



## PLANNING COMMISSION STAFF REPORT

**APPLICATION:** CUP2017-01

**AGENDA ITEM:** PH-1

**PREPARED BY:** Teresa Santilena  
Assistant Planner

**MEETING DATE:** January 11, 2017

---

**SUBJECT:** Conditional Use Permit CUP2017-01  
731 East Huntington Drive

**REQUEST:** Allow the sale of beer and wine for off-site consumption (Type 20 ABC License) at a new food market in an existing commercial shopping center in the CRS (Regional/Subregional Commercial) zone.

**APPLICANT:** ALDI, Inc.  
12661 Aldi Place  
Moreno Valley, CA 92555

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

**BACKGROUND:** The Applicant is requesting approval of a Conditional Use Permit (CUP) for the sale of beer and wine for off-site consumption (Type 20 ABC License) at a new food market in an existing commercial shopping center located at 731 East Huntington Drive. Monrovia Municipal Code (MMC) Section 17.44.025 was established to review and mitigate adverse conditions associated with establishments which sell 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 of the city and surrounding properties. A CUP is required 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 subject property is within 500 feet of a residential zone, school, and church, therefore approval of a CUP for the sale of beer and wine by the Planning Commission is required.

The subject site was developed as a shopping center in 1971, which had a large anchor tenant (K-Mart) occupying the majority of the floor area of the primary commercial building. In 1996, the City processed an entitlement for a grocery store/pharmacy (Lucky/Savon) to occupy the anchor tenant space and sell alcoholic beverages for off-site consumption. The grocery store was later converted to an Albertson's, which was the most recent user of the anchor tenant space. However, Albertson's went out of business approximately three years ago. MMC Section 17.44.025 states that if an establishment that sells alcoholic beverages ceases operations for a period of 30 days or more, a new Conditional Use Permit would be required for future alcohol sales.

The almost 100,000 square foot building has been underutilized since the grocery store closed approximately three years ago. Warner Pacific Properties recently purchased the shopping center and obtained approval from the Development Review Committee (DRC) on

November 23, 2016 to subdivide the large anchor tenant space into three commercial tenant spaces, as well as complete a substantial façade upgrade. Lease agreements are in place for several well-known retail users, including ALDI, TJ Maxx and Home Goods. ALDI Food Market (Applicant) will be occupying a 23,304 square foot tenant space and is seeking approval of a CUP for sales of beer and wine for off-site consumption.

**SUBJECT PROPERTY:** The subject site is located on the north side of East Huntington Drive, between South Shamrock Avenue and South Mountain Avenue. The site is developed with a shopping center that is approximately 516,336 square feet (11.8 acres) in size. The new food market will occupy 23,304 square feet of an existing 99,949 square foot commercial building. The shopping center also has two standalone restaurants and one standalone gym.

## **DISCUSSION/ANALYSIS:**

### **Business Operation**

ALDI has operated food markets in the United States since 1976, and has expanded its operations into 1,500 stores in 32 states. The proposed ALDI Food Market will initially operate between the hours of 9:00 AM and 9:00 PM. However, the Conditions of Approval have been written to allow store operations between the hours of 6:00 AM and 12:00 AM (midnight). This allows the market the option to extend the hours of operation in the future. The sale of beer and wine could also occur between the hours of 6:00 AM and 12:00 AM (midnight). As stated in Condition of Approval No. 14, outlined in Data Sheet 1, any change made to the hours of operation relating to alcohol sales shall be reviewed and approved by the Development Review Committee (DRC). Additional conditions of approval are attached to the Staff Report to ensure that the establishment will not be detrimental to public health, safety or welfare. At this time, the applicant is not applying to sell hard liquor. If, in the future, ALDI Food Market would like to expand their offerings to hard liquor, it would require an amendment to the Conditional Use Permit.

### **Floor Plan**

Once completed, the 23,304 square foot food market will provide a retail floor space with five grocery aisles, which will include a deli counter, freezer, and produce section. A loading and storage area will be located in the rear of the unit. The retail floor space is the only area accessible to patrons. The main entrance to the market will be located on the south elevation of the building, which faces East Huntington Drive. Five check out registers located in the front of the store are proposed. The proposed floor plan indicates that only 84 square feet of the shop will be dedicated to beer and wine for retail purchase. The proposed location for the display of beer and wine is located in the east end of the building, toward the front of the store, but is not visible from the exterior.

The area designated for wine and beer is less than 1% of the total floor area of the food market, as indicated on the proposed floor plan. The attached conditions of approval indicate the requirements for the type and size of alcohol to be sold. Condition No. 10 requires that bottles or cans of beer less than 32 ounces in size shall be sold only in six packs or greater. Additionally, single containers of beer sold shall not be less than 32 ounces in size. Condition No. 11 states that no wine shall be sold in bottles or containers smaller than 750 ml except "wine coolers." Wine coolers shall only be sold in four packs or larger. Displaying or selling beer and wine from an ice tub is prohibited and shall be displayed away from the doors.

