April 27, 2018

Genesis Consulting, Inc.
Attn: Alex Y. Woo
3530 Wilshire Blvd., Suite 1170
Los Angeles, CA 90010

RE: Administrative Use Permit No. PAUP 1803133
1100 North Brand Boulevard (Aloft Hotel)

The Director of Community Development will render a final decision on or after May 8, 2018, for the following project:

Project proposal: An application for an Administrative Use Permit (AUP) to allow the on-site sales, service, and consumption of alcoholic beverages (Type 47) at a new hotel (Aloft Hotel).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. That 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.

2. That all necessary licenses as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.

3. That sufficient measure shall be enforced to effectively eliminate interior and exterior littering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.

4. That the on-site sales, service, and consumption of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control (ABC).

5. That the sale of alcoholic beverages for consumption off the premises is strictly prohibited.

6. That the hotel shall operate a bona fide restaurant with a menu containing an assortment of foods normally offered in full-service restaurants. Food service must be available at all times and in all areas of the premises where and when alcohol is sold and consumed. At no time shall the hotel’s ground floor restaurant, meeting rooms or rooftop deck be solely and exclusively used for the sale, service and consumption of alcohol.

7. That the sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 9:00 am to 2:00 am seven days per week, except on the rooftop deck. Sales, service and consumption of alcohol on the rooftop deck shall not be permitted after 10:00 pm.
8. That the rooftop deck shall be closed to the public, including hotel guests, at 10:00 pm, seven days a week.

9. That no area in the hotel establishment shall be operated as a tavern. Taverns include bars, pubs and cocktail lounges. Any 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.

10. That no area in the hotel establishment shall be operated as a nightclub, having 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 requires approval of a separate Conditional Use Permit.

11. That the hotel's ground floor restaurant and rooftop deck shall not be operated 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.

12. That live entertainment may be allowed on the premises, provided that a Live Entertainment permit be obtained in accordance with GMC 5.60. Live entertainment on the rooftop deck shall not be allowed after 10:00 pm seven days a week.

13. That an amplified music permit shall be obtained, if required, and in compliance with GMC 8.36. No speaker systems shall be installed at the rear of the building or in the parking area along the eastly property line, and any speaker system installed on the rooftop deck shall be shut down per the same hours of operation as listed in Condition #12 and in compliance with GMC 8.36.280.

14. That the business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace, including GMC 8.36 Noise Control of the Glendale Municipal Code.

15. That the hotel establishment shall adhere to the City's Fresh Air (smoking) Ordinance, Title 6, Chapter 8.52 of the Glendale Municipal Code.

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

17. That 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.

18. That a Business Registration Certificate be applied for and issued for a hotel establishment with the sale, service, and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.

19. That any expansion or modification of the facility which intensifies the existing business shall require a new Administrative Use Permit application. Expansion shall constitute
changes to the use or operation, or any physical changes as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.

20. That authorization granted herein shall be valid for a period of ten years until May 8, 2028.

PROJECT BACKGROUND

Previous Permits for the Site:
On June 14, 2016, the City Council adopted Resolution No. 16-116 certifying and adopting a Mitigated Negative Declaration (MND) for a new hotel (Altoft Hotel) located at 1100 North Brand Boulevard. At that same public hearing, the City Council sustained the Design Review Board’s May 12, 2016 approval of the proposed hotel with three additional conditions.

Building Permit No. BB1624100 was issued on September 18, 2017, for “Foundation Only”. Building Permit No. BB1624101 was issued on November 16, 2017, for “Shoring”. Building Permit No. BB1624102 was issued on November 17, 2017, for a new 85-room, six-story hotel with 85 parking spaces.

Related Concurrent Permit Application(s): The project (Altoft Hotel) is currently under construction and there were no previous permits for the site relating to sales, service and consumption of alcoholic beverages.

Environmental Determination: Mitigated Negative Declaration (Resolution No. 16-116) and Mitigation & Monitoring Program adopted by City Council on June 14, 2016.

