



# PLANNING COMMISSION STAFF REPORT

**APPLICATION:** CUP2000-03 (Amendment)      **AGENDA ITEM:** PH-2  
**PREPARED BY:** Teresa Santilena      **MEETING DATE:** July 13, 2016  
Assistant Planner

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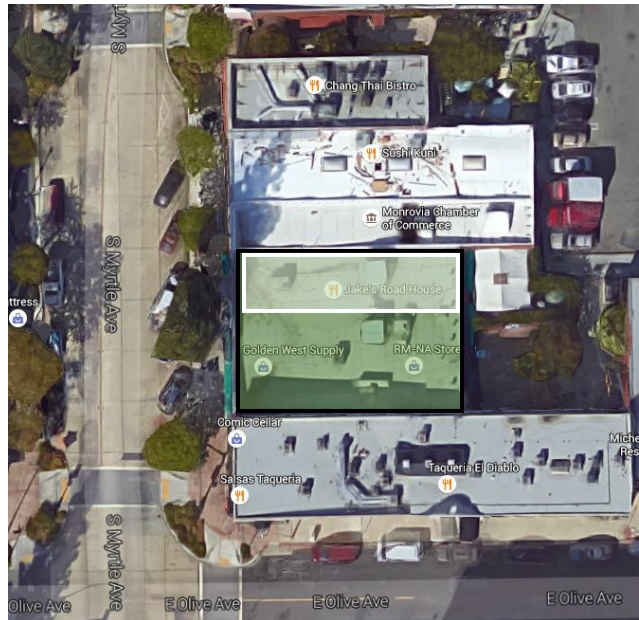
**SUBJECT:** Conditional Use Permit CUP2000-03 (Amendment)  
622 – 626 South Myrtle Avenue

**REQUEST:** Amendment to Conditional Use Permit CUP2000-03 allowing the indoor and outdoor service of beer and wine at an existing restaurant (Jake's Roadhouse) to accommodate an expansion of the restaurant in the Historic Commercial Downtown (HCD) zone.

**APPLICANT:** Tony Banuelos  
622 South Myrtle Avenue  
Monrovia, CA 91016

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1)

**BACKGROUND:** The applicant is requesting an amendment to Conditional Use Permit CUP2000-03 for the indoor and outdoor service of beer and wine in an existing restaurant located in the Historic Commercial Downtown (HCD) zone. Jake's Roadhouse will be expanding into the commercial space most recently occupied by the Army/Navy Store. The building is currently split into two tenant spaces, with Jake's Roadhouse occupying the northern 1/3 (622 South Myrtle Avenue) of the building storefront. The remaining 2/3 of the building (624 – 626 South Myrtle Avenue) is currently vacant. In 2000, Jake's Roadhouse received approval of a Conditional Use Permit (CUP) for the indoor and outdoor service and sales of wine and beer. The Monrovia Municipal Code (MMC) requires that approval of a CUP for service of alcohol be based on the approved floor plan and that any change in the floor plan which has the effect of expanding or intensifying the present use shall require an amendment to the CUP (§17.44.025). An amendment to the existing CUP is required to accommodate the restaurant expansion.



**SUBJECT PROPERTY:** The subject property is located on the east side of South Myrtle Avenue, between East Colorado Boulevard and East Olive Avenue. The lot measures

approximately 59 feet wide and 81.7 feet deep, for a total lot area of approximately 4,820 square feet, and it is improved with a 4,720 square foot commercial building. The expanded restaurant will occupy the entire building. The subject property is surrounded on all sides by commercial uses that support the HCD Zone.

**DISCUSSION/ANALYSIS:** Monrovia Municipal Code Section 17.44.025 was established to review and mitigate adverse conditions associated with establishments which sell or serve alcoholic beverages and to establish reasonable conditions which will ensure the establishment of such a use is not detrimental to public health, safety or welfare. It requires a CUP when alcoholic beverages are sold or served on-site and the facility is located within 500 feet of any residential zone, park, school, recreation center, religious assembly or hospital. The property located at 622-626 South Myrtle Avenue is directly adjacent to an apartment building.

### ***Business Operation***

Jake's Roadhouse opened in March of 2000 and currently offers indoor and outdoor dining of BBQ and service of beer and wine in a casual atmosphere, as well as takeout and catering. The hours of operation are 7:00 AM to 9:00 PM Sunday through Thursday, and 7:00 AM to 10:00 PM Friday and Saturday. The current staffing level of five to seven employees on site at one time will be maintained after the expansion. As a condition of approval, the restaurant must operate as a "Bona Fide Eating Place" as defined by the Department of Alcoholic Beverage Control (ABC). Therefore, the kitchen must be open and used for food preparation during all hours the establishment is open. Additionally, the quarterly gross sales of alcoholic beverages shall not exceed 33 percent of all gross sales of all products during the same period. Other conditions of approval related to the service of beer and wine require that all areas of the restaurant be available for inspection by the Police Department and the Community Development Department during all open business hours.

### ***Floor Plan***

The existing restaurant totals approximately 1,550 square feet. The current floor plan layout allows indoor dining for 46 patrons, outdoor patio dining for 54, and sidewalk dining area for 16. The restaurant expansion will increase the restaurant floor area to a total of 4,661 square feet and seating capacity for up to 92 patrons, including 17 tables and bar seating. ADA accessible seating has been designated both in the dining room and at the bar. The new building floor area will accommodate additional indoor seating area, an enlarged kitchen, incidental bar seating, storage area, and renovated restroom facilities. The restaurant main entrance will remain in its existing location, but will be altered to meet building code standards based on the occupancy. The existing outdoor patio at the rear of the restaurant will remain unchanged, but the sidewalk dining along the street frontage will be reconfigured and will provide additional seating. In the front of the building, the current outdoor dining floor plan allows the outdoor seating to include tables and chairs on both sides of the sidewalk along South Myrtle Avenue. On the proposed floor plan, however, the tables and chairs will only be on the side of the sidewalk directly adjacent to the building.

Per the conditions of approval, both of the outdoor areas must have delineation between the dining area and public space. Additionally, a 48" wide path of travel clearance must be maintained at all times to allow for ADA access at the entrance to the building and along the sidewalk. The restaurant expansion plans were reviewed by the Development Review Committee (DRC) on May 25, 2016, and recommended conditions of approval have been included in the attached Data Sheet 1. The conditions of approval have been revised from those originally approved in CUP2000-03 to meet current development standards, though operationally, they remain very similar to what was previously approved.

### ***Parking***

The restaurant is located in the Old Town parking district, which is a shared parking arrangement for all commercial uses in Old Town. Parking in the Old Town area can be found on the street and in the public parking lots. The parking lot directly behind the subject property has over 100 parking spaces. Additionally, 61 public parking spaces are provided in the Paragon parking structure, which is located within a block of the restaurant.

### ***Conclusion***

Jake's Roadhouse has made a positive contribution to Old Town Monrovia for over 15 years. Expansion of the restaurant is permitted by right, however, the service and sales of beer and wine within the new floor plan requires an amendment to the existing Conditional Use Permit. The proposed conditions of approval for the indoor and outdoor service of beer and wine will ensure that the restaurant will not negatively impact surrounding properties.