## **Conclusion**

The proposed ALDI Food Market will provide a local grocery store in a location that has been vacant and underutilized for over three years. On November 23, 2016, the DRC reviewed and approved a façade upgrade as well as the subdivision of the large anchor tenant space into three commercial tenant spaces. At the same meeting, the DRC also reviewed the proposed sale of beer and wine for off-site consumption and forwarded the item to the Planning Commission with a recommendation of approval. The ALDI Food Market would provide a wide range of products with less than 1% of the floor area designated for the sale of beer and wine. No sales of hard alcohol are proposed at this time. Previous tenants of the shopping center were allowed to sell alcoholic beverages for off-site consumption through the Conditional Use Permit process. The ability to conduct retail sales of beer and wine will allow the business the same opportunity that similar businesses have been approved for in the City. The proposed conditions of approval for sale of beer and wine for off-site consumption will ensure that the proposed beer and wine sales at the new food market will not negatively impact surrounding properties nor adversely affect the peace, health, safety and welfare of residents of the community.

**RECOMMENDATION:** Staff and the Development Review Committee (DRC) recommend approval of CUP2017-01. 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 CUP2017-01 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 CUP2017-01, which are incorporated herein by this reference.
4. The Planning Commission approves CUP2017-01, 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 CUP2017-01 pursuant to the recommendations in the Staff Report.**



# DATA SHEET 1

# Planning Conditions

CUP2017-01

731 East Huntington Drive

The sale of alcoholic beverages (beer and wine) approved for this site must remain in substantial conformance at all times with the request and application forms and plans submitted by the applicant for CUP2017-01, allowing the sale of beer and wine (Type 20 ABC License) for off-site consumption at a new food market in an existing commercial building, 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. 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 to expand or relocate the area devoted to the sale of beer and wine 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.
2. Alcohol sales shall be limited to the specific eighty-four square foot area designated on the approved floor plan for that purpose.
3. 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.
4. All rooms, including office space, shall be available for inspection by the Police Department or other designated City officials during all open business hours to the extent allowed by law.
5. 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.
6. 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.
7. If it is determined by the Community Development Director or Public Works 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 be required to provide employees to pick-up and properly dispose of all litter.

8. All conditions set forth by ABC with regard to the "Off Sale Beer and Wine Sales Permit" shall be strictly adhered to. All requirements and appropriate licenses of the State of California and California State Department of Alcohol Beverage Control shall be complied with and maintained at all times. No alcohol is to be sold for the purpose of onsite consumption. Loitering, open containers, and other signs specified by Alcohol Beverage Control shall be posted as required.
9. Employees will verify that the sale of all alcoholic beverages are made to persons that are 21 years of age or older.
10. Bottles or cans of beer less than 32 ounces in size shall be sold only in six packs or greater. Single containers of beer sold shall not be less than 32 ounces in size.
11. No wine shall be sold in bottles or containers smaller than 750 ml except "wine coolers." Wine coolers shall only be sold in four packs or larger. Wine coolers shall not contain more than 10% alcohol by volume.
12. The sale of fortified wines shall be prohibited unless such wines have aged two or more years and are sealed in corked bottles.
13. The management and employees shall not sell alcoholic beverages to obviously intoxicated persons.
14. Sales of beer and wine shall be limited to the following hours of operation 6:00 AM to 12:00 AM (midnight). 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.
15. 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.
16. Displaying or selling beer from an ice tub is prohibited.
17. Advertising alcoholic beverage products on the windows or the building is prohibited.
18. The exterior of the property and interior of the food market shall remain well-lit during all business hours.
19. Prominent, permanent signs stating: (1) "No loitering is allowed on or around these premises" and, (2) "No open alcoholic beverage containers are allowed on these premises" shall be posted in places clearly visible to patrons in common

areas, immediate parking lots, courtyards and the entry breezeway. Prior to posting, all signs shall be submitted to the City for review and approval to ensure compliance with the Monrovia Municipal Code.

20. The owner and manager of the establishment shall be strictly accountable for compliance with each and every condition imposed as part of the CUP, whether or not the owner or manager is personally present at the location.
21. 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.
22. In addition to Planning (Data Sheet No. 1) conditions of approval, the Applicant shall also comply with all requirements of the Building Division, the Fire Department and the Police Department that are directly applicable to the project.
23. 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 any 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.
24. 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 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.
25. 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 CUP2017-01 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.

26. The Development Review Committee shall review the use permitted by this CUP one year from the date the use commences.
27. 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.
28. 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 2017-01 (Off-Site Sales of Beer and Wine)**

As required by Section 17.52.290 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2017-01 to allow the sale of beer and wine for off-site consumption (Type 20 ABC License) at a new food market in an existing commercial building located at 731 East Huntington Drive is based on the following findings:

- A. The project site is adequate in size, shape and topography for the proposed sale of beer and wine for off-site consumption at a new food market in an existing commercial building. *The topography of this subject site is relatively flat. The proposed sale of beer and wine for off-site consumption will occupy a small, designated area (84 square feet) within the 23,304 square foot food market.*
- 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 the sale of beer and wine for off-site consumption at a new food market in an existing commercial building. *The proposed use is located in a commercial area, which is suited to support these types of uses and traffic loads. The sale of beer and wine for off-site consumption is not expected to generate a significant increase in traffic. The site is accessible via three driveways and provides sufficient area onsite for vehicular and pedestrian circulation.*
- C. The proposed sale of beer and wine for off-site consumption at a new food market in an existing commercial building is compatible with the General Plan, and will not adversely impact the objectives of the General Plan. *The project site is located the CRS (Regional/Subregional Commercial) zone. The General Plan states that the CRS Zone is intended for large-scale retail, entertainment, hotels, and office facilities serving both the local and sub-regional markets. Several conditions of approval have been incorporated to allow for inspection by the Police Department or other designated City officials during all open business hours to the extent allowed by the law.*
- D. The proposed sales of beer and wine for off-site consumption at a new food market in an existing commercial building 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 sales of alcohol will apply.*
- E. The proposed location of a new food market in an existing commercial building with sale of beer and wine for off-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 sales of beer and wine for off-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. The floor area dedicated to the sale of beer and wine is limited to approximately 84 square feet, which is less than 1 percent of the 23,304 square foot food market.*