General Plan Land Use Element Designation: Commercial Services

Zone: C3 (Height District III) Zone

Description of Existing Property and Uses:
The 15,500 square-foot project site is located at the northeast corner of Brand Boulevard and Dryden Street. The rectangular, flat site previously featured a total of five detached commercial buildings/structures on two lots; all of these structures were demolished. The new six-story hotel project is currently under construction and consists of 85-rooms and 85 on-site parking spaces, hotel amenities and a total floor area of approximately 65,000 SF, as approved by City Council.

The proposed hotel project includes the following:

- **Hotel restaurant/dining area:** An approximately 2,325 SF restaurant, integrated within the ground floor of the hotel project and open to the lobby as a service to hotel guests. This amenity will be operated by the Aloft Hotel;
- **Hotel meeting rooms:** An 815 SF meeting room on the 3rd and on the 4th floors with a maximum occupancy of 23 people (1 person per 35 SF, per Uniform Building Code for assembly spaces);
- **Hotel gym:** A gym for hotel guests on the 5th floor, with a gym mezzanine and the gym bathroom facilities on the 6th floor;
- **Hotel rooftop deck:** An approximately 88 ft by 73 ft, rooftop deck atop the 6th floor and open to the sky (not a story), featuring passive seating areas and cabanas, and outlined by landscape planters;
- **Mezzanine service area:** Employee-only service area above the ground floor that complies with the Building Code definition for mezzanine and which is not considered a story per the definition of mezzanines in the Zoning Code.
Parking: On-site parking is provided within three levels (one level at grade and two subterranean levels). Parking is accessed from a two-way driveway on Dryden Street. All of the parking spaces are directly accessible (not tandem).

The restaurant/dining area, meeting rooms and rooftop deck are ancillary uses to the hotel project provided for its guests. The restaurant is designed as an integral part of the ground floor and opens to the hotel’s lobby. Other than a small, narrow outdoor patio area for the restaurant adjacent to the sidewalk on Brand Boulevard, the ground floor restaurant does not have any openings along Brand Boulevard. Primary entrance to the restaurant is through the hotel lobby/entrance, and there are also access doors on Dryden Street. The meeting rooms located on the 3rd and 4th floors can only be accessed through the hotel lobby. The size of the meeting rooms prohibits larger gatherings and banquet-type activity.

Neighboring Zones and Uses

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North C3 (III) - Commercial</td>
<td>3-story commercial building</td>
</tr>
<tr>
<td>South C3 (III) - Commercial</td>
<td>Church and day care center</td>
</tr>
<tr>
<td>East R-1250 - High Density</td>
<td>3-story multi-family residential</td>
</tr>
<tr>
<td>West C3 (III) - Commercial</td>
<td>2-story multi-family residential and 1-story</td>
</tr>
<tr>
<td>Project Site C3 (III) -</td>
<td>1-story commercial (restaurant, personal</td>
</tr>
<tr>
<td>Commercial Service</td>
<td>services, storage)</td>
</tr>
</tbody>
</table>

Comments from other city departments: No major concerns were received from the various city divisions/departments for the on-site sale, service, and consumption of alcoholic beverages at this hotel. Conditions were received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. These conditions have been included as part of the report.

Project analysis

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the on-site sales, service, and consumption of alcoholic beverages at a new hotel (Altof Hotel). The hotel is currently under construction. The subject site is located within the C3 Commercial Services Zone and the General Plan Land Use Element designation of Commercial Services. The on-site sales, service, and consumption of alcoholic beverages at the new hotel will be consistent with the various elements and objectives of the General Plan. Goods and services offered in this zone generally attract clientele from the surrounding community as well as the adjoining residential neighborhoods. This zone has a long list of permitted land uses and a hotel is a permitted use in this zone, though the proposed on-site sales and consumption of alcoholic beverages requires approval of an Administrative Use Permit. The addition of sales and consumption of alcoholic beverages in conjunction with food services in this hotel is an ancillary use for the hotel and provides an option for the guests and business travelers to enjoy alcoholic beverages with their meals during their stay at the hotel.

