May 4, 2018

Applicant:
Zorik Yeghiayan
DBA Café Corner Bistro c/o
Will Nieves
21250 Hawthorne Blvd., #700
Torrance, CA 90503

RE: ADMINISTRATIVE USE PERMIT
CASE NO. PAUP1726028
6720 SAN FERNANDO ROAD (CAFÉ CORNER BISTRO)

The Director of Community Development will render a final decision on or after May 14, 2018 for the following project:

Project proposal: An application for an Administrative Use Permit to allow the on-site sale, service, and consumption of a full-line of alcoholic beverages at an existing full-service restaurant with outdoor dining and beer and wine service, and with the hours of alcohol service to be the same as the restaurant hours (7:00 a.m. to 2:00 a.m. every day).

DRAFT STAFF RECOMMENDATION: GRANT WITH CONDITIONS

DRAFT CONDITIONS:

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 Planning Hearing Officer.

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 access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Neighborhood Services section, Building and Safety division, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.

4. That the hours of operation for the full-service restaurant shall be limited to 7:00 a.m. to 2:00 a.m., except for the outdoor patio to the east (facing the motel) and the outdoor patio to the north (facing the alley and multiple dwelling units), which shall close and be vacated by 10:00 p.m. Sunday through Thursday, and by 12:00 a.m. Friday and Saturday. The sales, service and consumption of alcoholic beverages shall be permitted the same hours of operation as the full-service restaurant, except for the outdoor patio as noted above.

5. That all outstanding Fire inspection violations shall be corrected, including but not limited to, obtaining an assembly permit, industrial waste permit, installing panic hardware on the
rear door, servicing the kitchen hood and fire extinguisher, and obtaining a flame retardant certificate for the drapes. The applicant shall maintain the premises in accordance with Fire Department standards and regulations at all times.

6. That the full-service restaurant shall adhere to the City's Fresh Air (smoking) Ordinance. The permitted smoking area shall be properly designated and posted. A site plan showing permitted places of employment and permitted smoking area shall be submitted to the satisfaction of the City's Fresh Air Ambassador and such approved plan shall be posted on-site at the cashier area.

7. That no smoking of any kind is permitted on the west patio (adjacent to Irving Avenue) because this entire area is within the non-smoking setback area from the restaurant's employee door to the west patio. The storage shed by the east patio is a "place of employment" under the City's Fresh Air Ordinance and no portion of the east patio is outside the required setback from a "place of employment." Smoking shall be permitted in limited areas on the east patio when all of the following occur:
   a. The shed shall be removed, and
   b. The required minimum setbacks from a "place of employment" shall be met for this patio and site plan showing the permitted smoking area shall be approved by the City's Fresh Air Ambassador, and
   c. A clear separation shall be made between smoking and non-smoking areas, with at least ten feet provided between non-smoking and smoking tables, and all smoking tables shall be marked, and
   d. The use of hookah shall be limited to those tables designated as smoking permitted on the approved site plan.

8. That no patron shall 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 that facility has an established corkage policy allowing and regulating such.

9. That no video games shall be maintained upon the premises.

10. That no separate bar for the sale, service and consumption of alcohol shall be installed on the premises.

11. That alcoholic beverages shall be served in conjunction with the consumption of food.

12. That the sale and serving of alcoholic beverage shall be for consumption on the premises only.

13. That no exterior signs advertising the sale/service of alcoholic beverages shall be permitted.

14. That live entertainment shall be restricted to a single guitar player or DJ, upon approval of a live entertainment permit.

15. That music or noise shall be contained within the building. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.

16. That at least one security guard shall be on the premises at all times after dark while employees are on the premises for the purpose of maintaining compliance with the
conditions of approval, including but not limited to smoking, noise, patio hours and parking lot safety. The applicant shall add additional security guards as warranted to maintain a safe and code compliant establishment, including the parking lot.

17. That the back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.

18. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified.

19. That the premises shall remain open to the public during business hours as a full-service restaurant as defined in Chapter 30.70 of the Glendale Municipal Code (G.M.C).

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

21. That the service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control (ABC).

22. That the authorization granted herein shall be valid for a period of five years, until May 2028.

PROJECT BACKGROUND

This building was originally built as a Denny’s Coffee Shop in 1961 and has operated as a restaurant since then. The original building consisted of 2,302 square feet and had 24 parking spaces. In 2006, additions to the rear corners of the building (220 square feet) were approved and a parking exception was granted for the additional spaces required.

The sale, service and consumption of alcoholic beverages were first granted by Conditional Use Permit No. 9599-CU in November 1996, which expired on November 30, 2001. The CUP had conditions of approval that restricted the restaurant from operating a separate bar use, confined the sale, service and consumption of beer and wine as a complement to the sales of food, and did not allow live entertainment. Zoning Use Certificate No. PZUC1114483 – For Full Service Restaurant and Hookah Lounge (Café Corner Bistro and Hookah Lounge) was approved by the Director of Community Development on August 12, 2011. It should be noted that applicants choose their business name on a Zoning Use Certificate. The choice of a business name does not confer any land use approval.

