

508-512 South Ivy Avenue

General Plan Amendment GPA2023-001

Zone Amendment ZA2023-0001

Conditional Use Permits CUP2023-003/CUP2023-004

Applicant: Saxony Holdings, LLC (Jeff Godbold and Joshua Cain)

**City Council
July 18, 2023**



The Challenge

Facilitate the restoration and long term preservation of two historically significant structures on Steve Baker's former property.

- Both houses are over 135 years old and are in need of substantial renovation and restoration work.
- Preliminary estimates for renovation could exceed \$1 million.
- Incentives required to encourage long term preservation.
- Consideration of surrounding residential neighborhood: Neighborhood Compatibility



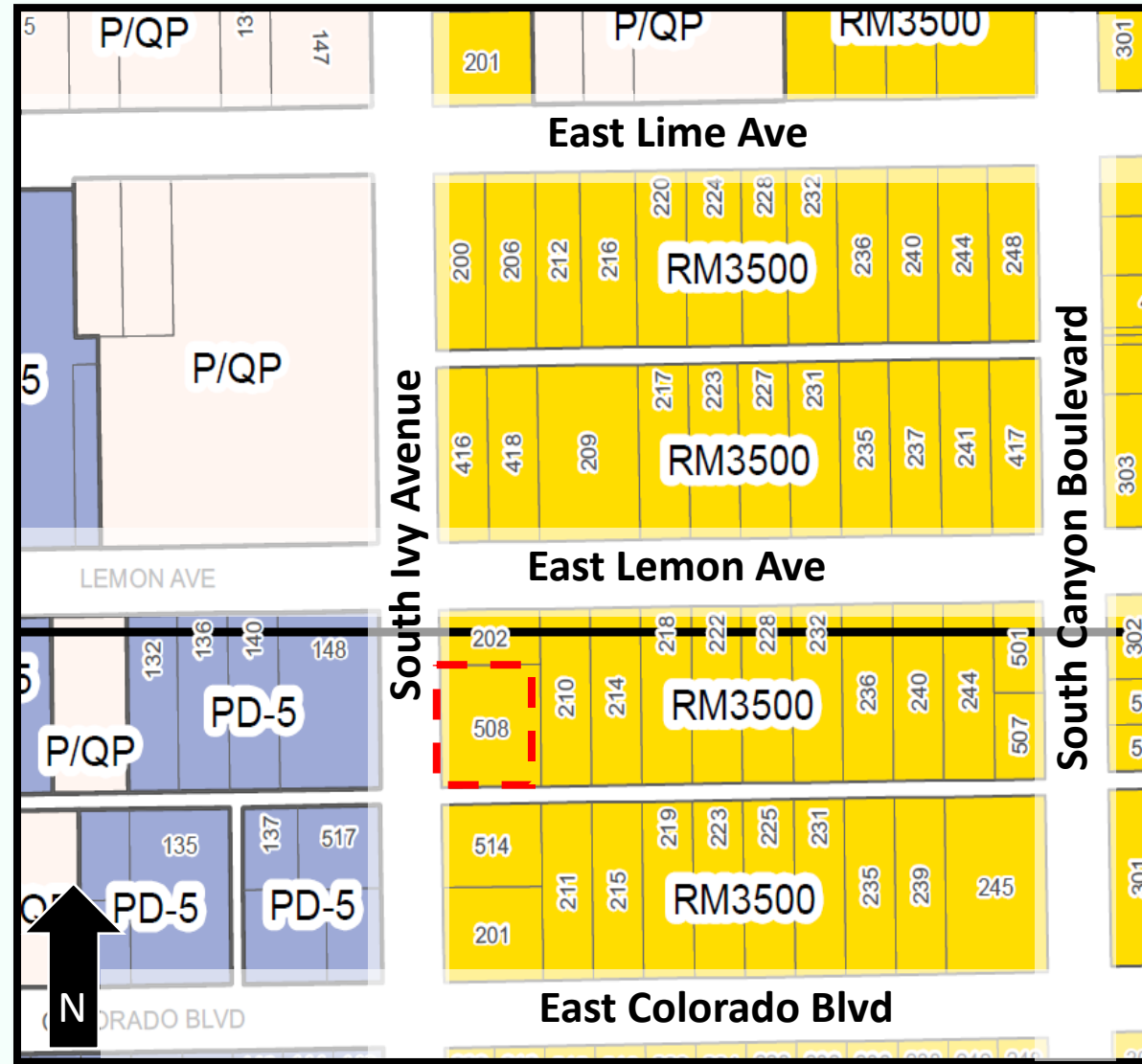
Proposal

- Restore the two houses and adaptively reuse the property as a small historic inn with and incidental uses, including a small café in 512 and catered events.
- 286 SF addition to 508 providing one additional guest room, laundry facilities and storage. (Cottage #1)
- Demolish the existing garage and replace with a 716 SF structure (Cottage #2) providing two guest rooms including one ADA accessible room.
- 110 SF accessory structure (restrooms)
- Four open parking spaces accessed from the alley.