Further, as required by Section 17.44.025 of the Monrovia Municipal Code, the decision for granting Conditional Use Permit No. 2017-01 to allow the sale of beer and wine for off-site consumption (Type 20 ABC License) at a new food market in an existing commercial building located at 731 East Huntington Drive is based on the following findings:

- A. The proposed sale of beer and wine for off-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 establishment will operate by all conditions and appropriate licenses of the Department of Alcoholic Beverage Control (ABC) for the issuance of Type 20 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. The sales of beer and wine will make up a small portion of the overall store floor area. Only approximately 84 square feet of the 23,304 square foot store will be occupied by beer and wine display. The modest selection of beer and wine will add to the variety of groceries available to customers.*
- B. The proposed sale of beer and wine for off-site consumption 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 sale of beer and wine for off-site consumption (Type 20 ABC License) at a new food market in an existing commercial building will be required to adhere to the conditions of approval that set forth regulations that are specific to the sale of alcohol 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. The sales of beer and wine will make up a small portion of the overall store floor area. Only approximately 84 square feet of the 23,304 square foot store will be occupied by beer and wine display. The modest selection of beer and wine will add to the variety of groceries available to customers.*

- C. The proposed sale of beer and wine for off-site consumption will not create serious adverse impacts to the commercial district. *The sale of beer and wine at the new food market in an existing commercial building will not create adverse impacts due to the conditions of approval recommended. The exterior of the premises shall be illuminated with sufficient lighting to easily discern the appearance and conduct of all persons on or about the establishment. Additionally, within forty-eight hours any graffiti painted or marked on the premises shall be eradicated. The sales of beer and wine will make up a small portion of the overall store floor area. Only approximately 84 square feet of the 23,304 square foot store will be occupied by beer and wine display. The modest selection of beer and wine will add to the variety of groceries available to customers.*
- D. The proposed sale of beer and wine for off-site consumption at a new food market in an existing commercial building is adequately served by sufficient parking to serve the quantity of traffic such use generates. *The new food market is part of an existing commercial shopping center, which has a shared parking agreement. The site provides a total of 763 parking spaces, which exceeds the minimum parking requirement by 82 spaces. The sale of beer and wine for off-site consumption is not expected to significantly increase the demand for on-site parking. The sales of beer and wine will make up a small portion of the overall store floor area. Only approximately 84 square feet of the 23,304 square foot store will be occupied by beer and wine display. The modest selection of beer and wine will add to the variety of groceries available to customers.*
- E. The proposed sale of beer and wine for off-site consumption at a new food market in an existing commercial building will not be incompatible with the adjoining uses as it relates to noise, traffic, and hours of operation. *The sale of beer and wine is not expected to significantly increase noise, traffic or the hours of operation that may negatively impact the adjoining uses. The establishment shall provide signage stating that no loitering is allowed on or around the premises. The sale of beer and wine will be incidental to the wide range of products the food market will offer. The sales of beer and wine will make up a small portion of the overall store floor area. Only approximately 84 square feet of the 23,304 square foot store will be occupied by beer and wine display. The modest selection of beer and wine will add to the variety of groceries available to customers.*
- F. The proposed sale of beer and wine for off-site consumption at a new food market in an existing commercial building will not negatively impact nearby parks, schools, recreation centers, religious assembly facilities, and hospitals. *Adjacent properties and uses 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 the 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. The sales of beer and wine will make up a small portion of the overall store floor area. Only approximately 84 square feet of the 23,304 square foot store will be occupied by beer and wine display. The modest selection of beer and wine will add to the variety of groceries available to customers.*



# DATA SHEET 4

# Surrounding Land Uses

CUP2017-01

731 East Huntington Drive

## Property Description:

The subject site is located on the north side of East Huntington Drive, between South Shamrock Avenue and South Mountain Avenue. The site is developed with a shopping center that is approximately 516,336 square feet (11.8 acres) in size. The new food market will occupy 23,304 square feet of an existing 99,949 square foot commercial building. The shopping center also has two standalone restaurants and one standalone gym.

## Zoning

Subject site:

CRS (Regional/Subregional Commercial)

Surrounding pattern:

north: M (Manufacturing)

south: O/RD/LM (Office/Research and Development/Light Manufacturing)

east: M (Manufacturing)/O/RD/LM (Office/Research and Development/Light Manufacturing)

west: O/RD/LM (Office/Research and Development/Light Manufacturing)/RM2500 (Residential Medium Density)

## Land Use

Subject site:

Commercial Buildings

Surrounding pattern:

north: Office/Institutional

south: Commercial/Industrial

east: Office/Commercial/Industrial

west: Office/Church

Environmental Determination:

Categorical Exemption Class 1

Applicable Ordinance Regulations:

MMC 17.52.020 Planning Commission Authority for CUP  
MMC 17.44.025 Alcoholic Beverage Sales

**NOTICE OF PUBLIC HEARING**

**MONROVIA PLANNING COMMISSION  
415 South Ivy Avenue  
Monrovia, CA 91016**

This Notice is to inform you of a public hearing to determine whether or not the following request should be granted under Title 16 and/or 17 of the Monrovia Municipal Code:

**APPLICATION:** Conditional Use Permit CUP2017-01

**REQUEST:** Allow the sale of beer and wine for off-site consumption (Type 20 ABC License) at a new food market in an existing commercial shopping center in the CRS (Commercial Regional/Subregional) zone.