Café Corner Bistro currently operates as a full-service restaurant with the sales and service of beer and wine, and incidental hookah use and outdoor seating on the south, west and north sides of the building. There are a total of 175 seats (97 indoor and 78 outdoor). There are 23 standard parking spaces and one handicapped parking space for a total of 24 on-site parking spaces. The hours of operation for the full-service restaurant are limited by Conditional Use Permit Case No. PCUP1216843 to 7:00 a.m. to 2:00 a.m., except for the outdoor patio to the east facing the motel and the outdoor patio to the north facing the alley and multiple dwelling units, which are to close and be vacated by 10:00 p.m. Sunday through Thursday, and by 12:00 a.m. Friday and Saturday. The sales, service and consumption of alcoholic beverages are permitted the same hours of operation as the full-service restaurant, except for the outdoor patio as noted above.
Previous Permits for the Site:
1. Conditional Use Permit No. PCUP1218843 – To allow on-site beer and wine sales, service and consumption at an existing full-service restaurant, with outdoor dining, located in the IMU-R (Industrial/Commercial-Residential Mixed Use) Zone. This application was approved on August 29, 2012 by the Zoning Administrator and expired on October 4, 2017.
2. Conditional Use Permit No. 9599-CU – To permit the service of beer and wine in a restaurant where the sale of alcoholic beverages for on-site consumption in the “C3” – Commercial Service Zone. This application was approved on November 14, 1996 by the Zoning Administrator and expired on November 30, 2001.
3. Two (2) Space Administrative Parking Exception – To allow an increase of approximately 229 square feet (to accommodate electrical and storage rooms) without the required two (2) additional parking spaces. This application was approved by the Glendale Redevelopment Agency on July 10, 2006.
4. Live Entertainment Permit No. CLIV1202423 – To allow a single guitar player or DJ at an existing full-service restaurant. This application was submitted on January 30, 2012 and was not approved (October 20, 2012) due to outstanding Fire Code violations.
5. Zoning Use Certificate No. PZUC1113658 – For Full Service Restaurant (Café Corner Bistro), 2,800 square feet, Zoning IMU-R. This application was approved by the Director of Community Development on August 1, 2011. Condition: 1) Sales, service and consumption of alcoholic beverages require approval of a conditional use permit.
6. Tobacco Retail Sales Permit No. CTRS1225024 – To allow the retail sale of tobacco. This application was submitted at the City Clerk’s office on July 18, 2012 and is currently pending. The existing permit expires on August 22, 2012.
7. Zoning Use Certificate No. PZUC1114483 – For Full Service Restaurant and Hookah Lounge (Café Corner Bistro and Hookah Lounge), 2,800 square feet, Zoning IMU-R. This application was approved by the Director of Community Development on August 12, 2011. Conditions: 1) Comply with Fresh Air Ordinance; and 2) Sales, service and consumption of alcoholic beverages require approval of a conditional use permit.

Related Concurrent Permit Application(s): There are no other cases or active building permits being processed with this case.

Environmental Determination: The project is exempt from CEQA review per State CEQA Guidelines Section 15301, Class 1 "Existing Facilities" because this application is for an existing restaurant to provide on-site sales, service and consumption of a full line of alcoholic beverages at an existing full-service restaurant with meals

General Plan: Mixed Use

Zone: IMU-R (Industrial/Commercial-Residential Mixed Use) Zone

Description of existing property and uses: The subject property is flat, level and semi-rectangular shaped, having a frontage of 148 feet on San Fernando Road and a depth of 97.16 feet. The approximately 14,260 square foot site is developed with a 2,398 square-foot one-story building. It currently operates as a full-service restaurant (Café Bistro Café) with beer and wine sales, incidental hookah use, and outdoor seating on the south, west and north sides.
of the building. There are a total of 175 seats (97 indoor and 78 outdoor). There are 23
standard parking spaces and one handicapped parking space for a total of 24 on-site parking
spaces. As noted above, the hours of operation for the full-service restaurant are limited by
Conditional Use Permit Case No. PCUP1216843 to 7:00 a.m. to 2:00 a.m., except for the
outdoor patio to the east (facing the motel) and the outdoor patio to the north (facing the alley
and multiple dwelling units), which are to close and be vacated by 10:00 p.m. Sunday through
Thursday, and by 12:00 a.m. Friday and Saturday. The sales, service and consumption of
alcoholic beverages are permitted the same hours of operation as the full-service restaurant,
except for the outdoor patio as noted above.

