore, have been grouped together to avoid redundancy.

California Register Criterion 1 - Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

City of Monrovia Criterion 1 – It is identified with persons or events significant in local, regional, state, or national history.

The building exemplifies the roadside commercial development of Monrovia beyond the downtown area and off the electric street car routes. No better example has been identified, to date. Furthermore, it is associated with "The Mother Road" (Route 66), a historical resource of national significance. The building has 126 feet of frontage on S. Shamrock Avenue, which was a segment of U.S. Highway 66 between Foothill Boulevard and Huntington Drive in California when Congress established the United States Numbered Highways System on November 11, 1926 (Monrovia Historical Museum). The building has a high degree of integrity with respect to location, design, feeling and association; the degree of integrity with respect to setting, materials and workmanship is sufficient for the building to convey its significance within the historic context of Commerce and the Automobile, 1908-1967.

California Register Criterion 2 - Associated with the lives of persons important to local, California or national history.

City of Monrovia Criterion 1 – It is identified with persons or events significant in local, regional, state, or national history.

The building is associated with Amos T. Veverka (1884-1977) who arrived in Monrovia, California from Wilson, Kansas in 1919. Veverka had farmed in Kansas but went into real estate after moving to California for health reasons (Ancestry, var.). He neither resided in the building nor was it ever his work place. Charles H. Daub (1878-1936) was a grocer who worked in the building and was one of the founding members of the second Masonic Lodge in Monrovia (City of Monrovia Legacy Project), but research did not document that he played an important role in the commercial development of Monrovia. No other such persons were identified.

California Register Criterion 3 - Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

City of Monrovia Criterion 2 – It is representative of the work of a notable builder, designer, or architect.

City of Monrovia Criterion 4 – It embodies one or more distinctive characteristics of style, type, period, design, materials, or craftsmanship. (Note: in order for a property to be considered solely on this criterion, the structure must be fully restored from public view and must be an excellent example of an architectural style.)

The building is not being evaluated with respect to the theme of architecture. It does not possess a high degree of integrity with respect to design, materials and workmanship, it does not represent the work of a master and it does not possess high artistic values.

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6 *Resource Name or #: (Assigned by recorder) Monrovia Market
*Recorded by LSA Associates, Inc. *Date: January 2019 Continuation Update

B10. Significance (continued from page 4)

California Register Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

City of Monrovia Criterion 7 – It has yielded, or may be likely to yield information important in prehistory or history.

These criteria are typically associated with archaeological resources. The building was constructed in 1923 using common construction methods and materials and does not have the potential to yield important information.

City of Monrovia Criterion 3 – It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of not less than 50% of historic or architecturally related grouping of properties which contribute to each other and are unified aesthetically by physical layout or development.

The building does not contribute to a potential historic district.

City of Monrovia Criterion 5 – It has a unique location or physical characteristics or represents an established and familiar visual feature of a neighborhood, community, or the City of Monrovia.

The building is a roadside commercial establishment, namely, a small neighborhood grocery store which was built by a local owner/contractor rather than a regional grocery chain. It has been an established and familiar visual feature of the neighborhood for almost a century and it is eligible for designation as a landmark under this criterion.

City of Monrovia Criterion 6 – It incorporates elements that help preserve and protect an historic place or area of historic interest in the City.

The building does not incorporate elements that help preserve and protect an historic place or area of historic interest.

***B12. References:** (continued from page 2)

City of Monrovia

var. Building permits for 525 S. Shamrock Avenue provided by the City of Monrovia.

City of Monrovia Legacy Project

n.d. Accessed online in January 2019 at: <https://cityofmonrovia.pastperfectonline.com/>

Longstreth, Richard

2000 *The Buildings of Main Street*, Updated Edition, Alta Mira Press.

Los Angeles County Tax Assessor

Var. Accessed online in January 2019 at:

http://maps.assessor.lacounty.gov/GVH_2_2/Index.html?configBase=http://maps.assessor.lacounty.gov/Geocortex/Essentials/REST/sites/PAIS/viewers/PAIS_hv/virtualdirectory/Resources/Config/Default