**RECOMMENDATION:** Staff and the DRC recommend approval of the amendment to CUP2000-03. If the Planning Commission concurs with this recommendation then, following the public hearing, the following 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 the amendment to CUP2000-03 is categorically exempt from CEQA under Class 1.
2. The Planning Commission finds that the custodian of records for all other materials that constitute the record of proceeding upon which this decision is based is the Planning Division Manager. Those documents are available for public review in the Planning Division located at 415 South Ivy Avenue, Monrovia, California, 91016.
3. The Planning Commission in the exercise of its independent judgment hereby makes the findings listed on attached Data Sheet No. 3 for the amendment to CUP2000-03, which are incorporated herein by this reference.
4. The Planning Commission approves the amendment to CUP2000-03, subject to the attached Planning Conditions on Data Sheet No. 1, and recommendations in the Staff Report, all of which are incorporated herein by this reference.

### **MOTION:**

**Approve the amendment to Conditional Use Permit CUP2000-03 pursuant to the recommendations in the Staff Report.**



# DATA SHEET 1

# Planning Conditions

**CUP2000-03 Alcohol Service  
(Amendment)**

**622 - 626 South Myrtle Avenue**

Development of the subject property and operations on the site must remain in substantial conformance at all times with the request and application forms and plans submitted by the applicant for CUP2000-03, allowing outdoor dining and the indoor and outdoor service of beer and wine in an existing restaurant, as approved by the Planning Commission and placed on file in the office of the Planning Division, except as modified by the conditions imposed by the Planning Commission and by subsequent modifications determined by the Planning Division Manager to be in substantial compliance with the conditions of approval. The term "Applicant" as used herein shall include the applicant, the property developer and all successors in interest to this conditional use permit.

1. These CUP2000-03 (Amendment) Planning Conditions shall replace the 37 original CUP2000-03 Planning Conditions as approved on January 12, 2000 by the Planning Commission.
2. The establishment shall be operated as a "Bona Fide Eating Place" as defined by the Department of Alcoholic Beverage Control (ABC). The restaurant shall contain sufficient space and equipment to accommodate a full restaurant kitchen and the kitchen shall be open and preparing food during all hours the establishment is open. The establishment shall provide an assortment of foods and a full menu normally offered in restaurants. The service of sandwiches or salads shall not be deemed in compliance with this requirement.
3. Serving of alcoholic beverages must be accompanied by the sale of food based on the everyday dining menu. Alcoholic beverages cannot be sold or consumed to a patron who is not seated or to anyone when the restaurant is closed.
4. The quarterly gross sales of alcohol beverages shall not exceed 33 percent of all gross sales of all products during the same period. The licensee shall maintain records which reflect separately the gross sales of alcoholic beverages. Records for the last quarter shall be made available to the City only if complaints have been received regarding the violation of conditions of the CUP.
5. The approved floor plan is an integral part of the decision approving this CUP. There shall be no change in the design of the floor plan without the approval of the Planning Division unless modification is required by the Building Official. Any change in the approved floor plan which has the effect of expanding or intensifying the present use shall require an amendment to the CUP.
6. All areas in the restaurant shall be available for inspection by the Police Department and the Community Development Department during all open business hours.

7. No sporting game or games of competition shall be permitted in conjunction with the business unless approved as part of the CUP application.
8. The display, posting or airing via closed circuit television of any gambling odds shall be prohibited unless pre-empted by the State.
9. No patrons shall be on the premises during closed hours.
10. There shall be no uses or activities permitted of an adult-oriented nature as defined in Title 17 of the Monrovia Municipal Code.
11. The use of pornographic material in the form of videos, slides, magazines, or pictures shall be prohibited within the business establishment.
12. Only pre-recorded amplified music is permitted on the premises, and such music shall not be audible outside the boundaries of the establishment. No entertainment facilities as defined by the Monrovia Municipal Code (such as live entertainment or dancing) are permitted unless approved by the Planning Commission pursuant to the Monrovia Municipal Code.
13. No locking devices shall be allowed on interior doors that enclose rooms open to the public.
14. No warning devices and/or any action by employees that could serve to alert patrons and employees to the presence of law enforcement or other inspectors shall be permitted.
15. If it is determined by the Community Development Director or Public Services Director that patrons are littering the surrounding streets, sidewalks, parking lots, parks, or adjoining private properties as a result of their coming or leaving the establishment, the business will provide employees to pick-up and properly dispose of all litter.
16. In the event security/policing problems occur, this CUP shall be subject to review by the Development Review Committee (DRC) and may be modified to require additional uniformed security guards as determined necessary by the DRC.
17. 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.
18. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises.
19. Any graffiti painted or marked upon the premises or on an adjacent area under the control of the licensee shall be removed or painted over within forty-eight hours, unless any law in effect at that time imposes a shorter time period for eradication.
20. No happy hour, no drink specials or other bar promotions are permitted to be advertised outside or in the window/door area.

21. Alcoholic beverages sold at the bar shall be accompanied by the sale of food.
22. The Applicant shall provide education to restaurant staff pertaining to service of alcoholic beverages, including common indications that a patron has been overserved.
23. Hours of operation shall be limited to 7:00 AM to 9:00 PM Sunday through Thursday and 7:00 AM to 10:00 PM Friday and Saturday. Before any change is made in these hours of operation, approval by the Development Review Committee (DRC) must be obtained. Alternatively, the DRC may refer the matter to the Planning Commission for its review, in which case no change in the hours of operation shall be made without Planning Commission approval.
24. Outdoor dining with outdoor service of beer and wine is permitted in front of the building along Myrtle Avenue and within the rear patio as delineated on the site plan/floor plan.
25. Outdoor dining with the service of beer and wine is subject to the following additional conditions:
  - a. Outdoor furniture shall be of sturdy construction. Applicant shall keep outdoor furniture clean, attractive, and serviceable.
  - b. Decorative umbrellas and tablecloths are encouraged.
  - c. A minimum, unobstructed pedestrian clearance of at least 48" in width shall be maintained along the entire length of the sidewalk. If after commencement of operations, City Staff determines that 48" is inadequate based upon obstructions, pedestrian traffic volume, or other similar problems that may arise in the future, the DRC may review and require more clearance area based on the location of sidewalk obstructions, pedestrian traffic volumes, or other similar problems.
  - d. The materials used and the design and style of (i) the portable barriers delineating the outdoor dining areas and (ii) the outdoor dining furniture, shall be in substantial conformance with the design, style and materials approved by the DRC.
  - e. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, suits, demands, actions, losses, damages, judgments, settlements, penalties, fines, defensive costs or expenses (including without limitation, interest, attorneys' fees and expert witness fees), or liability of any kind or nature arising out of or attributable to the acts or omissions of Applicant, or Applicant's officers, officials, employees, or agents which in any way arise out of, result from, or are in any way related to the Applicant's use of City's public sidewalks for outdoor dining and alcoholic beverage service, excepting only liability arising out of the sole negligence or willful misconduct of City, its officers, officials, employees,

agents, or volunteers. The city shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.

