April 1, 2018

Applicant:
Jamee Bygrave
5570 Figueroa St.
Los Angeles, CA 90042

RE: 933 SOUTH BRAND BOULEVARD
ADMINISTRATIVE USE PERMIT NO. PAUP 1725399

The Director of Community Development will render a final decision on or after April 11, 2018
for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the on-site
sales, service, and consumption of a full line of alcoholic beverages, and the sale of wine and
beer for off-site consumption, at a new full-service restaurant in the Commercial Auto Zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS

1. The subject site’s parking lot spaces shall be restriped to conform to the site plan
   approved as part of Conditional Use Permit PCUP 2007-014 and Variance PVAR 2007-026.

2. Prior to issuance of a Business Registration Certificate, the applicant shall provide
evidence of the recordation of a parking covenant, ties the parking site to the building parcel
(Assessor parcel numbers 5641-017-019 and 5641-017-022). In lieu of a parking
covenant, a lot line adjustment (lot merger) may be obtained.

3. The project site shall comply with the State Accessibility Standards for parking and
   building entrance accessibility, as required by the Building and Safety Division.

4. The development shall be in substantial accord with the plans submitted with the
   application, except for any modifications as may be required to meet specific code
   standards or other conditions stipulated herein to the satisfaction of the Director of
   Community Development.

5. All necessary licenses, approvals and permits as required from Federal, State, County or
   City authorities including the City Clerk shall be obtained and kept current at all times.
6. All necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

7. Additional building code requirements and/or specific code requirements (i.e., CA Green Building Code, etc.) will be required upon submittal of plans for building plan check and permits.

8. A Business Registration Certificate for 933 South Brand shall be applied for and issued for a full-service restaurant and bar with on-site sales, service and consumption of alcohol, and the sale of wine and beer for off-site consumption, subject to the findings and conditions outlined in this decision letter.

9. The premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours. At no time shall the project area be solely and exclusively used to serve alcohol; the restaurant and bar areas must operate together as one operation and the restaurant must always be open when the bar is open.

10. The establishment shall not operate as a tavern. An establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a separate Conditional Use Permit. Taverns include bars, pubs, cocktail lounges and similar establishments.

11. The establishment shall not operate as a nightclub and shall not have a dance floor area greater than 200 square feet. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate Conditional Use Permit. Dancing is only allowed on the premises in a designated dance floor area less than 200 square feet, with a proper "Dance" permit.

12. The establishment shall not operate as a banquet hall. According to the definition of a "Restaurant, full service", the restaurant may not have greater than thirty (30) percent of the serving area available for private party rental where access by the general public is restricted; the "restaurant, full service" is not a banquet hall. The premises may only be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant’s Alcoholic Beverage Control license, and provided the applicant has appropriate Conditional Use Permits and Use Variances, if required.

13. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 6am to 2am seven days per week, and only when the restaurant is also open for service.

14. No exterior signs advertising the service of alcohol shall be permitted.

15. The service of alcohol shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
16. No patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverages that were purchased from outside of the establishment, unless the facility has an established corkage policy allowing and regulating such.

17. Sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.

18. Live entertainment is permitted with the exception that no karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events are allowed where partial clothing of male or female entertainment is provided. A Live Entertainment permit must be obtained in accordance with G.M.C 5.60.

19. Entertainment shall be limited to incidental recorded background music; a pianist or string quartet, or small jazz band (up to five musicians) may be utilized provided that all noise will be confined to the interior of the building.

20. The business shall comply with the state and local laws and ordinances concerning excessive noise and disturbing the peace.

21. No speaker systems shall be installed in the parking area.

22. The proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.

23. The parking area shall be kept adequately illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking area in those areas where street lights do not effectively illuminate the premises. No lighting shall be installed or maintained which shines or reflects onto adjacent properties.

24. The premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.

25. Adequate means shall be provided for the collection of solid waste generated at the site and all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.

26. All signs displayed shall conform to the requirements of the Glendale Municipal Code.

27. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.

28. The front and back doors to the restaurant shall be kept closed at all times while the location is open for business, except in case of emergency.

29. There shall be no video machine(s) maintained on the premises.
30. The restaurant shall adhere to the City’s Fresh Air Ordinance, Title 15, Chapter 8.52 of
the Glendale Municipal Code.