Location



Zoning



RM3500 (Residential Medium Density)

Subject Property



Subject Property



Subject Property – East Property Line

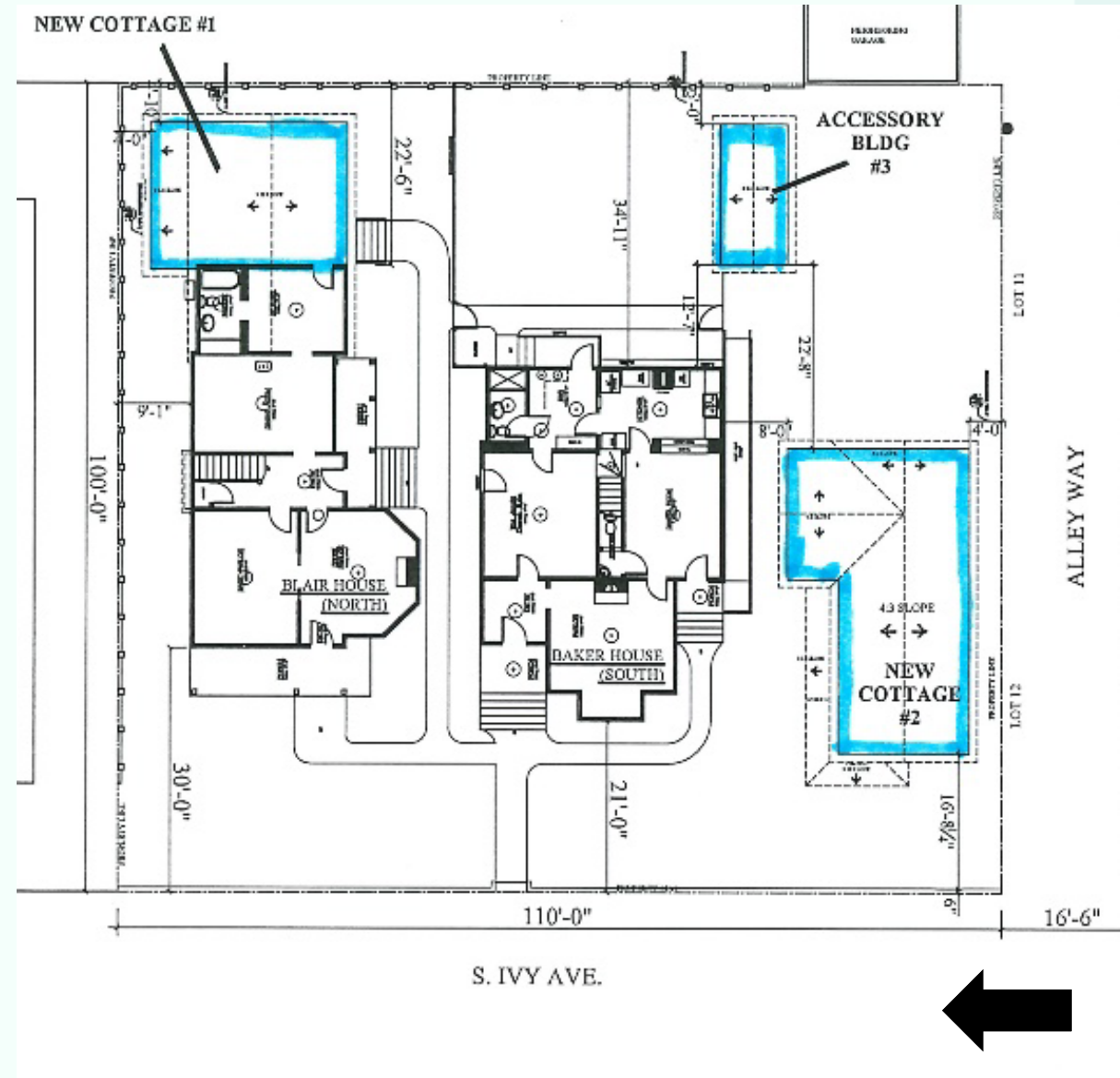