- f. Insurance. The Applicant shall carry, maintain, and keep in full force and effect at all times a policy or policies of liability insurance in the amount, scope of coverage, endorsements and form required by the City's Risk Manager, including without limitation, an endorsement naming the City and its officers, officials, employees, agents, and volunteers as additional named insureds, and secure an encroachment permit from the City prior to placing any object, including without limitation, outdoor dining furniture and the portable barriers used to delineate outdoor dining areas, in the City's right-of-way.
- g. Chairs and tables shall be arranged so as to be parallel to the sidewalk, in order to prevent chairs from encroaching into the required pedestrian clearance area on the sidewalk. The placement of approved outdoor dining furniture and the placement of approved portable barriers used for delineation of outdoor dining areas shall be in substantial conformance with the outdoor dining floor plan approved by the DRC. There shall be no change in the design of the outdoor dining floor plan without the approval of the DRC.
- h. The hours of operation for service of beer and wine in the outdoor dining area shall be limited to the hours of 7:00 AM to 9:00 PM Sunday through Thursday, and 8:00 AM to 10:00 PM Friday and Saturday.
- i. The hours of operation for outdoor dining and alcohol service shall be reviewed by the Development Review Committee for modification if compatibility problems with adjacent uses develop or other nuisance problems develop, and based upon a finding that those problems exist, the DRC may modify the hours of operation. This authorization is in addition to any other authority the DRC has pursuant to the Monrovia Municipal Code, including without limitation, the authority to revoke an outdoor dining permit. Alternatively, the DRC may refer the matter to the Planning Commission for its review, in which case the Planning Commission may modify the hours of operation if incompatibility with adjacent uses or the existence of other nuisance problems justifies the change, or the Planning Commission may take any other action permitted pursuant to the Monrovia Municipal Code, including modification or revocation of the CUP.
- j. Serving of alcoholic beverages in the outdoor dining setting must be accompanied by the sale of food based on the everyday dining menu. Alcoholic beverages cannot be sold or consumed in the outdoor dining area to a patron who is not seated or to anyone when the restaurant kitchen is closed.

## **GENERAL REQUIREMENTS**

26. 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.

27. In addition to Planning (Data Sheet No. 1) conditions of approval, the Applicant shall also comply with all requirements of the Building Division and Fire Department that are directly applicable to the project.
28. This CUP may be called for review, including modification or revocation, at any time by City Staff, the City Council, or Planning Commission if a violation of the approved conditions or the Monrovia Municipal Code (MMC) is alleged, or if it is alleged that the establishment, or its patrons, are creating a public nuisance, and such violation or public nuisance is verified as valid by the Police Department, Code Enforcement, or other City department. In addition to any other remedy available to the City, security measures may be required such as adding an additional employee to monitor the area where problems are occurring.
29. Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, actions, or proceeding against the City, its officers, officials, employees, agents and/or volunteers to attack, set aside, void or annul, an approval of the City, Planning Commission or City Council concerning this permit and the project. Such indemnification shall include damages, judgments, settlements, penalties, fines, defensive costs or expenses, including, but not limited to, interest, attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding. Nothing contained herein shall prohibit City from participating in a defense of any claim, action or proceeding. The City shall have the option of coordinating the defense, including, but not limited to, choosing counsel for the defense at Applicant's expense.
30. Additional Indemnification. As a condition of approval, Applicant agrees to defend, indemnify, protect and hold harmless City, its officers, officials, employees, agents and volunteers from and against any and all claims, 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 sale and 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 Applicant's expense.
31. The Applicant shall, within 30 days after approval by the Planning Commission, submit to the Community Development Department his/her written acknowledgment of receipt of the decision approving the Conditional Use Permit and his/her written consent to all of the conditions of approval contained in Data Sheet Number 1. This



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

32. The Development Review Committee shall review each use permitted by this CUP one year from the date the use commences.
33. The use or development associated with this CUP shall begin within one (1) year after its approval or it will expire without further action by the City.
34. All of the above conditions shall be complied with prior to commencement of the operation, unless an earlier compliance period is specified as part of a condition.



## CONDITIONAL USE PERMIT 2000-03 (Amendment)

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for amending Conditional Use Permit No. 2000-03 to allow outdoor dining and the indoor and outdoor service and sales of beer and wine for on-site consumption in the proposed restaurant expansion located at 622 - 626 South Myrtle Avenue is based on the following findings:

- A. The project site is adequate in size, shape and topography for outdoor dining and the indoor and outdoor service and sales of beer and wine for on-site consumption in the proposed restaurant expansion. *The topography of this commercial area is relatively flat. The proposed restaurant expansion will occupy a 4,720 square foot commercial building in the Historic Commercial Downtown (HCD) zone. The interior building area and outdoor seating area are adequate in size to accommodate the service of beer and wine in conjunction with restaurant operations.*
- B. The project site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by outdoor dining and the indoor and outdoor service and sales of beer and wine for on-site consumption in the proposed restaurant expansion. *The proposed use is located in a commercial area, which is suited to support these types of uses and traffic loads.*
- C. The restaurant with outdoor dining and the indoor and outdoor service and sales of beer and wine for on-site consumption is compatible with the General Plan and will not adversely impact the objectives of the General Plan. *The project site is located the Historic Commercial Downtown (HCD) zone. The General Plan HCD designation encourages well-designed, pedestrian-oriented commercial uses, such as small shops, banks, and restaurants.*
- D. The proposed outdoor dining and the indoor and outdoor service and sales of beer and wine for on-site consumption associated with Jake's Roadhouse will comply with the applicable provisions of the zoning ordinance. *There are no variances requested for this CUP. The standard Monrovia Municipal Code conditions of approval for service and sales of beer and wine will apply.*
- E. The proposed location of the restaurant expansion with indoor and outdoor service and sales of alcohol for on-site consumption and the conditions under which it will be operated or maintained will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity. *The Applicant will be required to adhere to the conditions of approval on*

*Data Sheet No. 1 to ensure service and sales of alcohol for on-site consumption is not detrimental or injurious to the public and surrounding uses. A condition of approval further requires that all areas in the establishment be available for inspection by the Police Department and Community Development Department during all open business hours. 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.*

Further, as required by Section 17.44.055 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2000-03 (amendment) to allow outdoor dining and the indoor and outdoor service and of beer and wine for on-site consumption at Jake's Roadhouse located at 622 - 626 South Myrtle Avenue is based on the following findings:

- A. *The proposed restaurant expansion with indoor and outdoor service and sales of beer and wine for on-site consumption (the "proposed use") will not adversely and seriously affect the peace, health, safety and welfare of residents of the community with the conditions of approval insuring that the restaurant will operate as a "Bona Fide Eating Place", and all conditions of the Department of Alcoholic Beverage Control (ABC) for the issuance of Type 41 license. Sufficient safeguards exist that will allow the City to exercise control measures that will protect the peace, health, and safety of surrounding residents and businesses.*
- B. *The proposed use will not directly contribute to peace, health, safety and general welfare problems including but not limited to loitering, littering, public drunkenness, defacement and damaging of structures, pedestrian obstructions as well as traffic circulation, parking, and noise problems on public streets and adjacent parking lots. The proposed restaurant expansion will be required to adhere to the conditions of approval that set forth regulations that are specific to the sale of beer and wine and the overall business operation. 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. If it is determined by the Community Development Director or Public Services Director that patrons are littering the surrounding streets, sidewalks, parking lots, parks, or adjoining private properties as a result of their coming or leaving the establishment, the business will provide employees to pick-up and properly dispose of all litter. Any graffiti painted or marked upon the premises or on an adjacent area under the control of the licensee shall be removed or painted over within forty-eight hours, unless any law in effect at that time imposes a shorter time period for eradication.*
- C. *The proposed use will not create serious adverse impacts to the commercial district. Restaurants are an approved use in the HCD zone. The proposed restaurant expansion with indoor and outdoor service and sales of beer and wine for on-site consumption will operate as a "Bona Fide Eating Place" and will provide a business that is beneficial to the surrounding businesses.*
- D. *The proposed use is adequately served by sufficient parking to serve the quantity of traffic such use generates. The restaurant is located in the Historic Commercial Downtown zone that is served by public parking lots. There is one public parking lot in close proximity to the proposed restaurant, with an entrance in the 100 block*