31. Access to the premises shall be made available to all City of Glendale Planning and
Neighborhood Services Division, Police Department, and Fire Department staff upon
request for the purpose of verifying compliance with all laws and conditions of this
approval.

32. Any expansion or modification of the facility or use which intensifies the existing
business shall require a new Administrative Use Permit application. Expansion shall
constitute adding floor area, increased hours of operation, changes to the use or
operation, or any physical change as determined by the Director of Community
Development.

33. The authorization granted herein shall be valid for a period of ten (10) years until
April 11, 2028.

PROJECT BACKGROUND

Previous Permits for the Site:

On November 27, 1991, Standards Variance No. 8869-S (amended on January 30, 1992) and
Conditional Use Permit No. 8894-CU were approved with conditions for the subject site to allow
a 2,900 square foot restaurant and bar to be established at 929-933 South Brand (the first floor
of a 7-story building) and 101-117 West Acacia Avenue (the adjacent parking lot) while
maintaining a 35-space legal nonconforming parking lot with compact parking spaces. The
redesigned parking lot was to closely approximate the then current parking improvement
criteria, and approval of the variance and CUP were conditioned on a parking covenant being
recorded to tie the parking site to the building site. The City does not currently have a copy of
the recorded document. Other conditions addressed the restaurant operating hours and
capacity, live music, and the operation of alcohol sales to ensure compatibility with the
neighborhood.

On January 23, 1997, Variance Case No. 9606-U&S was conditionally approved to install an
unmanned two-way messaging communications facility at 929 South Brand where such a use
on the lot size was not permitted at the time.

On September 2, 1997, Use & Standards Variance No. 9721-U&S was conditionally approved
to allow a 1,900 square-foot specialty retail/wholesale wine store (a store selling alcohol for off-
site consumption that was not integrated with a restaurant) on the west half of the first floor
of the existing building at 929 South Brand, with its storage/warehousing and office uses located
on the other six stories of the building, and to continue the legal nonconforming parking
deficiency. The project excluded the existing full-service restaurant located on the east half of
the first floor of the building.

On April 5, 2001, Use and Occupancy certificate number BUO-19990024 was issued for "The
Wine Vault," a 25,000 square-foot retail use located at 929 South Brand.

On October 16, 2007, Variance Case No. PVAR2007-028 was conditionally approved to allow a
wine tasting bar within an existing wine retail store located at 929 South Brand, in the "CS" -
Commercial Specialty Zone where the use was not permitted. Subsequently, Conditional Use Permit (CUP) Case No. 2007-014 was approved on February 12, 2008, to permit the continued sale, service and consumption of a full line of alcoholic beverages in a full service restaurant. The project address processed for the case was 929-933 South Brand.

On January 8, 2008, Zoning Use Certificate Number PZUC20070769 was issued for “Palate Food and Wine,” a 2,439 square-foot full-service restaurant located at 933 South Brand Boulevard.

On May 9, 2008, Zoning Use Certificate Number PZUC20080339 was issued for “Palate Food and Wine,” a 2,000 square-foot retail wine sales/wine tasting use located at 929 South Brand Boulevard.

It appears that in past discretionary permits for 929-933 South Brand, the relationship between the addresses and uses on the site was not clear. The application currently under consideration proposes that the entire first floor except the northwest corner located directly in front of the elevator -- which will continue to be shared common space for the entire building -- will be one use associated with the address 933 South Brand. The use will be a full-service restaurant and bar, along with the retail sale of wine and beer. The remaining six stories of the building will be associated with the address 929 South Brand and will continue to operate as a wine storage/warehousing/retail operation.

This application relates to 933 South Brand only.

Related Concurrent Permit Application(s): No concurrent permit applications are being processed for the subject site. If this AUP is granted, the applicant will apply for permits from the Building & Safety Division for tenant improvements to remodel the first floor as one use.

Environmental Recommendation:
The project is exempt from CEQA review pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities, because the discretionary permit request is to allow the on-site sales, service and consumption of alcohol with the sale of wine and beer for off-site consumption at a new restaurant in an existing building.

General Plan:
Land Use Element: Commercial Auto Zone. The project complies with the intent of the General Plan Elements as more thoroughly described in Draft Finding A below.