Los Angeles Times

1923 Advertisement. December 16, page 96.

1929 Advertisement. January 6, page 80.

Monrovia Historical Museum

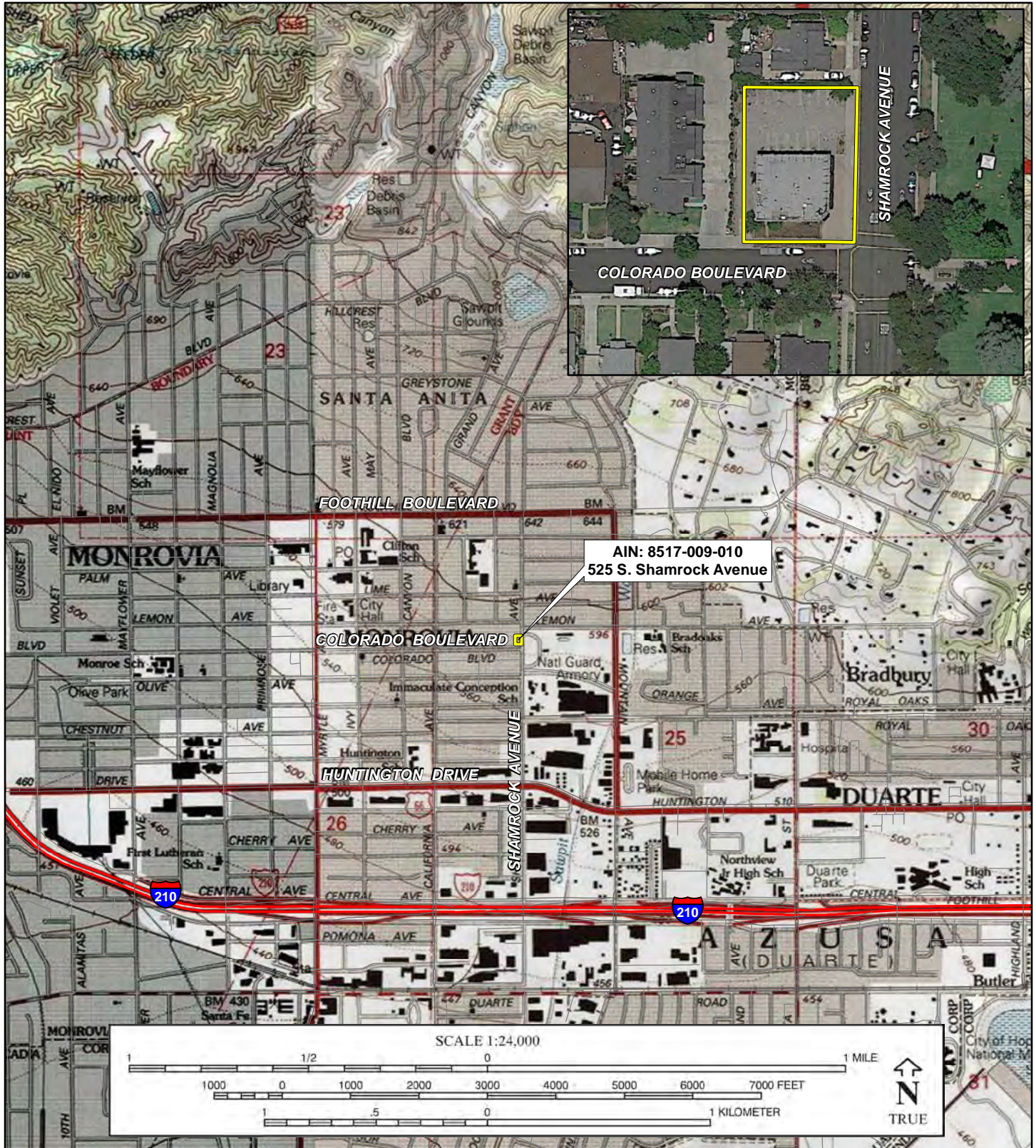
In person visits in January 2019. Assistance provided by Pam Barkas.

Sanborn Fire Insurance Maps

1927 Provided by the Monrovia Historical Museum (Pam Barkas).

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____





VICINITY MAP

Project Data

LAND	(0.26 acres)	11,339 s.f.
Building		
Existing		3,240 s.f.
Proposed		1,800 s.f.
Total		5,040 s.f.
FAR		44.4%
Parking provided		7.0 spaces