*of East Colorado Boulevard. There are well over 100 parking spaces in this lot that service the businesses in Old Town.*

- E. The proposed use will not be incompatible with the adjoining uses as it relates to noise, traffic, and hours of operation. *The restaurant expansion will be located within a commercial area of the City and is a compatible use to the surrounding businesses.*
  
- F. The proposed use will not negatively impact nearby parks, schools, recreation centers, religious assembly facilities, and hospitals. *The residential properties will not be negatively impacted because sufficient safeguards exist that will allow the City to exercise control measures that will protect the peace, health, and safety of surrounding properties. The CUP may be called for review at any time by City Staff, the City Council, or Planning Commission if complaints are filed and verified as valid by the Police Department, Code Enforcement Division or other City departments concerning a violation of the approved conditions, or the establishment or its customers creating a public nuisance.*



# DATA SHEET 4

# Surrounding Land Uses

CUP2000-03 (Amendment)

622 - 626 South Myrtle Avenue

## Property Description:

The subject property is located on the east side of South Myrtle Avenue, between East Colorado Boulevard and East Olive Avenue. The lot measures approximately 59 feet wide and 81.7 feet deep, for a total lot area of approximately 4,820 square feet, and is improved with a 4,720 square foot commercial building.

## Zoning

Subject site: HCD (Historic Commercial Downtown)

Surrounding pattern:

north: HCD (Historic Commercial Downtown)

south: HCD (Historic Commercial Downtown)

east: HCD (Historic Commercial Downtown)

west: HCD (Historic Commercial Downtown)

## Land Use

Subject site: Restaurant/Commercial Building

Surrounding pattern:

north: Commercial Building (Monrovia Chamber of Commerce)

south: Commercial Building (The Comic Cellar)

east: Shared Patio Area

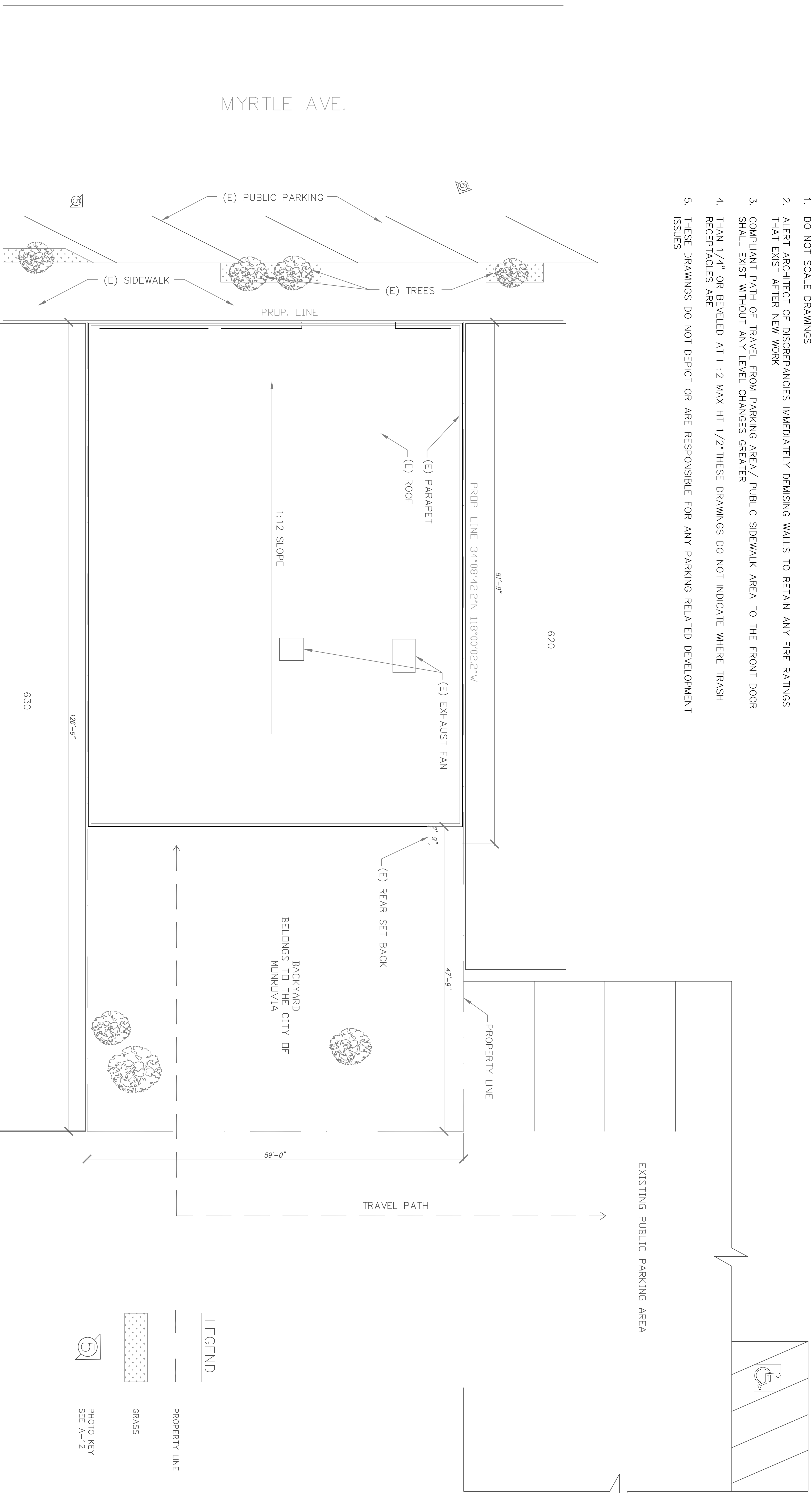
west: Commercial Building (Empire Bikes)

Environmental Determination: Categorical Exemption Class 1

Applicable Ordinance Regulations: MMC 17.52.020 Planning Commission Authority for CUP

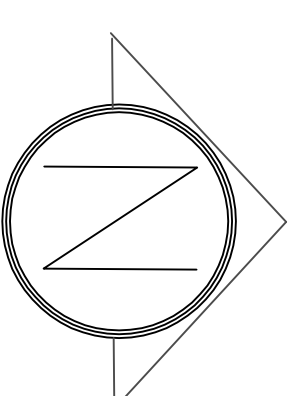
**SITE PLAN NOTES**

1. DO NOT SCALE DRAWINGS
2. ALERT ARCHITECT OF DISCREPANCIES IMMEDIATELY DEMISING WALLS TO RETAIN ANY FIRE RATINGS THAT EXIST AFTER NEW WORK
3. COMPLIANT PATH OF TRAVEL FROM PARKING AREA/ PUBLIC SIDEWALK AREA TO THE FRONT DOOR SHALL EXIST WITHOUT ANY LEVEL CHANGES GREATER THAN 1/4" OR BEVELED AT 1 : 2 MAX HT 1/2" THESE DRAWINGS DO NOT INDICATE WHERE TRASH RECEPTACLES ARE
4. THESE DRAWINGS DO NOT DEPICT OR ARE RESPONSIBLE FOR ANY PARKING RELATED DEVELOPMENT ISSUES



**EXISTING SITE/ROOF PLAN (NO CHANGE)**

SCALE: 1/8" = 1'-0"



These Plans are intended for informational purposes only. They are based on the best information made available to the Designer at the time of the project. The Designer is not deemed liable for any misreading or inaccurate information or unsafe use of these plans. The Designer does not warrant any additional information provided in these plans. Copyright laws apply to these instruments of service, and are intended for use on this project exclusively.