Zone:
Commercial Auto Zone

Description of existing property and uses:
The project site features a 42,710 square-foot, seven-story commercial building constructed in 1929, and an adjacent parking lot. The building and parking lot are located on two lots totaling 18,944 square feet at the corner of Brand Boulevard and Acacia Avenue which is zoned as Commercial Auto (CA). The total first floor square-footage is approximately 5,000 and, according to the most recent Zoning Use Certificates, is separated into two tenant spaces: 929 South Brand Boulevard (2,000 SF wine sales/wine tasting and wine storage) and 933 South Brand Boulevard (2,439 SF full service restaurant), with the northwest corner of the first floor being designated as commonly-shared loading area. The existing restaurant use is proposed to combine with the wine sales/wine tasting use into one full service restaurant, bar and wine retail
operation totaling 5,320 square feet and associated with the address of 933 South Brand. The existing wine storage/warehousing/retail use on the remaining six stories of the building will continue to be associated with the address of 929 South Brand Boulevard.

The project site includes an adjacent 35-space parking lot to the west that is addressed as 115 West Acacia and is shared with 929 South Brand. Of the 35 parking spaces, two are handicap-accessible.

Neighboring zones and uses:

<table>
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<tr>
<th>Zoning</th>
<th>Existing Uses</th>
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<tbody>
<tr>
<td>North</td>
<td>CA</td>
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<td>South</td>
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<td>East</td>
<td>CA</td>
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<tr>
<td>West</td>
<td>CA</td>
</tr>
<tr>
<td>Project Site</td>
<td>CA</td>
</tr>
</tbody>
</table>

One-story automobile dealership
One-story automobile rental agency
Parking lot
One-story automobile dealership
Seven-story commercial building

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various City divisions/departments for the proposed full-service restaurant, bar and wine retail operation. Conditions were received from the Police Department and Building & Safety Division of the Community Development Department and are incorporated into the draft conditions to ensure any potential negative impacts will be appropriately mitigated.

The applicant's request to allow the on-site sales, service and consumption of alcohol and the sale of wine and beer for off-site consumption at a new full-service restaurant and wine bar are supportable based on the facts surrounding this application and the findings as described below.

DRAFT FINDINGS

A. That the proposed use will be consistent with the various elements and objectives of the general plan.

The proposed use will be consistent with the General Plan's nine (9) Elements (sections): Land Use, Housing, Circulation, Historic Preservation, Open Space and Conservation, Recreation, Noise, Safety and Air Quality.

- Land Use – The project site is located within the Commercial Auto (CA) Zone. The purpose of the zone is to provide for a district that promotes the maintenance and expansion of vehicle dealers while still providing for alternate complementary commercial uses in conformance with the goals of the comprehensive general plan. The area is designed to be an attractive, pedestrian-friendly urban auto row with a mix of commercial uses and to provide visual interest on all sides of buildings for the benefit of residential and commercial uses and people living and visiting in the area. A full-service restaurant and wine bar selling alcohol is appropriate in this zone as it provides a complementary commercial use to the automobile uses surrounding it on all sides; therefore, it is consistent with the desired land use for this district.

- Housing – The project does not include any housing units, is not adjacent to any housing units, and does not impact nearby housing in the neighborhood other than to provide a
dining and drinking amenity in an area otherwise dominated by automobile sales/rental/storage uses.

- Circulation — The Circulation Element designates Brand Boulevard as a "Major Arterial" and Acacia Avenue as an "Urban Collector." The predominant use and character of frontage property specified in the plan for Brand Boulevard includes regional commercial, automobile retail and light industrial, for Acacia Avenue it includes low- and moderate-density residential. A full-service restaurant and wine bar selling alcohol is an appropriate use for these street types.

- Historic Preservation — The building (929-933 South Brand) associated with the project site is listed on the California Register of Historical Resources and is recognized as having a Gothic Revival influenced Art Deco style. The project scope does not include any alterations to the exterior face of the building.

- Open Space and Conservation — The project site is not located within or adjacent to any open space or natural resource. The activity being evaluated under this application, "on-site sales, service, and consumption of alcohol with the sale of wine and beer for off-site consumption" does not directly impact resource conservation.

- Recreation — The site is not identified for recreational use in the Recreation Element.

- Noise — The project site is located on two streets recommended by the Noise Element not to exceed a noise level of 70 CNEL (Community Noise Equivalent Level), a weighted average sound level over a 24-hour period with 60 CNEL being appropriate for residential neighborhoods. Draft Conditions #17 and 19-22 of this permit application address potential noise impacts to the community from this project.