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

**APPLICANT:** ALDI, Inc.

**PROPERTY ADDRESS:** 731 East Huntington Drive/APN: 8515-003-043

**DATE AND HOUR OF HEARING:** Wednesday, January 11, 2017 at 7:30 PM

**PLACE OF HEARING:** Monrovia City Hall, Council Chambers, 415 South Ivy Avenue, Monrovia, California

**AREA MAP:**



If you challenge this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing. This application will not alter the zoning status of your property. For further information regarding this application, please contact the Planning Division at (626) 932-5565.

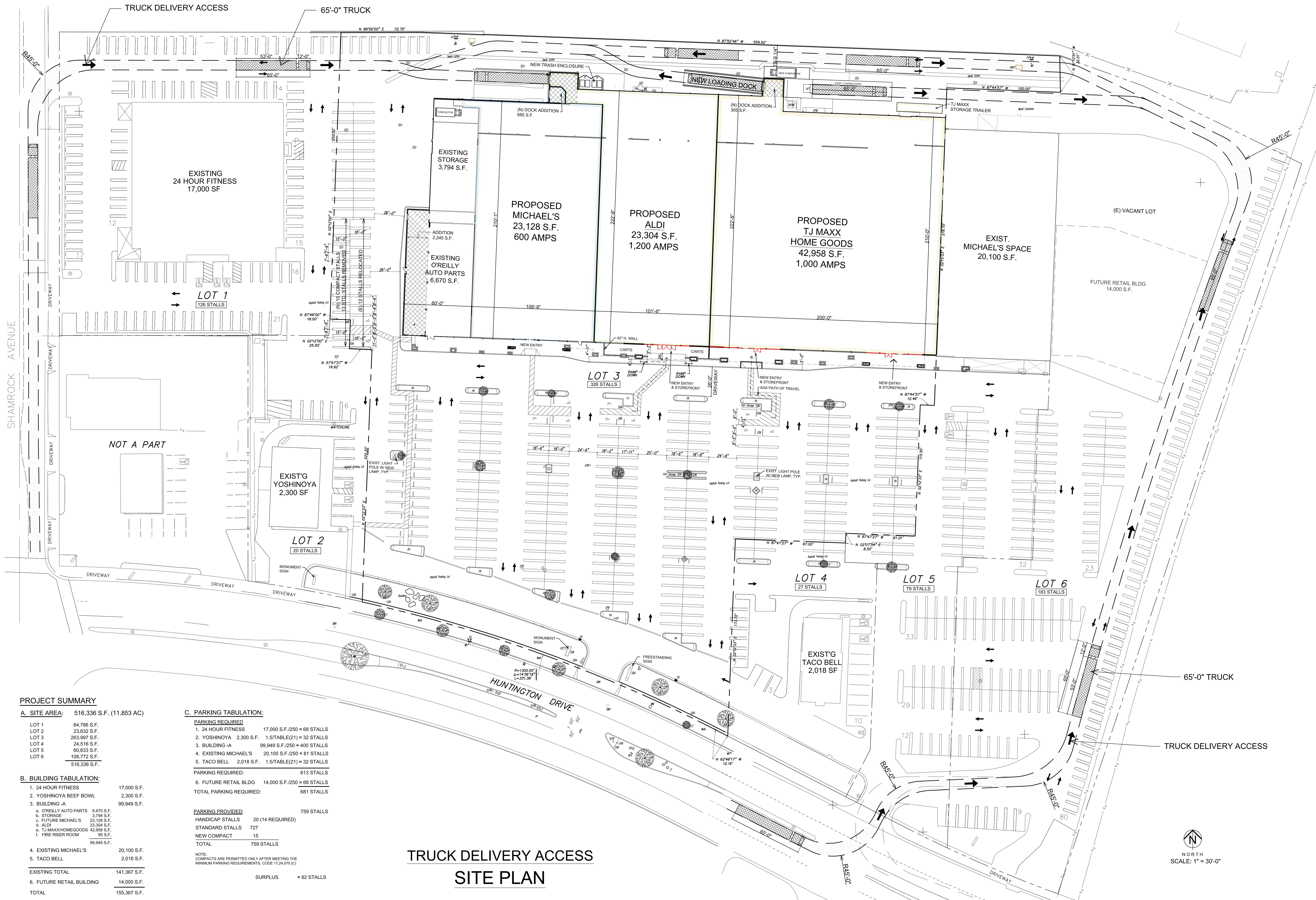
Staff Report pertaining to this item will be available on Thursday, January 5, 2017 after 4 p.m. at:  
Monrovia City Hall  
415 South Ivy Avenue  
Monrovia, CA 91016

Este aviso es para informarle sobre una junta pública acerca de la propiedad indicada más arriba.

Si necesita información adicional en español, favor de ponerse en contacto con el Departamento de Planificación al número (626) 932-5565.