622 S MYRTLE AVE.  
MONROVIA, CA  
91016

TONY BANUELOS

622 S MYRTLE AVE.  
MONROVIA, CA 91016

Design Date Issued:	Design Date	Issued For
	3-16-16	
	3-22-16	
	3-29-16	
	4-4-16	
	4-23-16	

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**EXISTING SITE/ROOF PLAN**

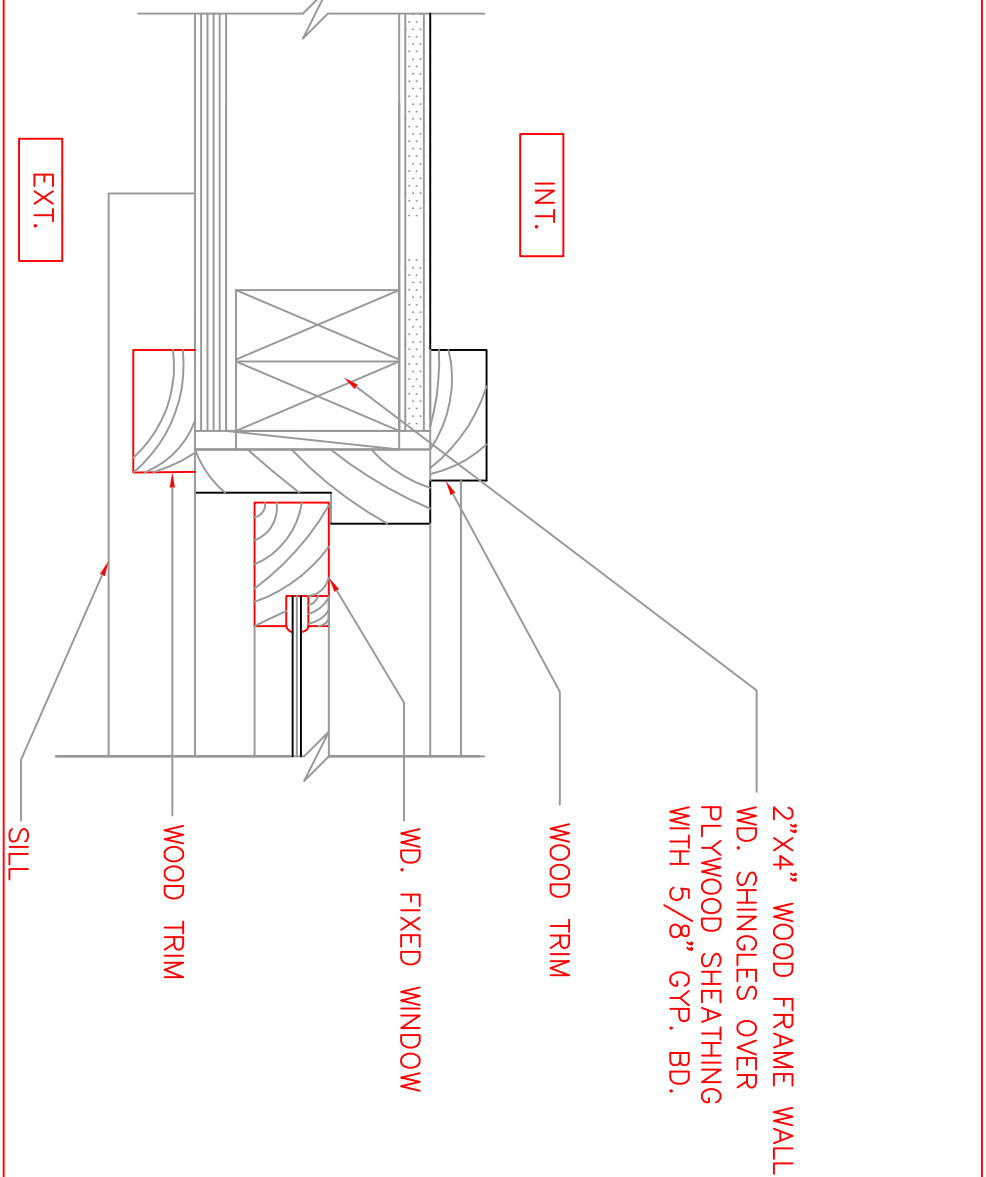
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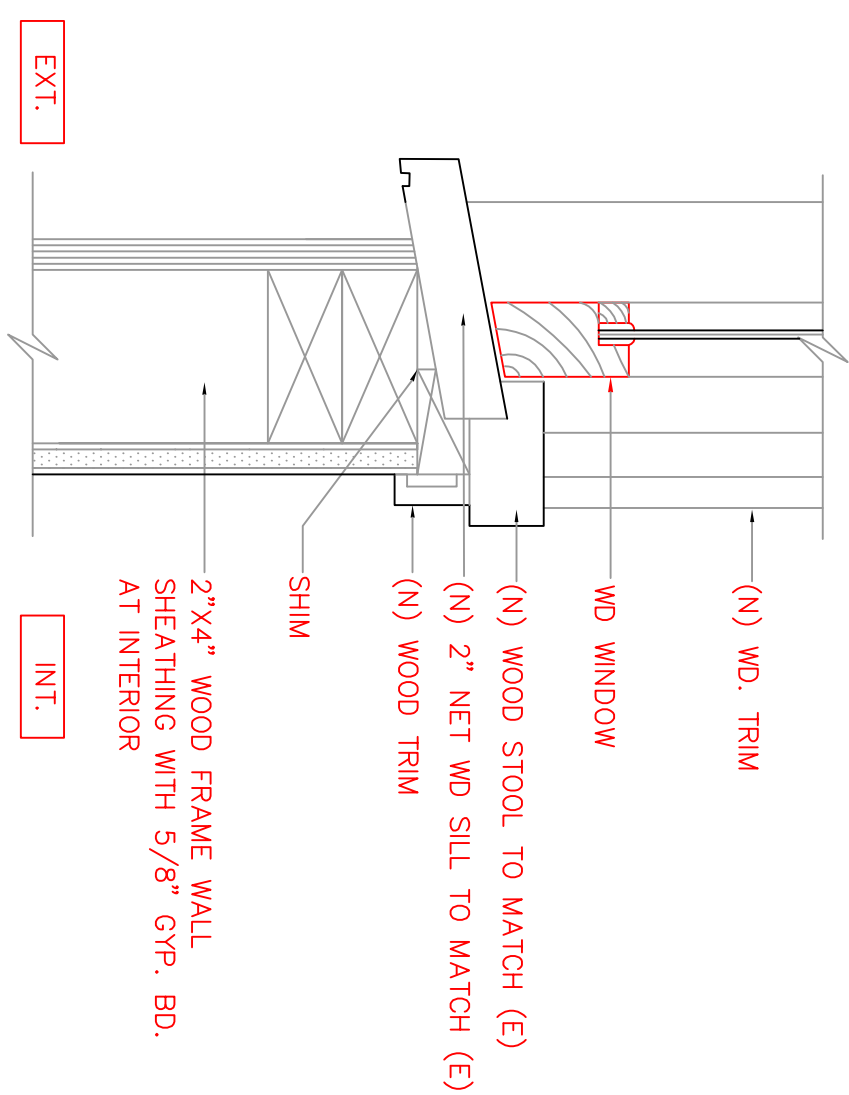