Subject Property – North Property Line

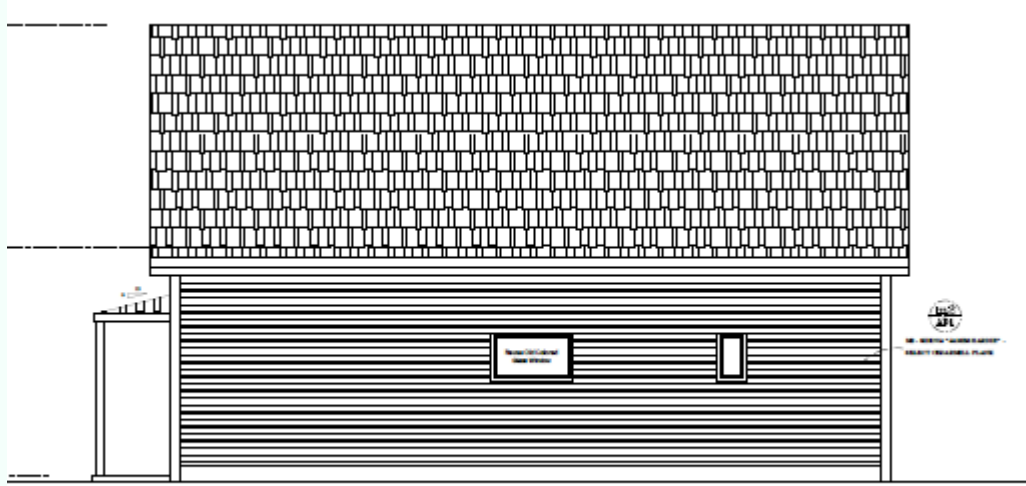
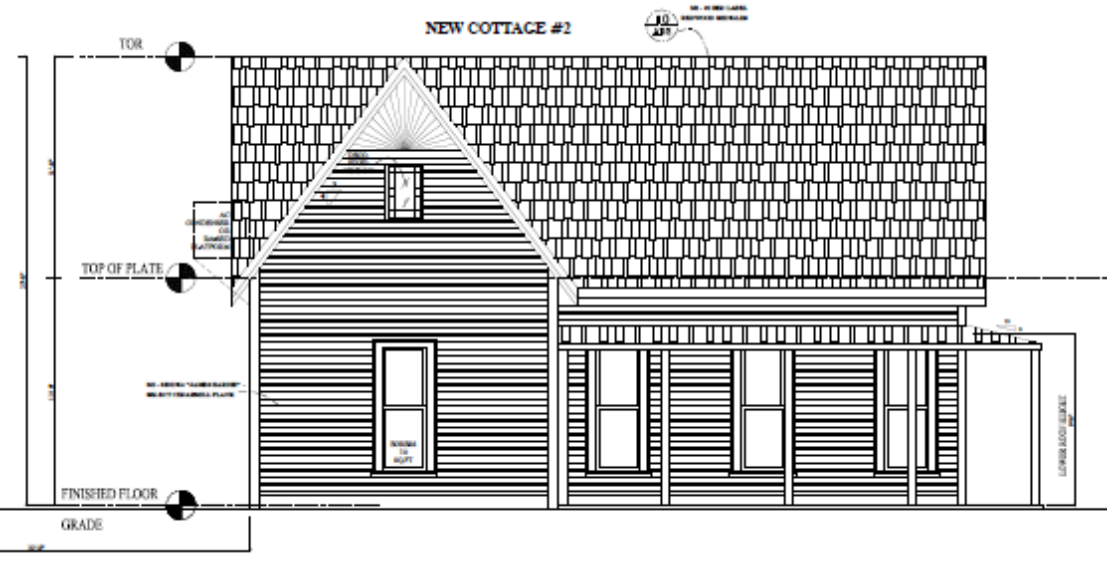
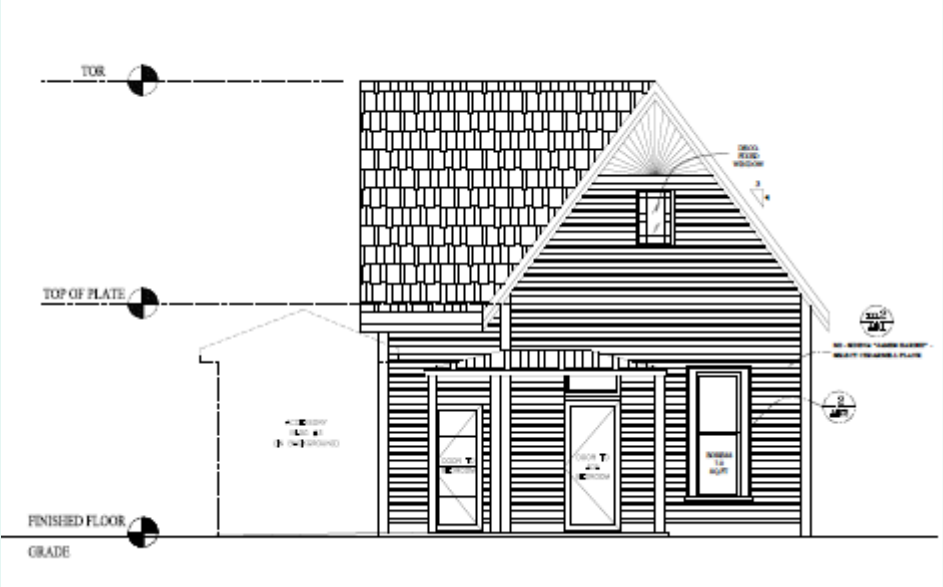