Sheri Bermejo  
Planning Division Manager

**PLEASE PUBLISH ON DECEMBER 29, 2016**



**PROJECT SUMMARY**

**A. SITE AREA:** 516,336 S.F. (11.853 AC)

LOT 1	64,786 S.F.
LOT 2	23,632 S.F.
LOT 3	263,997 S.F.
LOT 4	24,516 S.F.
LOT 5	60,633 S.F.
LOT 6	108,772 S.F.
<b>TOTAL</b>	<b>516,336 S.F.</b>

**B. BUILDING TABULATION:**

1. 24 HOUR FITNESS	17,000 S.F.
2. YOSHINOYA BEEF BOWL	2,300 S.F.
3. BUILDING -A	99,949 S.F.
a. O'REILLY AUTO PARTS	6,670 S.F.
b. STORAGE	3,794 S.F.
c. FUTURE MICHAEL'S	23,128 S.F.
d. ALDI	23,304 S.F.
e. TJ MAXX/HOMEGOODS	42,958 S.F.
f. FIRE RISER ROOM	95 S.F.
g. TOTAL	99,949 S.F.
4. EXISTING MICHAEL'S	20,100 S.F.
5. TACO BELL	2,018 S.F.
EXISTING TOTAL	141,367 S.F.
6. FUTURE RETAIL BUILDING	14,000 S.F.
<b>TOTAL</b>	<b>155,367 S.F.</b>

**C. PARKING TABULATION:**

<b>PARKING REQUIRED</b>	
1. 24 HOUR FITNESS	17,000 S.F./250 = 68 STALLS
2. YOSHINOYA	2,300 S.F. 1.5/TABLE(21) = 32 STALLS
3. BUILDING -A	99,949 S.F./250 = 400 STALLS
4. EXISTING MICHAEL'S	20,100 S.F./250 = 81 STALLS
5. TACO BELL	2,018 S.F. 1.5/TABLE(21) = 32 STALLS
<b>PARKING REQUIRED:</b> 613 STALLS	
6. FUTURE RETAIL BLDG	14,000 S.F./250 = 56 STALLS
<b>TOTAL PARKING REQUIRED:</b>	<b>669 STALLS</b>
<b>PARKING PROVIDED:</b> 759 STALLS	
HANDICAP STALLS	20 (14 REQUIRED)
STANDARD STALLS	727
NEW COMPACT	15
<b>TOTAL</b>	<b>759 STALLS</b>

NOTE:  
COMPACTS ARE PERMITTED ONLY AFTER MEETING THE  
MINIMUM PARKING REQUIREMENTS, CODE 17.24.070 (C)