**WINDO JAM DET**

SCALE: 3" = 1'-0"

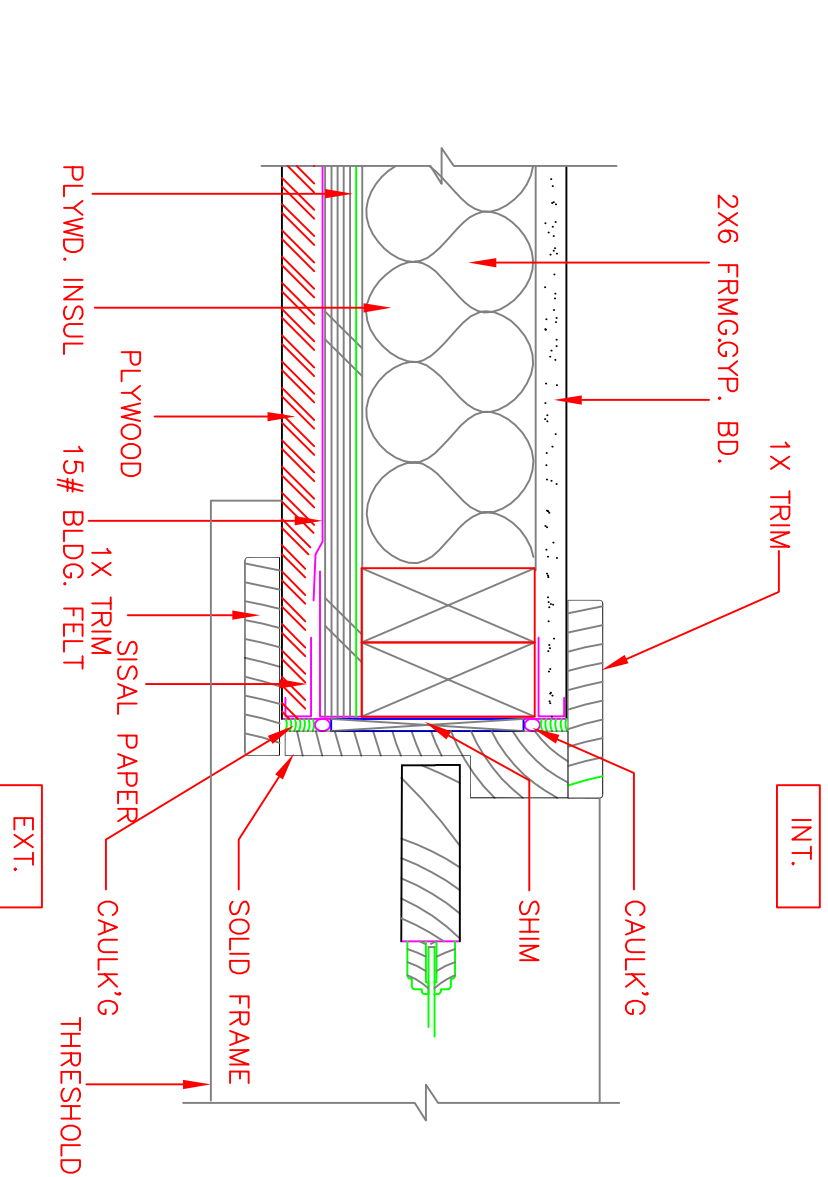
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**WINDOW SILL DETAIL**

SCALE: 3" = 1'-0"

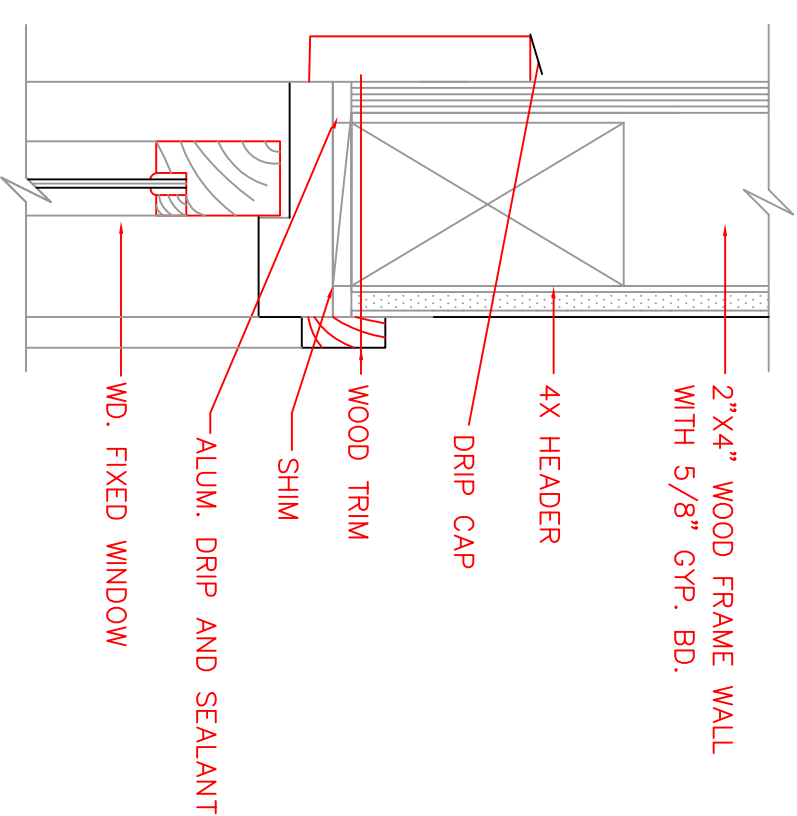
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**DOOR JAM DETAIL**

SCALE: 3" = 1'-0"