The on-site sales, service, and consumption of alcoholic beverages at the new hotel (Altof Hotel) is not anticipated to be detrimental to the community or adversely conflict with the community’s normal development. It will not conflict with the adjacent land uses and is ancillary
to the primary use as a hotel. The project site is surrounded by commercial development (various retail and office uses) and religious institutions along Brand Boulevard and multi-family residential developments to the east along Dryden Street and North Maryland Avenue. Public facilities located in the immediate area of the subject site include one private (Inarnation Parish School) elementary school at 123 W. Glenoaks Blvd., located less than one-quarter mile of the project site, and a preschool and daycare (St. Mark's Pre-School & Daycare) located directly across the street from the project site at 1020 N. Brand Boulevard. While these facilities and uses are within close proximity, given their orientation in relation to the subject property and the nature of consumption of alcoholic beverages within this hotel, it is not anticipated that the applicant's request will impede their existing operations. The recommended conditions of approval for this AUP will also ensure the ancillary service of alcoholic beverages will not conflict with the nearby and above-mentioned uses. Therefore, it is not anticipated that the approval of the AUP will negatively impact these public facilities or impede their existing operations.

The sales, service, and consumption of alcoholic beverages at the new hotel will not be detrimental to the safety and public welfare of the neighborhood. According to the Glendale Police Department, the subject property in census tract 3011, which allows for six On-Sale establishments. There is currently one On-Sale license in this tract. Based on arrests and Part 1 crime statistics for census tract 3011 in 2017, there were 106 crimes, which is below the city-wide average of 180. Hotels and restaurants customarily serve alcoholic beverages as part of their food service. The on-site sale and service of alcoholic beverages for the guests of the hotel will allow the hotel to be a more convenient location for the guests who do not need to travel out of the hotel to purchase their drinks. Therefore, this request is a reasonable extension of the primary use of the hotel and will provide an option for the hotel guests and business travelers to enjoy alcoholic beverages with their meals, in their hotel rooms as a part of room service or mini-bar service, and on the roof deck as part of meal service. The Glendale Police Department did not cite any major concerns related to the sales, service, and consumption of alcoholic beverages at the hotel.

Adequate public and private facilities, such as utilities, landscaping, and traffic circulation measures will be provided at the subject site. The hotel is currently under construction and will be a six-story building above a two-level subterranean parking garage. The Mitigated NegativeDeclaration (MND) adopted by the City Council in 2016, determined that environmental impacts associated with various topics including transportation/traffic would be less than significant. The hotel was approved with 85 parking spaces. Access to the subterranean parking will be provided from the main access driveway located on Dryden Street at the south-east portion of the site. The loading area for the hotel will be located within the at-grade parking area on the easterly half of the site and would have an access from the two-way driveway. The demand for parking is not anticipated to be significantly impacted by the on-site sales, service and consumption of alcoholic beverages at this hotel. Furthermore, the original Design Review Board conditions of approval included two conditions to address traffic circulation that remain in effect: 1) Provide a curb and sidewalk to replace the existing wide driveway on Brand Boulevard and use this area for passenger drop-off; and 2) Consider passenger drop-off and/or valet spaces at grade level parking area at the east side of the project. The City's General Plan Circulation Element identifies Brand Boulevard as a Minor Arterial at this location (between Glenoaks Boulevard and Kenneth road) and Dryden Street as a Neighborhood Collector. Both streets are fully developed and provide adequate service to handle the existing traffic circulation around the site.
Overall, the applicant’s request to allow on-site sale, service, and consumption of alcoholic beverages at the hotel is supportable based on the facts surrounding this application and the following findings:

**DRAFT FINDINGS**

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

The subject site is located within the C3 Commercial Services Zone and the General Plan Land Use Element designation of the subject site is Commercial Services. This zone has a long list of permitted land uses and a hotel is a permitted use in this zone and the on-site consumption of alcoholic beverages requires the approval of an Administrative Use Permit. The on-site sales, service, and consumption of alcoholic beverages at the new hotel 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 has a land use designation of Commercial Services. The purpose of the zone is to provide for a full range of functional commercial uses (service, retail, office, etc.) for the community. A hotel with an onsite full-service restaurant that offers the sale, service and consumption of alcoholic beverages is appropriate in this zone as it provides a complementary commercial use (establishment providing accommodations, meals, and other services for travelers) for the neighboring commercial businesses and residents; therefore, it is consistent with the desired land use for this district.