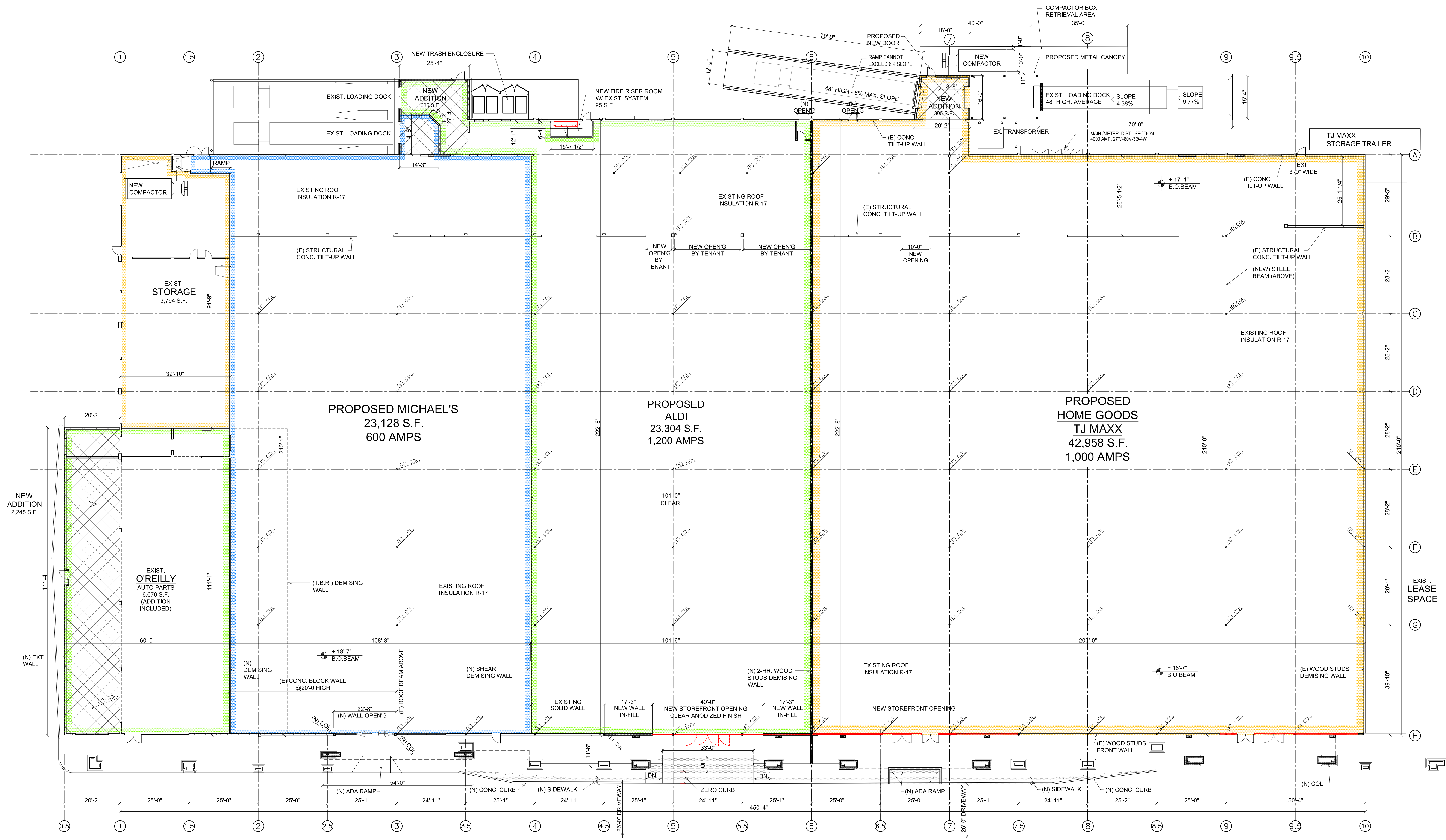
**SURPLUS = 82 STALLS**

**TRUCK DELIVERY ACCESS  
SITE PLAN**

PROPOSED MICHAEL'S - ALDI MARKET - TJ MAXX - HOME GOODS  
725 E. HUNTINGTON DRIVE RETAIL CENTER  
MONROVIA, CALIFORNIA

15070.14 10.06.16 SHEET 1  
11.04.16

**WARNER PACIFIC PROPERTIES**  
77 SIERRA MADRE BLVD, SUITE #9  
PASADENA, CA 91107



INSULATION NOTE:  
EXISTING ROOF INSULATION R-17

**FLOOR PLAN: 99,949 SQ. FT.**  
SCALE: 1/16" = 1'-0"

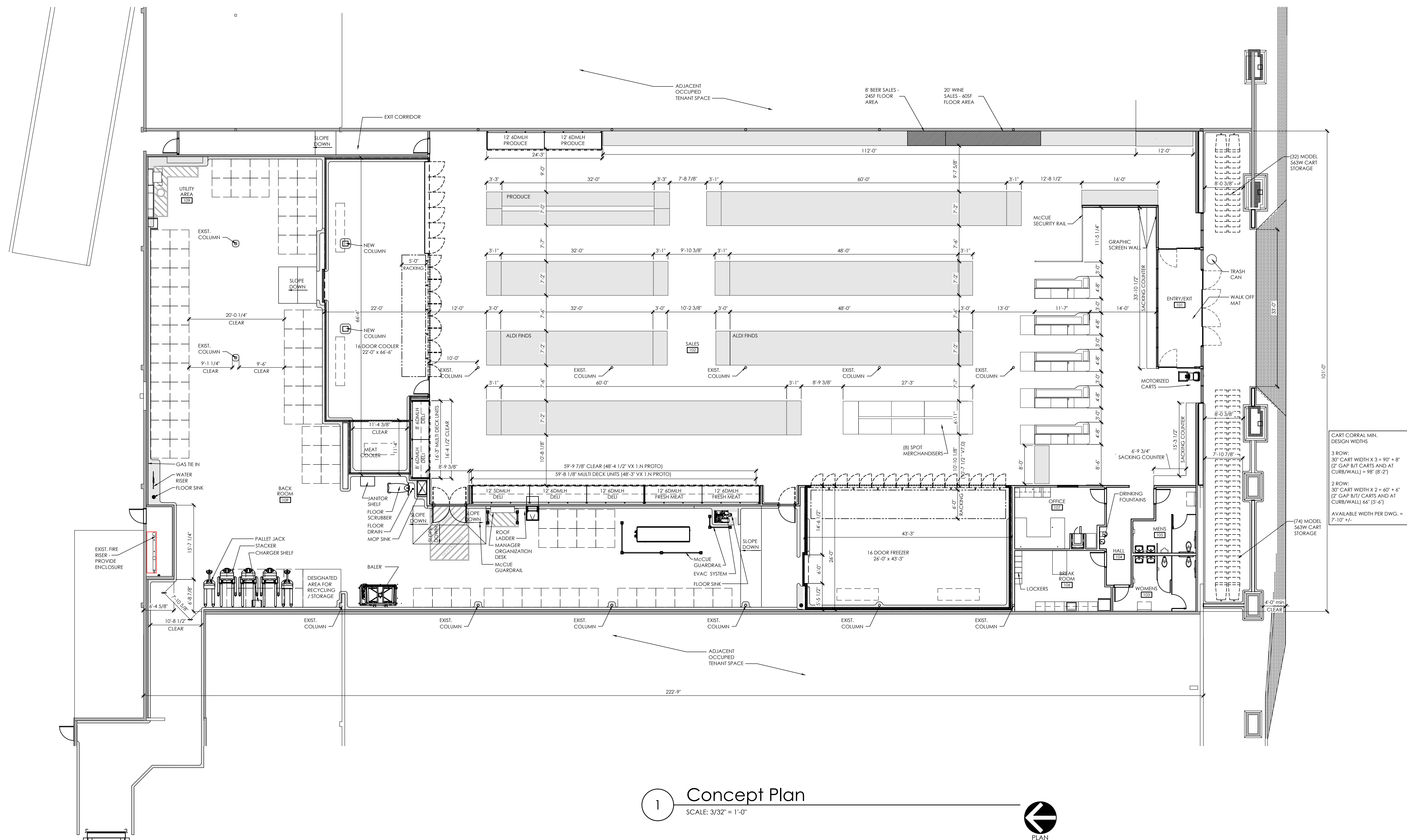
MICHAEL'S - ALDI MARKET - TJ MAXX - HOME GOODS  
725 E. HUNTINGTON DRIVE RETAIL CENTER  
MONROVIA, CALIFORNIA  
15070.10 10.06.16 SHEET 2  
11.04.16