- Safety — The Safety Element calls for ongoing management of local crime by the Police Department. The Police Department reviewed this project and reported it will be located in census tract 3024.01, where the suggested limit by ABC for on-sale alcohol establishments is five. Currently, there are ten on-sale establishment licenses located in this tract, and the applicant's request would be the eleventh. Based on arrests and Part 1 (violent and property) crime statistics in year 2017 for this census tract, there were 501 crimes, which is 258% above the citywide average of 194; however, it is important to note that while this census tract has a higher crime rate than average, it is not necessarily related to the 908 block of South Brand but the areas nearby. According to the Police Department, the south end of the City is very busy for them, especially in and around the Vons shopping center at Los Feliz Boulevard and Central Avenue which is within this census tract. The Police Department has suggested conditions of approval that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare.

- Air Quality — The project ("on-site sales, service, and consumption of alcohol with the sale of wine and beer for off-site consumption") is not a source of or contributor to air pollution; however, Draft Condition #30 requires the project to comply with the City's Fresh Air Ordinance.

B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.
The sale, service and consumption of alcohol at a full-service restaurant and bar and the sale of wine and beer for off-site consumption is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The project has been reviewed by the Police Department and the Neighborhood Services, Building & Safety, and Planning Divisions within the Community Development Department to identify potential negative impacts of the project on public health, safety, general welfare or environment. As more fully described in Finding A, the project has been found to be consistent with and appropriate to the adjacent land uses and not a likely source of harmful environmental, noise or safety impacts to the community. The draft conditions include measures to help prevent any such potential impacts on the community from this project. Given these facts, the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

The sale, service and consumption of alcohol at the restaurant will not conflict with the adjacent land uses because the draft conditions will mitigate or prevent negative impacts to the neighborhood from the use and because the use is ancillary to the primary restaurant use. Further, the proposed project will not impede the normal development of surrounding property because it is a complementary use to surrounding development. The project site is located within the Commercial Auto (CA) Zone of the General Plan Land Use Element. The CA Zone is a commercial district supporting vehicle dealers and providing for complementary commercial uses. A full service restaurant and wine bar serving alcohol is appropriate in this area and will provide a dining and drinking amenity to commercial and residential tenants in the area; therefore it is consistent with the desired land use for this district. Within walking distance (1/4 mile) to the site, there are two schools (Theodors Roosevelt Middle School and Horace Mann Elementary School), one church (Armenian Church of the Nazarene), two parks (Palmer Park and Maryland Park), and multi-family residential development running north-south at the midpoints between Glendale Avenue, Brand Boulevard, Central Avenue and the main thoroughfares extending east and west beyond. While these facilities and uses are within close proximity to the project site, the draft conditions will mitigate or prevent negative impacts to the neighborhood from the use. For example, Draft Conditions #9-10 require alcohol sales to be a subordinate use to food service, and thus result in alcohol sales being ancillary to the primary restaurant use. Less negative impacts are generally anticipated with this type of use compared to a use characterized as predominantly selling alcohol. The suggested conditions of approval made by the Police Department have been incorporated into the staff recommendation to ensure any potential negative impacts will be appropriately mitigated. Therefore, the project is not anticipated to be detrimental to the community or adversely conflict with the community's normal development.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

This application does not include any new floor area or proposed modifications to the existing site, which was developed as a commercial site and has been utilized by commercial uses for decades. The subject building relies on the 35-space adjacent parking lot and this parking arrangement predates the City's parking requirements; therefore, the number of parking spaces was granted legal nonconforming status in the 1991-approved
Standards Variance (No. 8869-S) with the condition that the parking be maintained as presented in the plans submitted with the Standards Variance. A recent site visit revealed the parking lot striping has fallen into disrepair and does not accurately reflect the conditions as presented in said plans. Draft Condition #1 in this report requires the parking to be restriped to comply with the prior approved parking layout design, and Condition #2 requires that the parking be legally tied to the commercial building. Adequate utilities and traffic circulation measures are already provided. As identified in the Circulation Element, both Brand Boulevard and Asacca Avenue are fully developed “Major Arterial” and “Urban Collector” streets, respectively, and can adequately handle the existing traffic circulation adjacent to the site.

REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION:

That the following criteria set forth in Glendale Municipal Code Section 30.49.030 (E) be considered in making the findings in subsection A through D above.