**Neighboring zones and uses:**

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>R-2250 Alley and multi-dwelling units</td>
</tr>
<tr>
<td>South</td>
<td>IMU Industrial mixed use across the street</td>
</tr>
<tr>
<td>East</td>
<td>IMU-R Glen Capri Motel</td>
</tr>
<tr>
<td>West</td>
<td>IMU-R Cell Phone Repair</td>
</tr>
<tr>
<td>Project Site</td>
<td>IMU-R Full-service restaurant</td>
</tr>
</tbody>
</table>

**COMMENTS FROM OTHER CITY DEPARTMENTS:** Conditions were received from the
Police Department to ensure that potential negative impact related to the on-site sales of
alcohol will be appropriately mitigated. The majority of these conditions will be made part of
the application if the AUP is approved. No other comments from city divisions/departments
were submitted.

**PROJECT ANALYSIS**

Staff recommends approving the administrative use permit request to allow a full-line of
alcoholic beverages with requirements and conditions, in particular, those that protect the
adjacent multi-dwelling residential uses. The addition of a full-line of alcoholic beverages to the
existing service of beer and wine at this established full-service restaurant is consistent with the
General Plan. The site is located at the northwest corner of San Fernando Road and Irving
Avenue, designated Community Commercial in the Land Use Element and zoned “IMU-R” –
Industrial/Commercial-Residential Mixed Use. The purpose of commercial activity is to provide
convenient and available services to residents of the community. Mixed use zones allow for a
blending of uses within a single site and recognize that, while commercial activities are
permitted, they need to be compatible with residential uses. The full-service restaurant
requesting ancillary alcoholic beverage service for on-site consumption with meals is located
adjacent to a motel and across an alley from a multi-family residential building. Due to the
location of outdoor patio dining areas and the proximity of residential units and motel rooms,
conditions of approval limiting hours of outdoor restaurant service are included to address
noise concerns. However, restaurant uses with a full-line of alcoholic beverages with meals is
consistent with general plan use designations, and consistent with the zoning code with
approval of an administrative use permit. In addition, a full-service restaurant with alcoholic
beverage service will serve the public convenience for this area because it service local
residents, businesses and travelers. Conditions of approval are included to ensure that the use
will not adversely affect adjacent residences and businesses.

The restaurant has served food for 56 years and is located n an established commercial
district (on a busy thoroughfare) that serves nearby uses and the local community. This
accessory use will be incorporated into the existing restaurant operation, and the limited hours
for the patio are a condition of approval. Therefore, it is not anticipated that Café Corner Bistro will be detrimental or adversely conflict with the community’s normal development. Adequate public and private facilities such as utilities, parking, traffic circulation and landscaping exist.

There are no identified sensitive land-uses of day care facilities, public parks, libraries, or hospitals in the immediate neighborhood. However, there are adjacent residential uses north of the property, across the alley. The additional alcohol service within the structure is not anticipated to create additional noise as it is contained within the building and it will provide an amenity for customers. Noise on the rear patio may be a concern for the neighbors; however, these can be mitigated with appropriate conditions. According to the Corner Bistro webpage, the restaurant is open from 7 a.m. to 4:00 p.m. and then from 7:00 p.m. to 3:00 a.m., with hookah served every day from 7 p.m. Restrictions should be placed on the hours of operation and use of the rear patio in order to avoid any impacts to the residential uses.

The Police Department states that Café Corner Bistro is located in Census Tract 3016.01, which allows for five On-Sale establishments. There are currently nine On-Sale establishments in this tract. Café Corner Bistro is one of the existing nine establishments. Therefore, if granted, the amount of alcoholic beverage sales licenses in this census tract would exceed the recommended limit of On-Sale licenses. However, since the primary use is a restaurant and the sale of beer and wine is already permitted in conjunction with food service, approval of this Administrative Use Permit will not tend to contribute to the adverse impacts on the surrounding area caused by this level of over concentration.

The Police Department states that this full-service restaurant is located in a crime reporting district that exceeds the City average for Part 1 crimes (284 crimes, a crime rate 158% above the city average of 180 crimes). The Police Department notes that 11 non-felony crimes calls were received for police service at this location within the last calendar year. In the past, the operators were instructed to correct safety and zoning issues including, but not limited to, Fresh Air Ordinance (smoking) violations. Conditions of approval are included to address concerns with safety, noise and compliance with the City’s Fresh Air Ordinance.

The proposed use will not adversely impact any church, public or private or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area. This property has operated has a restaurant since 1961, when the building was constructed. The change to a full-line of alcoholic beverage service will be an accessory use to the restaurant with a slight change in operation. Although there are residential uses north of the property, it is anticipated that they will not be adversely impacted with the proposed conditions and requirements. The twenty-four (24) existing parking spaces have proven to be sufficient for the existing restaurant use, and no changes are anticipated to parking demand by the change to a full-line of alcoholic beverage service from beer and wine service at the restaurant. San Fernando Road is identified as a Major Arterial, Irving Avenue is designated as a local street, and there is an alley to the north of the site. All of these streets adequately handle existing traffic circulation around the site. Continuation of the restaurant service with the change to alcoholic beverage sales with meals is not anticipated to intensify traffic circulation and parking demand. In addition, the restaurant is within walking distance of a hotel, businesses and residents, which the City encourages.