**WARNER PACIFIC PROPERTIES**  
77 SIERRA MADRE BLVD, SUITE #9  
PASADENA, CA 91107



MONROVIA, CA CFP-16 AREA SUMMARY			CA PROTOTYPE - AREA SUMMARY	
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE	SQUARE FOOTAGE	
MERCANTILE	SALES / ENTRY / EXIT	12,405	12,120	
	MEN'S ROOM	147	111	
	WOMEN'S ROOM	174	126	
	HALL	142	135	
	EXIT CORRIDOR	262		
SUBTOTAL (MERCANTILE)		13,130	12,492	
BUSINESS	OFFICE	233	231	
	BREAK ROOM	247	283	
SUBTOTAL (BUSINESS)		480	514	
STORAGE / STOCK	BACKROOM	6,541	2,877	
	COOLER	1,155	1,350	
	FREEZER	1,083	643	
	MEAT COOLER	133		
SUBTOTAL (STORAGE / STOCK)		8,912	4,870	
SUBTOTAL (OCCUPANCIES)		9,392	17,876	
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		13,912	925	
BUILDING SQUARE FOOTAGE		23,304	18,801	
MECHANICAL ENCLOSURE			514	
EXTERIOR CANOPY		1,088	796	
TOTAL SQUARE FOOTAGE		24,392	20,111	

OPERATIONS DATA		
ITEM	V7.0 REAR DOCK CA PROTOTYPE	MONROVIA, CA CFP-16 PLAN
LINEAR FOOTAGE OF BASE	886'-4"	840'-0"
ASSUMED PALLET STORAGE	66	81
BUILDING DIMENSIONS	119'-4" x 153'-4"	101'-7" x 222'-9"
SALES FLOOR DIMENSIONS	74'-6" x 151'-4"	80'-10" x 162'-4"
LENGTH OF MULTI-DECK	96'	100'
COOLER MILK DOORS	6	6
COOLER GENERAL DOORS	10	10
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	8	6
CART STORAGE	(118) MODEL 563W	(106) MODEL 563W



Issued:	Date:
A Issued for Review	07/07/14
B Issued for Review	12/4/15
C Issued for Review	12/14/15
D Issued for Review	12/15/15

Revisions:	Date:
1 Issued for Client Review	08/19/16
2 Issued for Client Review/Lease Doc	08/23/16
3 Issued for Client Review	10/14/16
4	
5	

Seal	Seal
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

Copyright © 2015  
 APD ARCHITECTURE INC.  
 Drawing Alteration  
 It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who alters this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.  
**DO NOT SCALE PLANS**  
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD Engineering with any need for additional dimensions or clarifications.

**APD ARCHITECTURE INC.**  
 615 Fishers Run  
 Victor, NY 14564  
 585.742.2222  
 585.924.4914 fax  
 www.apd.com

**ALDI Inc.**  
 12661 Alai Place  
 Moreno Valley, CA 92555-6703  
 (951) 530-5750  
 (951) 530-5755 fax

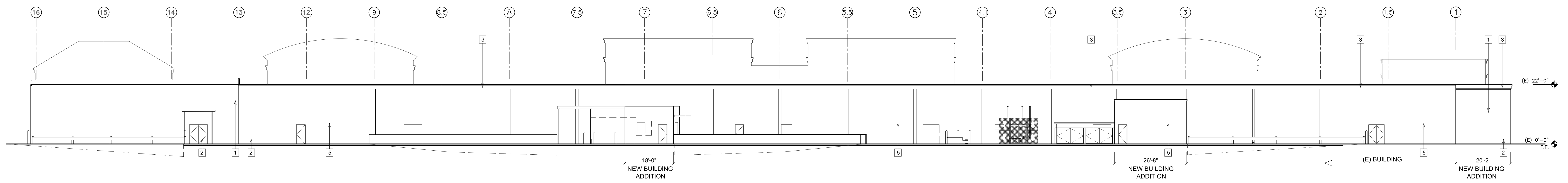
ALDI Inc.  
 Monrovia, CA  
 725 Huntington Dr.  
 Monrovia, CA 91016  
 Los Angeles County  
 Project Name & Location:

Concept Plan	
Drawing Name:	Project No.
Date: 01/25/16	14-0196A
Type: CA RETRO	
Drawn By: DAS	CFP-16
Scale: As Noted	Drawing No.