SITE PLAN LEGEND

- 1 NEW EXTERIOR STAIR TO SECOND LEVEL
- 2 NEW TRASH ENCLOSURE
- 3 NEW LANDSCAPING
- 4 NEW ROLL-UP OVERHEAD DOOR
- 5 NEW B-FOLD GLASS DOORS
- 6 NEW PATTERNED CONCRETE
- 7 EXISTING DRIVEWAY
- 8 EXISTING PUBLIC SIDEWALK
- 9 EXISTING CURB RAMP
- 10 EXISTING WATER METER (BELOW GRADE)
- 11 EXISTING STORM WATER MANHOLE
- 12 EXISTING STOP SIGN
- 13 EXISTING STREET SIGN
- 14 EXISTING SPEED LIMIT SIGN
- 15 EXISTING PROPERTY LINE
- 16 EXISTING POWER POLE WITH OVERHEAD LINES
- 17 EXISTING DRIVEWAY TO BE RELOCATED
- 18 EXISTING PUBLIC CROSSEDWALK
- 19 EXISTING BICYCLE SIGN
- 20 EXISTING FIRE HYDRANT
- 21 NEW 6" HIGH BLOCK WALL AND CAP, SEE DETAIL C/A-5
- 22 EXISTING 6" HIGH CONCRETE BLOCK WALL NEW PLASTER FINISH AND DECORATIVE CAP, SEE DETAIL C/A-5
- 23 EXISTING ASPHALT PAVING TO REMAIN, SLURRY COAT AND RE-STRIP
- 24 BICYCLE PARKING
- 25 EXISTING ROLL UP DOOR
- 26 CONSTRUCT ADA RAMP PER CORRECT STANDARDS PER CITY # 930 OR SPFPC

LEGAL DESCRIPTION
SHAMROCK AVE TRACT 5 126 FT OF LOT 7 AND EX N 50 FT LOT 8

ASSESSORS PARCEL NUMBER
8517-009-010

BUILDING ADDRESS
525 SOUTH SHAMROCK AVENUE, MONROVIA, CA 91016

PROPERTY OWNER
BOWDEN DEVELOPMENT
215 WEST FOOTHILL BLVD
MONROVIA, CA 91016
(626)353-7817

SOIS COMPLIANCE INSURANCE NOTES

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Any deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a character-defining feature, the new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials, such as raising out the mortar joints with power tools, shall not be used. Care will be taken when repointing the mortar joints to ensure that the bricks are visually prominent rather than the joints.

UNIT MIX TABLE

UNIT TYPE	NUMBER OF TYPES	NUMBER OF BEDROOMS	UNIT SQ. FT.	PRIVATE REC. SQ. FT.
A	1 SECOND FLOOR	2	973 SQ. FT.	558 SQ. FT.
B	1 SECOND FLOOR	2	973 SQ. FT.	530 SQ. FT.
C	1 FIRST FLOOR	0	3,240 sq. ft.	FIRST FLOOR, NON-RESIDENTIAL

Note: CCTV existing sewer lateral and provide copy to Public Works/engineering for review



REMODEL PLANS FOR:



525 S SHAMROCK AVENUE, MONROVIA, CA.

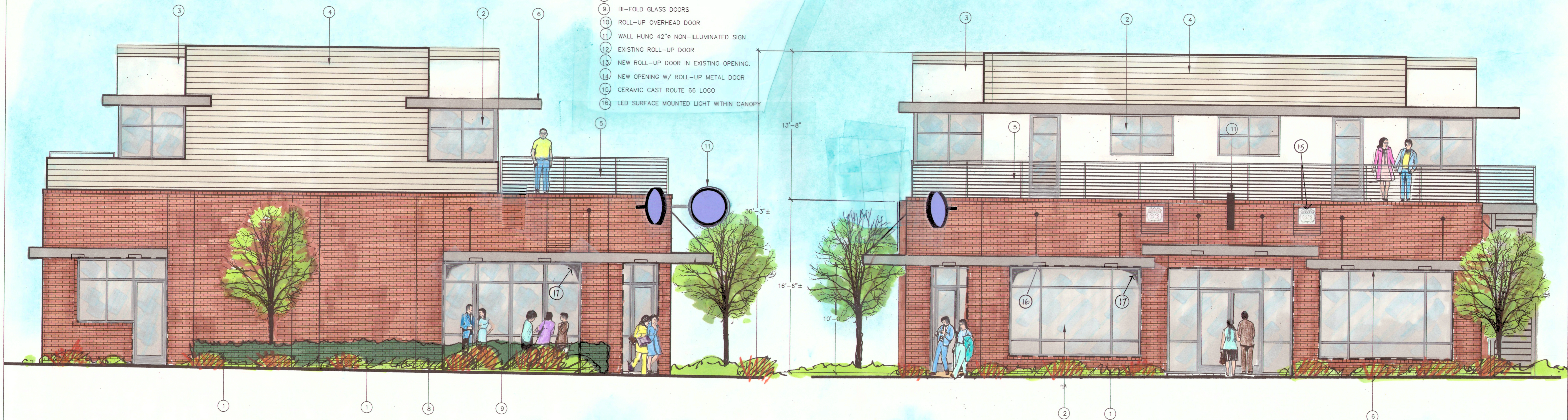
APPROVED	DATE: 08/18/24	REVIEWED BY: R.E.
DESIGNED BY: R.Y.	PROJECT NO. 08-24	SCALE
DATE: 8/18/24		