1) That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or that where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of off-site uses, both as recommended by the California Department of Alcoholic Beverage Control, such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration. As noted in the “Safety” section of Finding A above, the on-site uses in the census tract exceed the recommended maximum concentration; however, the draft conditions will mitigate or prevent the intensification of adverse impacts to the surrounding area caused by such over concentration. For example, Draft Conditions #9, 10 and 13 require alcohol sales to be a subordinate use to food service, and thus result in alcohol sales being ancillary to the primary restaurant use. Less negative impacts are generally anticipated with this type of use compared to a use characterized as predominantly selling alcohol. Additional recommended Conditions address the mitigation or prevention of noise, loitering, crime, parking congestion, advertising of alcohol service, and untidy premises. Those Conditions contribute to minimizing any intensification of adverse impacts to the surrounding area which may be caused by overconcentration of on-site alcohol sales, service and consumption (the sale of beer and wine for off-site consumption is subordinate to the on-site use; thus, for this and further analysis in this report “on-site” refers to the proposed use).

2) That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 20 percent of the city average for Part 1 crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district. As noted in the “Safety” section of Finding A, the crime rate in the subject census tract is 256% above the city average for Part 1 crime statistics in year 2017; however, the high crime rate in this census tract is not necessarily related to the 900 block of South Brand but rather the areas nearby. No evidence has been presented that would indicate that the on-site sales, service and consumption of alcohol at a new full-service restaurant at the subject site would encourage or intensify crime within the district. Further, the project site previously operated as a full-service restaurant and wine retail store so the proposed use is not an intensification compared to the previous use. Suggested conditions of approval from the
Police Department have been incorporated into the staff recommendation to ensure any potential negative impacts will be appropriately mitigated. Draft Condition #17 specifically requires the restaurant to enforce sufficient measures to effectively eliminate criminal activities.

3) That the existing or proposed use does not or will not adversely impact any church, public or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area. As more fully detailed in Finding C above, several church, school, park and residential uses are within walking distance (1/4 mile) to the site. While these facilities and uses are within close proximity to the project site, the suggested conditions of approval made by the Police Department have been incorporated into the staff recommendation to ensure any potential negative impacts will be appropriately mitigated.

4) That adequate parking and loading facilities are or will be provided for the existing or proposed use, or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use. The site is fully developed with no proposed changes and adequate parking and loading facilities are currently provided under the entitlement still in effect (1991-approved Standards Variance Case No. 8969-S). Draft Condition #1 calls for the parking lot striping to be brought into compliance with the existing parking entitlement, while Condition #2 requires that the building and parking be legally tied. Further, the service of alcohol at a new full-service restaurant is not anticipated to intensify traffic circulation or parking demand because it is a continuation of the same use that has been at this site for years.

5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, the existing or proposed use does or will serve a public necessity or public convenience purpose for the area. The applicant's request to allow the on-site sales, service and consumption of alcohol at an existing full-service restaurant does serve a public convenience because it serves local residents, businesses, and the surrounding community. Conditions placed on the approval of the project will ensure it will not adversely impact nearby businesses and residential uses.

For more information or to submit comments, please contact the case planner, Cassandra Pruett, at 818-937-8186 or cpruett@glendaleca.gov.

ATTACHMENT:
1. Location Map
2. Reduced Plans
3. Departmental Comments
DATE: November 6, 2017
TO: Police Department
FROM: Cassandra Prueit, Planner
Tel. # 8186

PROJECT ADDRESS: 929-933 S. Brand Blvd.
Applicant: James Bygrave
Property Owner: Nancy Hathaway

PROJECT DESCRIPTION:
Administrative Use Permit – On-site sales, service and consumption of alcoholic beverages

PLEASE CHECK:

A. CITY ATTORNEY
B. COMMUNITY DEVELOPMENT:
   (1) Building & Safety
   (2) Economic Development
   (3) Housing
   (4) Neighborhood Services
   (5) Planning & Urban Design
   EIF/Historic District

C. INFORMATION SERVICES
   (Wireless Telecom)

D. COMMUNITY SERVICES/PARKS:

E. FIRE ENGINEERING (PSC)

F. GLENDALE WATER & POWER:
   (1) Water
   (2) Electric

G. PUBLIC WORKS (ADMINISTRATION):
   (1) Engineering & Environmental Management
   (2) Traffic & Transportation
   (3) Facilities (city projects only)
   (4) Integrated Waste
   (5) Maintenance Services/Urban Forester