- **Housing** – The project does not include any housing units, and does not impact any proposed development of housing in the nearby neighborhood other than to allow for the onsite sale, service and consumption of alcoholic beverages in conjunction with the operation of a hotel.

- **Circulation** – The City’s General Plan Circulation Element identifies Brand Boulevard as a Minor Arterial at this location (between Glencoe Boulevard and Kenneth Road) and Dryden Street as a Neighborhood Collector. The predominant use and character of frontage property specified in the plan for Brand Boulevard community commercial, in addition to high density residential; for Dryden Street, it includes low and high density residential. The proposed on-site sale service, service and consumption of alcoholic beverages in conjunction with the operation of a new hotel will not affect the movement of traffic from between the minor collector and the residential neighborhood.

- **Historic Preservation** – The proposed use is not addressed in the Historic Preservation Element.

- **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 City of Glendale Noise Element of the General Plan includes community noise equivalent level (CNEL) noise contours along roadways within the City. As shown in the City’s 2003 Noise Element, the project site is located “70 CNEL and over” noise contour area. The project site would be located within a normally acceptable noise level for the nature of the proposed use. Mitigation measures were adopted as part of the Final Mitigated Negative Declaration to address construction-related noise impacts. Draft Conditions #11-13 have been included to address potential noise impacts to the community from this project. Lastly, all activity must comply with the City’s Noise Ordinance as note in Municipal Code Chapter 8.36.

Safety — The Safety Element calls for ongoing management of local crime by the Police Department. The Police Department reviewed this project. According to the Glendale Police Department, the subject property is located in a census tract that is below the recommended maximum concentration of alcohol beverage control licenses and below the citywide average of Part 1 crime statistics. 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. Furthermore, the site is not located in a fault hazard area, liquefaction zone, flood zone or high fire zone.

Air Quality — The 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. Nevertheless, Draft Condition #14 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 sales, service, and consumption of alcoholic beverages at the new hotel will not be detrimental to the public safety and welfare of the neighborhood. According to the Glendale Police Department, the subject property in census tract 3011, which allows for six On-Sale establishments. There is currently one On-Sale license in this tract. Based on arrests and Part 1 crime statistics for census tract 3011 in 2017, there were 106 crimes, which is below the city-wide average of 180. Hotels and restaurants customarily serve alcoholic beverages as part of their food service. The on-site sale and service of alcoholic beverages for the guests of the hotel, primarily with meal service, will allow the hotel to be a much more convenient location for the hotel guests who do not need to travel out of the hotel to purchase alcoholic beverages. In addition, this ancillary service is not typically associated with public drunkenness or other alcohol-related crimes. Therefore, this request is a reasonable extension of the primary use of the hotel and provides an option for the hotel guests and business travelers to enjoy drinks with their meals. The Glendale Police Department did not cite any major concerns related to the on-site sales, service, and consumption of alcoholic beverages at this hotel.

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

The proposed on-site sales, service, and consumption of alcoholic beverages at the hotel will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding properties. The project site is surrounded by commercial development (various retail and office uses) and religious institutions along Brand Boulevard, as well as multi-family residential developments to the east along Dryden Street and North Maryland
Avenue. Public facilities located in the immediate area of the subject site include Casa Verdugo Library at 1151 North Brand Boulevard, Fire Station 26 at 1145 North Brand Boulevard, one private (Incarnation Parish School) elementary school at 123 W. Glencoe Blvd., located less than one-quarter mile of the project site, and a preschool and daycare (St. Mark’s Pre-School & Daycare) located directly across the street from the project site at 1020 N. Brand Boulevard. While these facilities and uses are located within close proximity of the subject site, given the nature of consumption of alcoholic beverages within hotel establishments, primarily with meal service in the restaurant area, in private hotel rooms, and with meal service on the proposed rooftop deck, it is not anticipated that the applicant’s request will impede their existing operations or impact the adjacent school, church or public institutional uses. The recommended conditions of approval for this AUP will also ensure the ancillary service of alcoholic beverages will not conflict with the nearby and above-mentioned uses. Conditions #12-14 are specifically recommended to address potential noise impacts to the community from this project, including live entertainment and amplified music associated with the service of alcoholic beverages on the rooftop deck; the deck and all activity on the rooftop deck must cease at 10:00 pm, as conditioned and in compliance with the City’s noise ordinance. Therefore, it is not anticipated that the approval of this AUP will negatively impact these public facilities or impede their existing operations.