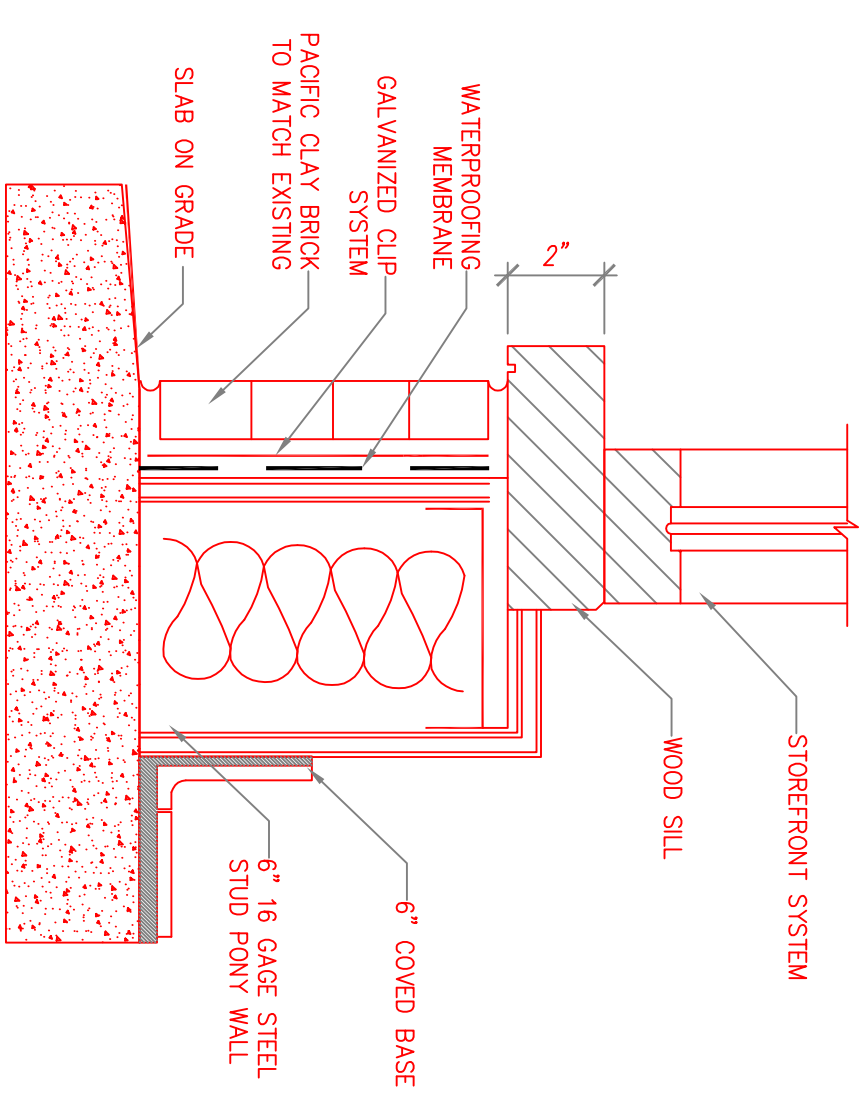
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**WINDOW HDR DETAIL**

SCALE: 3" = 1'-0"

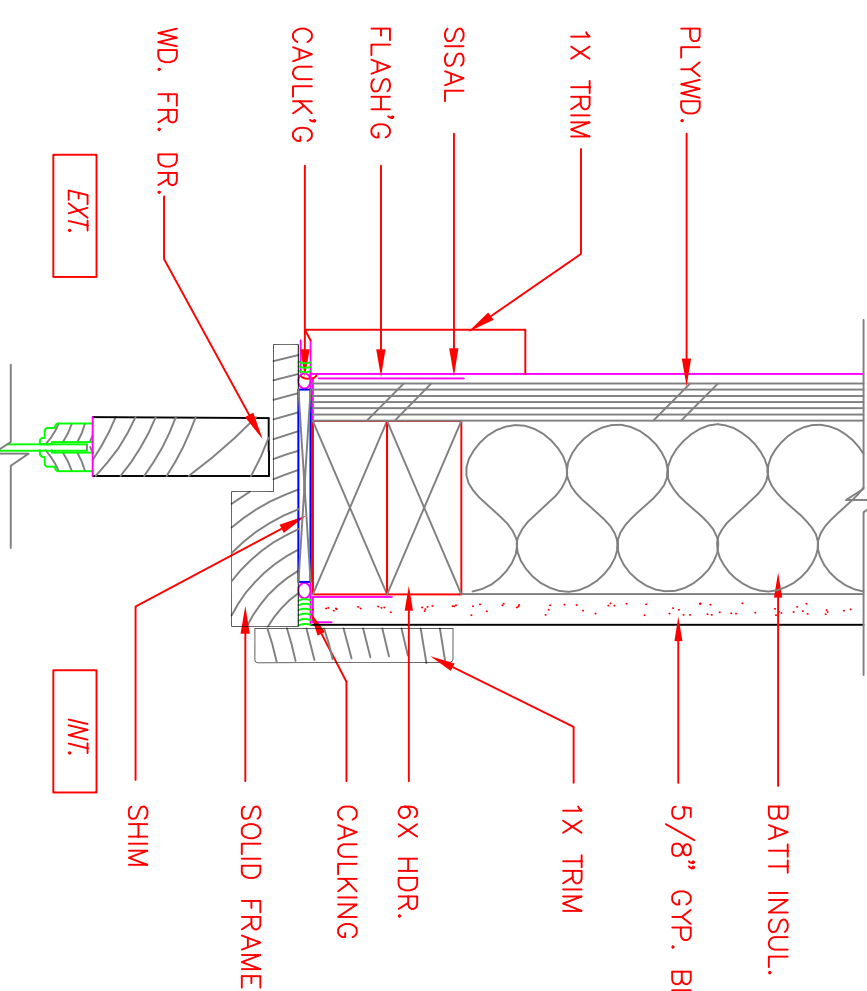
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**PONY WALL SILL DETAIL**

SCALE: 3" = 1'-0"

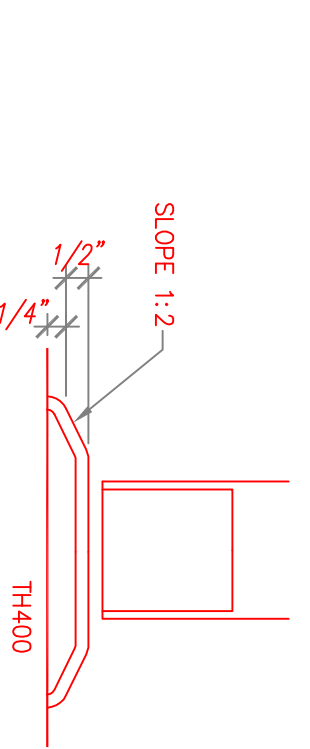
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**DOOR HEADER DETAIL**

SCALE: 3" = 1'-0"

