



PLANNING COMMISSION STAFF REPORT

APPLICATION: CUP2012-17/CUP2012-18 (Extension) **AGENDA ITEM:** AR-1

PREPARED BY: Craig Jimenez **MEETING DATE:** November 12, 2014
Planning Division Manager

SUBJECT: Conditional Use Permit CUP2012-17 (alcoholic beverage service)
Conditional Use Permit CUP2012-18 (live entertainment)

REQUEST: One year time extension on the approval of two conditional use permits allowing indoor service of alcoholic beverages and live entertainment (no more than three musicians) at a new restaurant that will be located in the Aztec Hotel.

APPLICANT: Aztec Hotel/Peter Kertenian
311 West Foothill Boulevard
Monrovia, CA 91016

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: In 2012, the Planning Commission approved two conditional use permits (CUPs) for a new restaurant proposed at the Aztec Hotel. Conditional Use Permit CUP2012-17 which allowed the service of alcoholic beverages at the restaurant was approved on November 15, 2012. Conditional Use Permit CUP2012-18 permitting live entertainment was approved on December 12, 2012. The Planning Commission approved a one year extension of the CUPs on November 13, 2013. An additional request for a one year extension was made last month.

DISCUSSION/ANALYSIS: Over the past year, the renovations at the Aztec Hotel have continued to move forward and the management of the hotel is working with City Staff to finalize their additional entitlement application. However, the focus of the property is to open the restaurant closer to the beginning of operation of the hotel which is expected in early-2015.

Section 17.52.310 of the Monrovia Municipal Code states that the approved use must begin within one year after its approval or it will expire. This section also allows for the granting of one or more extensions, not to exceed three years in total. To the City's knowledge there have not been circumstances that have changed or factual evidence that would allow the original findings for CUP2012-17 or CUP2012-18 to be revisited and the extension request denied.

RECOMMENDATION: Staff recommends approval of a one year time extension of both conditional use permits. If the Planning Commission concurs with this recommendation then the appropriate action would be a motion to:

Approve a one year extension of CUP2012-17 and CUP2012-18