ELEVATIONS LEGEND

- 1 EXISTING BRICK FACADE
- 2 CLEAR GLASS SET IN CENTER GLAZED ALUMINUM STOREFRONT SYSTEM
- 3 PLASTER
- 4 METAL PANELS 6" X 12' LONG
- 5 GUARDRAILS WITH STEEL CABLES
- 6 PAINTED METAL CANOPY
- 7 STEEL STAIRS
- 8 EXISTING BRICK FILASTERS
- 9 BI-FOLD GLASS DOORS
- 10 ROLL-UP OVERHEAD DOOR
- 11 WALL HUNG 42" NON-ILLUMINATED SIGN
- 12 EXISTING ROLL-UP DOOR
- 13 NEW ROLL-UP DOOR IN EXISTING OPENING.
- 14 NEW OPENING W/ ROLL-UP METAL DOOR
- 15 CERAMIC CAST ROUTE 66 LOGO
- 16 LED SURFACE MOUNTED LIGHT WITHIN CANOPY
- 17 REMOVE, RE-FURBISH AND RE-INSTALL EXISTING WINDOW CORBEL

(17) REMOVE, RE-FURBISH AND RE-INSTALL EXISTING WINDOW CORBEL

----- EXISTING BUILDING OPENINGS



SOUTH ELEVATION (COLORADO ST.)

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

1

EAST ELEVATION (SHAMROCK AVENUE)

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

1

NORTH ELEVATION

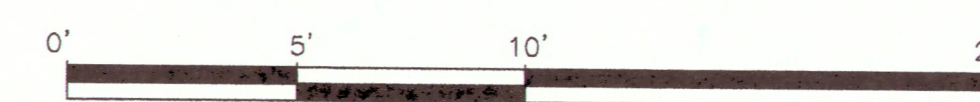
SCALE: 1/4" = 1'-0"

1

WEST ELEVATION

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

1



MASONRY RESTORER

Diedrich 101 Masonry Restorer combines acids and a biodegradable detergent into a powerful cleaner for masonry surfaces. This formulated carbon solubilizing cleaner penetrates, dissolves and suspends grime for easy removal by flushing the treated areas with a high pressure stream of water.

Removes all airborne dirt, atmospheric carbon, rust, mildew, algae, fungus, exhaust residue, industrial pollutants, weathering discoloration, fire and smoke damage, and most other stains.

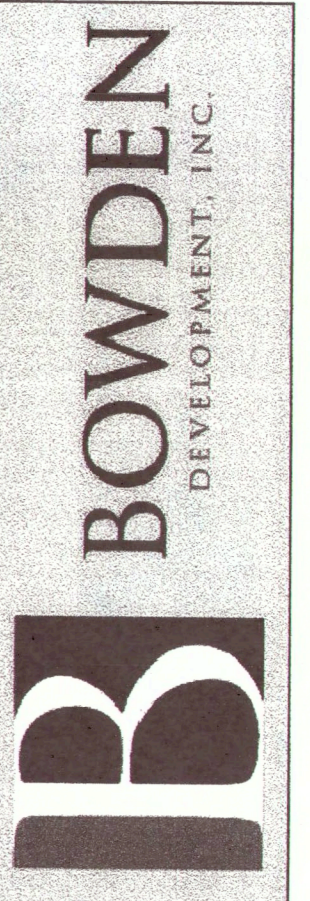
NOTES:

*For Professional Contractor Use Only.

FOR MASONRY/SURFACE TYPES:

For use with: Rough and smooth surfaces of brick, sandstone, fieldstone, stucco, swimming pools, clay tiles, asbestos and slate shingles.