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.

Adequate public and private facilities, such as utilities, landscaping, and traffic circulation measures will be provided at the subject site. The hotel is currently under construction and will be a six-story building above a two-level subterranean parking garage. The Mitigated Negative Declaration (MND) adopted by the City Council in 2016, determined that environmental impacts associated with various topics including transportation/traffic would be less than significant. The hotel was approved with 85 parking spaces. Access to the subterranean parking will be provided from the main access driveway located on the Dryden Street at the south-east portion of the site. The loading area for the hotel will be located within the at-grade parking area on the easterly half of the site and would have an access from the two-way driveway. The total of 85 spaces provided on-site complies with Code and is sufficient in meeting the parking demand by employees and visitors, as supported by International Traffic Engineers (ITE) parking generation database and Land Use 310 definition for hotels, as well as the Urban Land Institute’s (ULI) projections.

The demand for parking is not anticipated to be significantly impacted by the proposed on-site sales, service and consumption of alcoholic beverages at this hotel. This AUP application does not propose any added floor area or modifications to the approved floor plans for this hotel to increase the parking required by Code, while the on-site service of alcoholic beverages is not anticipated to significantly increase the amount of guests to the hotel. The original Design Review Board conditions of approval included two conditions to address traffic circulation that remain in effect: 1) Provide a curb and sidewalk to replace the existing wide driveway on Brand Boulevard and use this area for passenger drop-off, and 2) Consider passenger drop-off and/or valet spaces at grade level parking area at the east side of the project. The City's General Plan Circulation Element identifies Brand Boulevard as a Minor Arterial at this location (between Glencoe Boulevard and Kenneth road) and Dryden Street as a Neighborhood Collector. Both streets are fully developed and provide adequate service to handle the existing traffic circulation around the site.
Required Additional Findings Of Fact For An AUP For Alcohol Sales, Service And Consumption:

That all the criteria set forth in Section 30.42.030(E) to be considered in making the findings in subsection a. through d. above have all been met and thoroughly considered:

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 based on the comments submitted by the City of Glendale Police Department. The sales, service, and consumption of alcoholic beverages at the new hotel is intended to augment the hotel experience for guests staying at the hotel, and will not tend to encourage or intensify crime within this reporting district as noted in Finding B above. The Glendale Police Department noted no concerns with this proposal as noted in Finding B above.

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 Finding B above, the crime rate in census tract 3011 in 2017 (106 crimes reported) was well below the citywide average of 180. No evidence has been presented which would indicate that the on-site sales, service, and consumption of alcoholic beverages at the hotel would encourage or intensify crime within the district. Conditions of approval are recommended by the Police Department to ensure that the approval of this AUP will not tend to encourage or intensify crime within the district.

3) That such use will not adversely impact any other uses within the surrounding area, church, public or private schools or college, day care facility, public park, library, hospital, or residential use. As noted in Finding C above, there are two churches with associated schools, a library and a fire station within the immediate area of the subject site. The proposed on-site sales, service, and consumption of alcoholic beverages at this hotel is not anticipated to adversely impact other neighboring uses in this area since it will be ancillary to the primary use. Additionally, the AUP is conditioned to ensure that the function of this hotel and the sale of alcoholic beverages will not impede or negatively impact the existing public facilities and their operations.

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. As noted in Findings C and D above, the applicant's request is not anticipated to increase the need for public or private facility. As noted in Finding D above, adequate access, parking, and loading spaces will be available to serve the hotel and its users.