H. OTHER:
   (1) STATE-Alcohol Beverage
   Control (ABC)
   (2) CO Health dept.
   (3) City Clerk’s Office

ENTITLEMENT(S) REQUESTED
Variance Case No.:
CUP Case No.:
ADR/DRB Case No.
Tentative Tract/Parcel Map No.:
Zone Change/GPA:
Other: PAUP1726399

Revised 25 July 2017–DJ
INTER-MAIRENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project: 929-933 S. Brand
Address: 929-933 S. Brand
Case No.: PAUP1725899

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

☐ This office DOES NOT have any comment.

☐ This office HAS the following comments/conditions. ☑ (See attached Dept. Master List)

Date: 11/13/17
Print Name: Andrew Jenks
Title: Lieutenant
Dept. ____________________________ Tel.:

a. ADDITIONAL COMMENTS:

☐ 1. Applicant James Bygrave is in the process of obtaining an Administrative Use Permit for the on-site sales, service and consumption of alcoholic beverages at the establishment located at 929-933 South Brand Boulevard DBA Wine Vault.

Wine Vault is located in census tract 3024.01 which allows for 5 On-Sale establishments. There are currently 9 On-Sale licenses in this tract. Wine Vault will bring the total to 10. Based on arrests and Part 1 crime statistics for census tract 3024.01 in 2016, there were 650 crimes, above the city wide average of 194.

Within the last calendar there was one call for police service at the location. There was a 911 call with nothing said on 02/20/17 but the call was cleared as a faulty phone line because of construction being done at the location. I ran the applicant's name in house with no results.

Wine Vault currently has an "active" Type 20 liquor license (Off-Sale Beer and Wine) with an address listed as 929 South Brand Boulevard 8th Floor, license #377670. Per the ABC website, there are no "active" or "pending" On-Sale licenses at this location.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

☐ 1.
CITY OF GLENDALE  
INTERDEPARTMENTAL COMMUNICATION  
Community Development Department  
Request for Comments Form (RFC)  

DATE: January 18, 2018  DUE DATE: January 25, 2018

TO:  
FROM: Cassandra Pruet, Planner  Tel. # 8186

PROJECT ADDRESS: 929-933 S. Brand Blvd.  
Applicant: James Bygrave  
Property Owner: Nancy Hathaway

PROJECT DESCRIPTION:  
Administrative Use Permit – On-site sales, service and consumption of alcoholic beverages - applicant would like Condition #8 of the prior CUP to be revised as follows:

8) Entertainment shall be limited to incidental recorded background music on Sundays through Wednesdays; a pianist or string quartet, or small jazz band (up to five musicians) may be utilized on Thursdays through Saturdays provided that all noise will be confined to the interior of the building.

PLEASE CHECK:

A. CITY ATTORNEY  
B. COMMUNITY DEVELOPMENT:  
   (1) Building & Safety  
   (2) Economic Development  
   (3) Housing  
   (4) Neighborhood Services  
   (5) Planning & Urban Design  
   EIF/Historic District  
C. FIRE ENGINEERING/PARKS:  
D. COMMUNITY SERVICES/PARKS:  
E. FORESTRY  
F. GLENDALE WATER & POWER:  
   (1) Water  
   (2) Electric  
G. INFORMATION SERVICES  
   (Wireless Telecom)  
H. PUBLIC WORKS (ADMINISTRATION):  
   (1) Engineering & Environmental Management  
   (2) Traffic & Transportation  
   (3) Facilities (city projects only)  
   (4) Integrated Waste  
   (5) Maintenance Services/Urban Forester  
I. GLENDALE POLICE  
J. OTHER:  
   (1) STATE-Alcohol Beverage Control (ABC)  
   (2) CO Health dept.  
   (3) City Clerk’s Office

ENTITLEMENT(S) REQUESTED  
Variance Case No.:  
CUP Case No.:  
ADR/DRB Case No.:  
Tentative Tract/Parcel Map No.:  
Zone Change/Parcel No.:  
Other: PAUP1723999

Revised 25 July 2017–DJ 1
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</tr>
<tr>
<td>2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.</td>
</tr>
<tr>
<td>3. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.</td>
</tr>
<tr>
<td>4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plans check and permit.</td>
</tr>
</tbody>
</table>