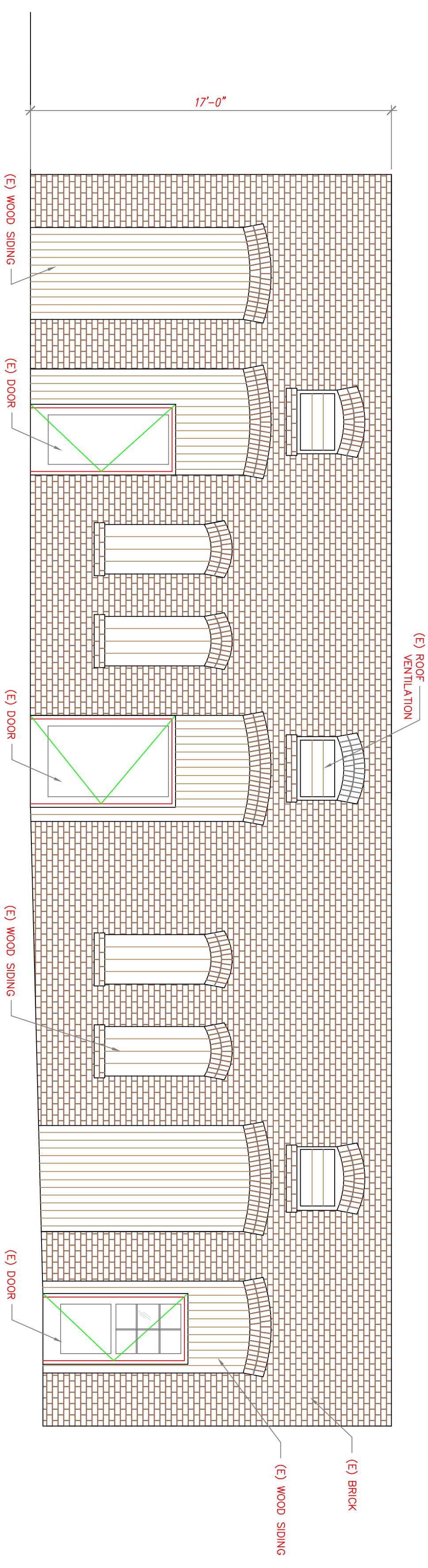
5



**THRESHOLD DETAIL**

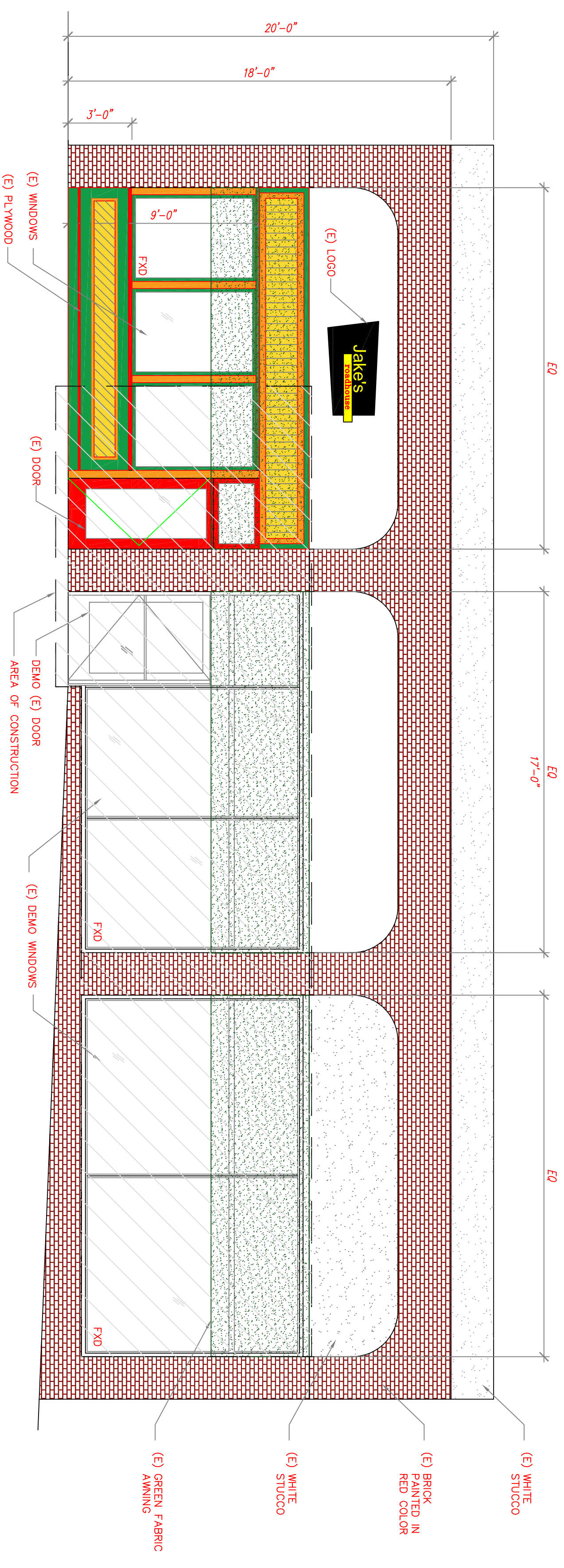
SCALE: 3" = 1'-0"

7



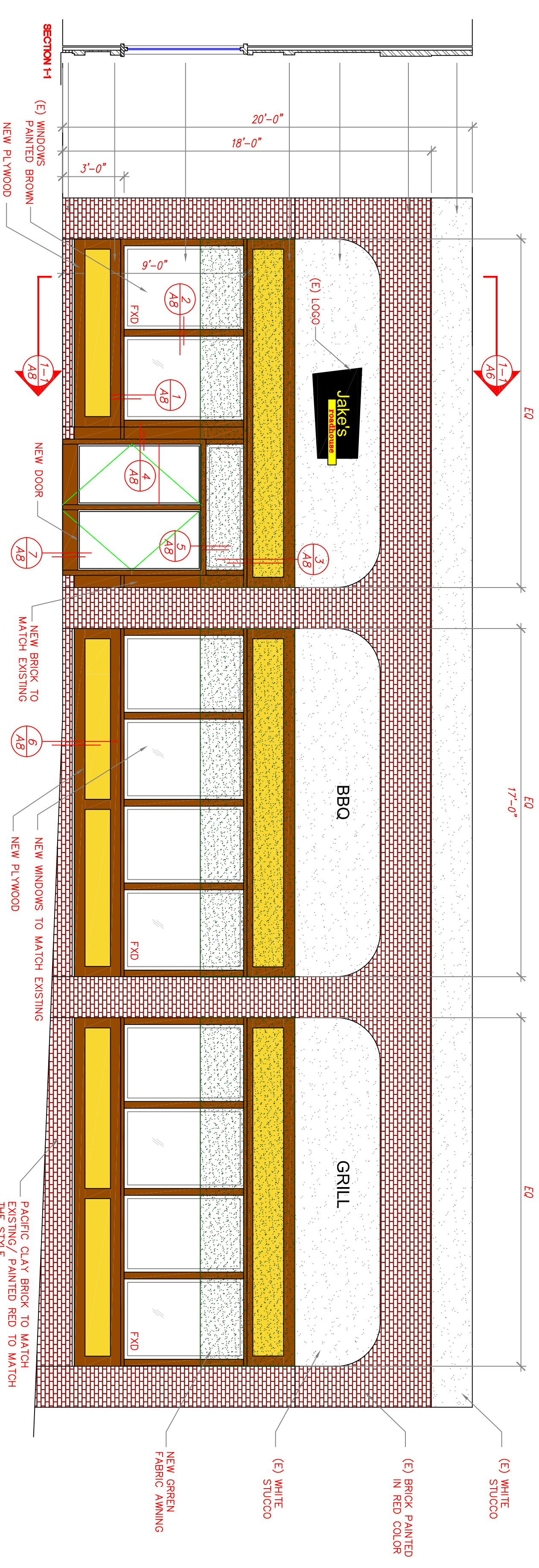
**EXISTING (REAR) EAST ELEVATION (NO CHANGE)**

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



**EXISTING (FRONT) WEST ELEVATION**

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



**PROPOSED (FRONT) WEST ELEVATION**

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

These Plans are intended for informational purposes only. They are based on the best information made available to the Designer in the field at the time of preparation of the project. The Contractor is required to verify all site conditions. The Designer is not deemed liable for any misreading or inaccurate information or unsafe use of these drawings. Providing false as-built information is a violation of the professional services. Copyright laws apply to these instruments of service, and are intended for use on this project exclusively.

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Revision	Date Issued	Revision	Issued For
1	3-16-16		
2	3-22-16		
3	3-29-16		
4	4-4-16		
5	4-23-16		

CAD File No:  
Job No:  
Drawn By: Checked By:  
Date:  
Scale: As Noted  
Sheet Description

**EXISTING/PROPOSED ELEVATIONS**

Sheet **A-8** of