Site Plan

Lot Size	11,000 SF
Existing Building Area	
508	1,632
512	2,218
Garage (demo)	590
New Building Area	
Cottage #1	286
Cottage #2	716
Accessory Bldg.	110
Total Bldg. Area	4,962
FAR	45.1%



Elevations – Cottage 2



Entitlement Requests

- General Plan Amendment (Map/Text) – Create a new Planned Development Area (Area 28)
- Zone Amendment – Change zoning from RM 3500 to PD-28
- Conditional Use Permit – Hotel use
- Conditional Use Permit – Alcoholic beverage service

Planned Development Area-28

Guiding Principles

1. Emphasize the preservation and restoration of the properties following the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings.
2. Promote the long-term economic viability of the property and leverage its location and adjacency to Old Town Monrovia.
3. Identify and allow uses that will be compatible with the surrounding residential neighborhood.



Planned Development Area 28

PD Areas address properties with unique characteristics. Specifically, PD-28 Guidelines establish:

- **Land use provisions** allowing the conversion of a small hotel use subject to a CUP
- **Site Development Standards** including setback, height and FAR
- **Business Performance Standards** for the hotel including hours, event and operation standards.

Conditions - Development

- Six foot decorative block wall required along interior property lines.
- Restoration and new construction must be consistent with the Secretary of the Interior's Standards (PD-28)
- Mechanical equipment and trash must be screened.

Conditions – Hotel Operations

- Stays must be between 24 hours and no more than 30 days
- Security plan to be approved by MPD
- Authorized representative to be available by phone 24/7
- Rear yard may be used between 10 AM and 8 PM

Conditions – Parking Management

- Parking is prohibited in the neighborhoods east of Ivy Avenue for all uses associated with the property
- A parking demand management plan must be submitted to the City for review and approval identifying provisions, strategies and measures that:
 - Inform all guests prior to and at check in about parking restrictions
 - Reduce parking demand through the education of the availability of public transportation options and GoMonrovia
 - Ensure ongoing monitoring by the applicant
- Valet parking required for special events

Conditions – Café/outdoor seating

- Café allowed to operate in the 512 building and open to general public from 9AM to 10PM daily.
- Outdoor seating for up to eight people allowed in the front yard of 512 between the hours 9AM and 8PM
- Incidental retail is allowed (less than 10% of the café floor area)
- If alcohol is served, the café must function as a “bona fide eating establishment”. Food must be available at all times.

Conditions – Alcoholic Beverage Service

- Service of alcoholic beverages is allowed in the café and to guests of the hotel under ABC License Type 41.
 - Must operate as a “bona fide eating place”
 - No more than 33% of gross sales can be from alcoholic beverages
- The CUP for the sale of alcoholic beverages is subordinate to the primary use and cannot operate independently.
- Off-site sales are prohibited

Conditions – General Events

- **General Events:**

- Up to 25 attendees
- Held indoors
- No limit on the number of events
- Hours: 10AM – 10PM

Conditions – Special Events

- **Special Events:**

- More than 25 attendees, maximum 80.
- Special Event permit required to be issued by DRC, neighborhood notice required (100')
- Could be held outdoors, but not parking area
- Hours: Outdoor Events 10AM – 8PM
Indoor Events 10AM – 10PM
- Valet parking required
- No more than four (4) per calendar year
- Use to be reviewed by DRC after 4th Special Event. DRC may increase the number of events if no problems have occurred

Public Input

- Historic Preservation Commission – March 23, 2023
- Development Review Committee – June 7, 2023
- Planning Commission Public Hearing – June 14, 2023
- **City Council Public Hearing – July 18, 2023, 7:30 PM**

City Council Actions

- **Resolution No. 2023-25**
adopts General Plan Amendment (GPA2023-0001) and Conditional Use Permits CUP2023-0003 and CUP2023-0004
- **Ordinance No. 2023-03**
adopts the Zoning Amendment (ZC2023-0001)