REMODEL PLANS FOR:



525 S SHAMROCK AVENUE, MONROVIA, CA.

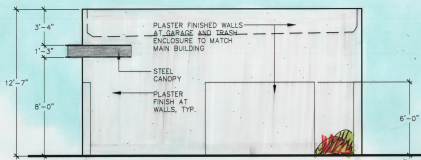
REVISIONS:

NO.	DATE	DESCRIPTION

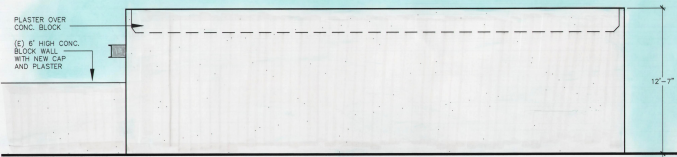
APPROVED: _____
 DRAWN BY: R.V. REVIEWED BY: R.H.
 PROJECT NO. 09.18
 SCALE: _____ ISSUE DATE: 8/27/18



GARAGE ELEVATION - SOUTH C
SCALE: 1/4" = 1'-0"



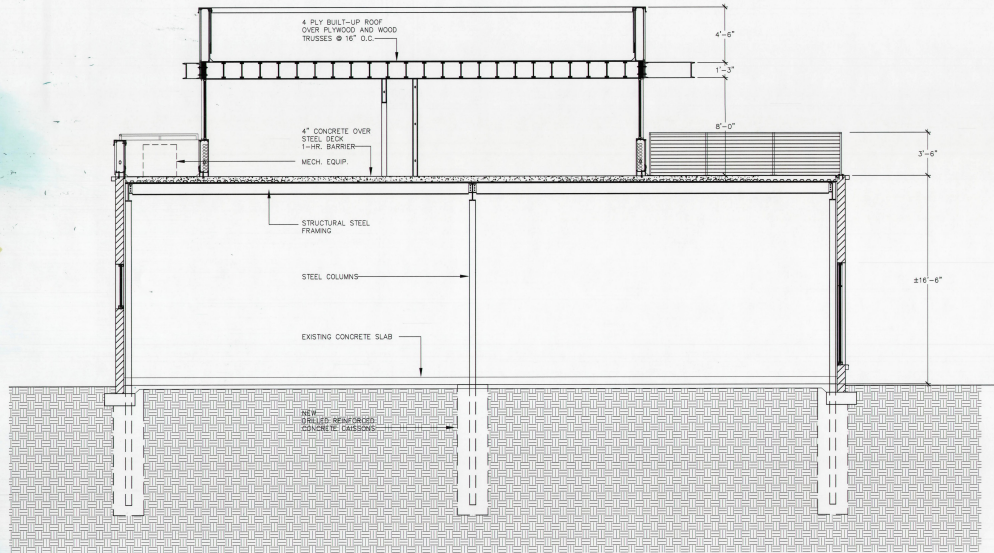
GARAGE ELEVATION - EAST D
SCALE: 1/4" = 1'-0"



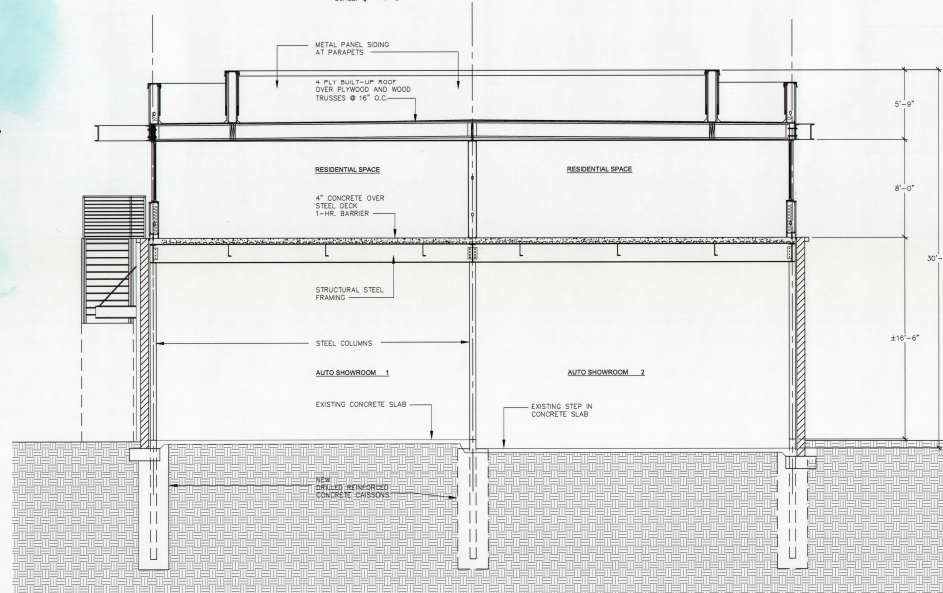
GARAGE ELEVATION - NORTH D
SCALE: 1/4" = 1'-0"