5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales for on-site consumption does serve a public convenience
for the area. The sales, service, and consumption of alcoholic beverages at the hotel will serve a public necessity or public convenience for the area due to this being an added amenity for the guests of the hotel. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and uses.

For more information or to submit comments, please contact Villa Zemaitis, at (818) 937-8154 or vzemaitis@glendaleca.gov.

ATTACHMENT:
1. Location Map
2. Reduced Plans
3. Interdepartmental Comments from Glendale Police Department
4. Letter from Applicant
CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: February 26, 2018  DUE DATE: March 15, 2016
(PLEASE submit your response by above DATE)

FROM: VILJA ZEMAITAITIS, Case Planner  Tel. # x 8154

PROJECT ADDRESS: 1100 North Brand Blvd. ("Aloft Hotel")
Applicant: Genesis Consulting, Inc., c/o Alex Y. Woo
Property Owner: North Brand, LLC

PROJECT DESCRIPTION: Administrative Use Permit Request for the on-site sale, service and consumption of alcoholic beverages at a new 85-room hotel (currently under construction).

PLEASE CHECK:

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

C. D. COMMUNITY SERVICES/PARKS:  X
D. COMMUNITY SERVICES/PARKS:

E. FIRE ENGINEERING (PSC)

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

G. INFORMATION SERVICES
   (Wireless Telecom)

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

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.: ________________
DRB Case No.: ________________
Tentative Tract/Parcel Map No.: ________________
Zone Change/GPA: ________________
Other: PAJP 1803133

1
INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address: 1100 North Brand Blvd. ("Aloft Hotel")
Case No.: PAUP 1803133

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: 3/13/18
Print Name: Andrew Jenks
Title: Lieutenant Dept. Police Tel.: 818-937-8703

a. ADDITIONAL COMMENTS:

☐ 1. Applicant Genesis Consulting Inc. c/o Alex Y. Woo is in the process of obtaining a new Administrative Use Permit for the on-site sale, service and consumption of alcoholic beverages at a new 85-room hotel DBA Aloft Hotel (currently under construction).

Aloft Hotel is located in census tract 3011 which allows for 6 On-Sale establishments. There is currently one On-Sale license in this tract. Based on arrests and Part 1 crime statistics for census tract 3011 in 2017, there were 106 crimes, below the city wide average of 193.

Per the ABC website, this location does not have an "active" or "pending" ABC liquor license at this time.

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

☐ 1.
c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.

2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _______ to _______ each day of the week (hours to be determined by the Planning Hearing Officer – week night and weekend restrictions may be considered).

3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.

4. That 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.

5. The applicant should ensure that training be provided to those individual staff members who would be involved in the sale and/or service of alcoholic beverages. This should include understanding the legal requirements regarding the service of alcoholic beverages such as recognition of intoxicated persons.

6. Live entertainment is permitted with the exception that no topless/nude dancers, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male or female entertainment is provided.

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

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

9. 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.

10. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.

11. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

12. The hotel will not convert its lounge into a nightclub without first applying for a new CUP that will outline the change in the business plan.
March 13, 2018

Community Development Department
633 East Broadway, Room 103
Glendale, CA 91205
ATTN.: Ms. Villa Zemaitaitis, Senior Planner

Re: Aloft Hotel AUP

Hello Ms. Zemaitaitis:

In response to your email requesting information on the hours of operation of the restaurants within the hotel, please see below.

The lobby restaurant will be open to serve breakfast, lunch, dinner but will not be a 24-hour operation nor exceed the maximum allotted hours for alcohol service per the ABC ACT.

The rooftop restaurant will be open to serve lunch and dinner and will also not be a 24-hour operation nor exceed the maximum allotted hours for alcohol service per the ABC ACT.

Being that we are a restaurant serving alcohol as an ancillary use to complement our patrons’ dining experience, our main thrust of the business will be from the food sales. We will offer food service at all times when the alcohol is served in line with the ABC requirement.

I hope this clarifies the mode of operation of the restaurants within the hotel.

Please feel free to contact us if you have any further comments or questions regarding this case.

Thank you and have a great day.

Best regards,

[Signature]

Alex Y Woo
President