1 Concept Plan  
 SCALE: 3/32" = 1'-0"

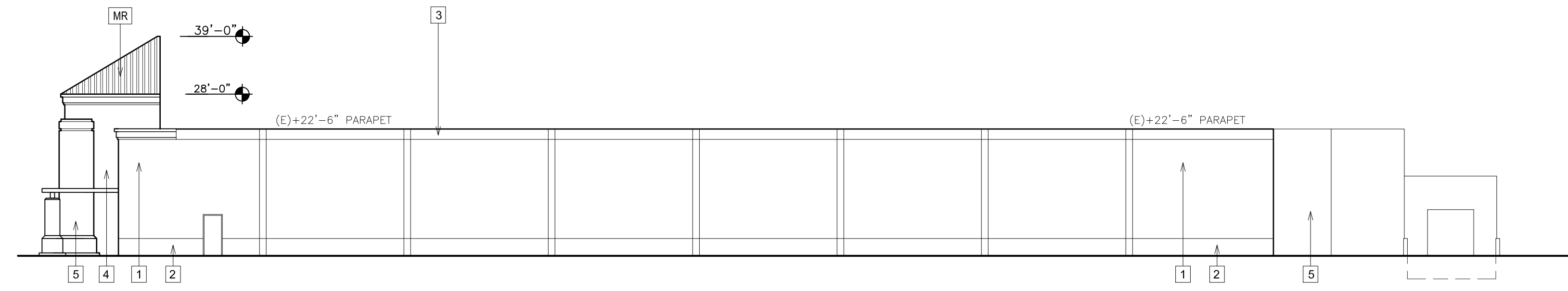
PLOTTED: 10/17/2016 2:41 PM





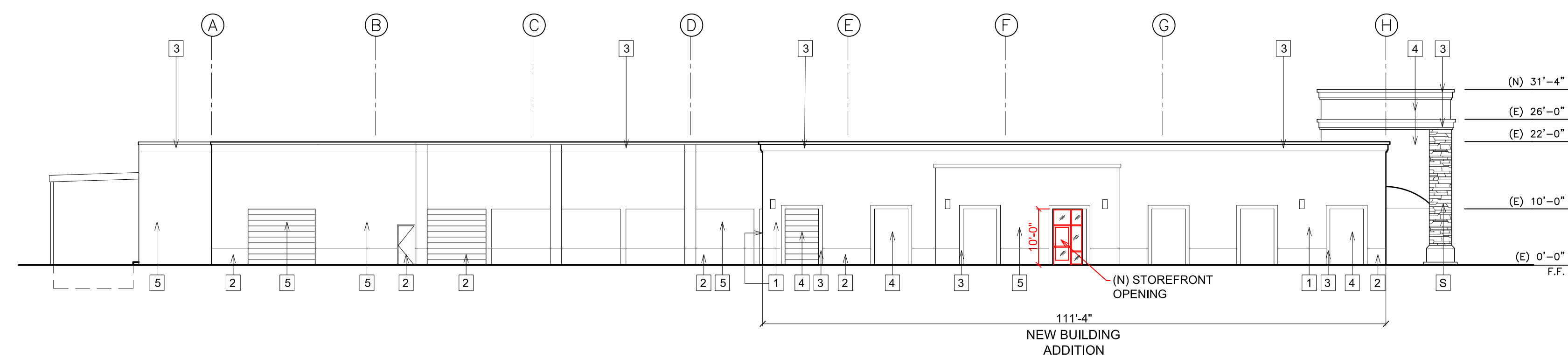
**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**EAST ELEVATION**











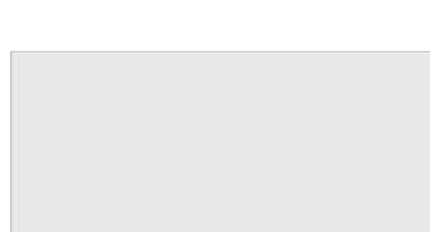

SCALE: 1/16" = 1'-0"

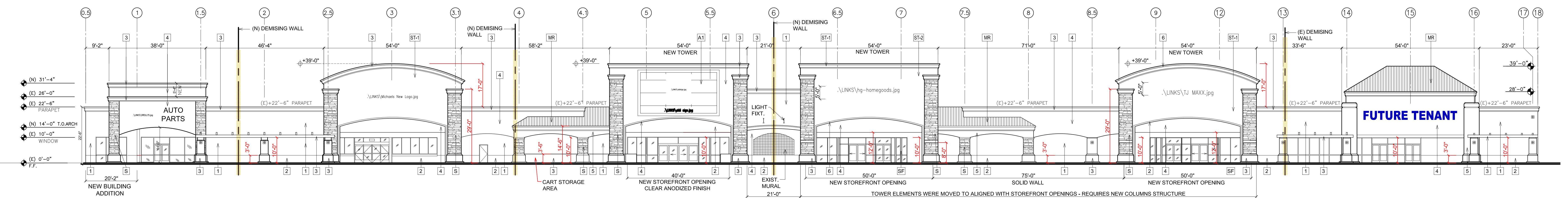


**WEST ELEVATION**

SCALE: 1/16" = 1'-0"

**PAINT COLORS (1 THROUGH 6)**

	
1 AMBER WAVE - SW6657 BY SHERWIN WILLIAMS	2 RENWICK BEIGE - SW2805 BY SHERWIN WILLIAMS
	
3 TREE BRANCH - SW7525 BY SHERWIN WILLIAMS	4 BISCUIT - SW6112 BY SHERWIN WILLIAMS
	
5 FRESCO CREAM - SW7719 BY SHERWIN WILLIAMS	6 NEON RED #2087-10 BY BENJAMIN MOORE
	
ST-1 #310, CHINA WHITE SANDBLAST STANDARD FINISH	ST-2 #102, BRITTE WHITE SANDPEBBLE STANDARD FINISH
	
S RUSTIC LEDGE SAWTOOTH BY EL DORADO STONE	A-1 ALUMINUM COMPOSITE PANEL (BRIGHT SILVER) (UNDER SEPARATE PERMIT)
	
SF STOREFRONT SYSTEM KAWNEER; BONE WHITE FLUOROPOLYMER STANDARD PERMAFLUOR COLOR	MR STANDING SEAM ROOFING #CB150 COLOR: WEATHERED COPPER BY CUSTOM BILT METALS



**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"