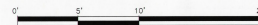
GARAGE ELEVATION - WEST D
SCALE: 1/4" = 1'-0"



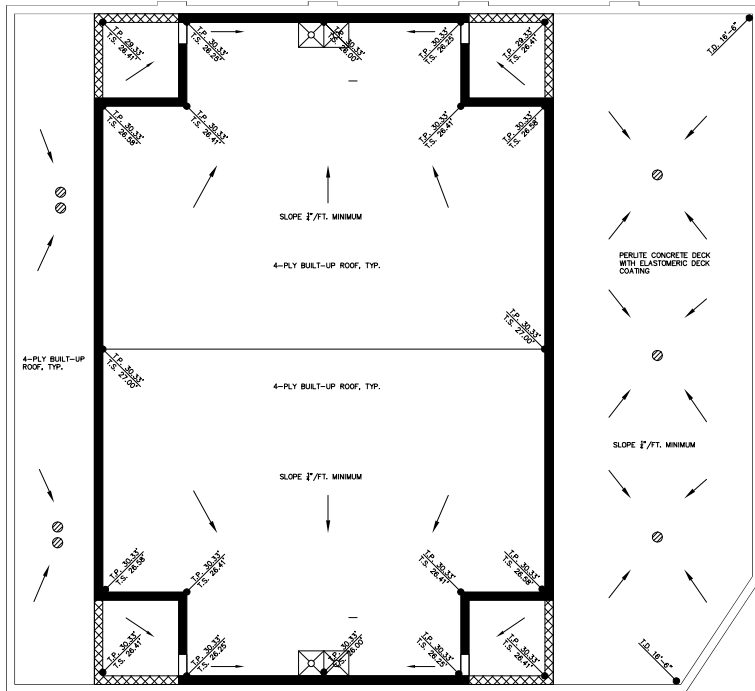
BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"



BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

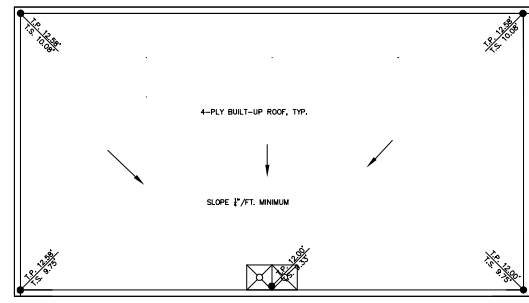


REVISIONS:

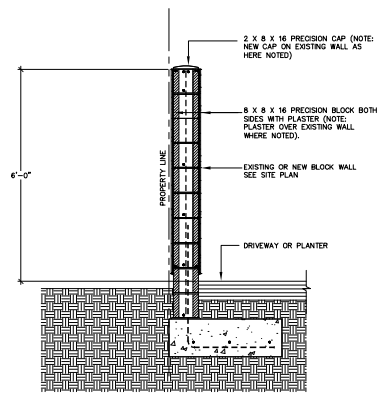


- LEGEND**
- T.P. TOP OF ROOF PARAPET ABOVE GRADE LEVEL CONCRETE SLAB
 - T.S. TOP OF ROOF SHEATHING ABOVE GRADE LEVEL CONCRETE SLAB
 - T.D. TOP OF DECK SURFACE ABOVE GRADE LEVEL CONCRETE SLAB
 - HIGH ROOF PARAPET WALL (30'-3")
 - ▤ LOWER ROOF PARAPET WALL (28'-3")
 - ▭ UPPER FLOOR DECK WALL (DECK HEIGHT 16'-6")
 - ⊙ DECK AREA DRAIN
 - ⊙ DECK AREA DRAIN WITH OVERFLOW
 - ⊕ ROOF DRAIN AND OVERFLOW DRAIN WITH CAST IRON PIPES TO GRADE LEVEL

ROOF PLAN - MAIN BUILDING A
 SCALE: 1" = 1'-0"



ROOF PLAN - GARAGE B
 SCALE: 1" = 1'-0"



NEW WALL DETAIL C
 SCALE: 1" = 1'-0"

REMODEL PLANS FOR:



525 S SHAMROCK AVENUE, MONROVIA, CA.

REV	DATE	BY	CHK

APPROVED: _____
 DRAWN BY: R.Y. REVIEWED BY: R.E.
 PROJECT NO. 09-08
 SCALE: DATE: 8/27/08