Comments were submitted by the Police Department describing the number of businesses that sell alcohol, the number of crimes committed in the neighborhood and service calls at the restaurant; however, they did not submit any objections to this request. Other City Departments and Sections did not submit comments or recommend conditions for the project.
DRAFT FINDINGS

ADMINISTRATIVE USE PERMIT CASE NO. PAUP1726028

DRAFT FINDINGS

A. The proposed use will be consistent with the various elements and objectives of the General Plan

The proposed use will be consistent with the various elements and objectives of the General Plan. The site is located at the northwest corner of San Fernando Road and Irving Avenue, designated Community Commercial in the Land Use Element and zoned "IMU-R"—Industrial/Commercial-Residential Mixed Use. The purpose of commercial activity is to provide convenient and available services to residents of the community. Mixed use zones allow for a blending of uses within a single site and recognize that, while commercial activities are permitted, they need to be compatible with residential uses. The full-service restaurant requesting ancillary alcoholic beverage service for on-site consumption with meals is located adjacent to a motel and across an alley from a multi-family residential building. Due to the location of outdoor patio dining areas and the proximity of residential units and motel rooms, conditions of approval limiting hours of restaurant service are included to address noise concerns. However, restaurant uses with a full-line of alcoholic beverages with meals is consistent with General Plan use designations, and consistent with the zoning code with approval of an administrative use permit. In addition, a full-service restaurant with alcoholic beverage service will serve the public convenience for this area because it serves local residents, businesses and travelers. Conditions of approval are included to ensure that the use will not adversely affect adjacent residences and businesses.

B. 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 use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment. The Police Department states that Café Corner Bistro is located in Census Tract 3016.01, which allows for five On-Sale establishments. There are currently nine On-Sale establishments in this tract. Café Corner Bistro is one of the existing nine establishments. Therefore, if granted, the amount of alcoholic beverage sales licenses in this census tract would exceed the recommended limit of On-Sale licenses. However, since the primary use is a restaurant and the sale of beer and wine is already permitted in conjunction with food service, approval of this Administrative Use Permit will not tend to contribute to the adverse impacts on the surrounding area caused by this level of over concentration.

The Police Department states that this full-service restaurant is located in a crime reporting district that exceeds the City average for Part 1 crimes (284 crimes, a crime rate 15% above the city average of 180 crimes). The Police Department notes that 11 non-felony crimes calls were received for police service at this location within the last calendar year. In the past, the operators were instructed to correct safety and zoning issues including, but not limited to, Fresh Air Ordinance (smoking) violations. Conditions of approval are included to address concerns with safety, noise and compliance with the City's Fresh Air Ordinance.
C. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property provided that the conditions of approval are followed.

The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. It is not anticipated that Café Corner Bistro will have a detrimental effect on the community with the change to a full-line of alcoholic beverages in conjunction with the full-service restaurant. This property, used as a restaurant for 35 years, has proven to be compatible with the surrounding residences and businesses in the area. The use of the building will continue in a similar manner. Customer service hours for the full-service restaurant are proposed to be limited to 7:00 a.m. to 2:00 a.m., except for the outdoor patio to the east (facing the motel) and the outdoor patio to the north (facing the alley and multiple dwelling units), which shall close at 10:30 p.m. Sunday through Thursday and at 12:00 a.m. Friday and Saturday. The use will not adversely affect or conflict with adjacent residential and motel uses with the restriction on hours. Additionally, the operation will be in compliance with the Fresh Air Ordinance so as to not conflict with adjacent uses.

No schools or day care facilities are known to be located within the vicinity of the project site. The conditions of approval provide for an on-site security guard during evening hours to ensure that there are no impacts. Hours of use limits for the patio and business operations address noise impacts.

D. Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the use.

Adequate public and private facilities such as utilities, landscaping and traffic circulation measures are and will be provided for the existing restaurant. In the current application, the ability to sell, serve and consume alcoholic beverages with food service at the restaurant is not anticipated to increase the need for new public or private facilities. The surrounding neighborhood is developed with adequate public and private facilities and infrastructure. The twenty-four (24) existing parking spaces have proven to be sufficient for the existing restaurant use, and no changes are anticipated to parking demand by the change to a full-line of alcoholic beverage service from beer and wine service at the restaurant. San Fernando Road is identified as a Major Arterial, Irving Avenue is designated as a local street, and there is an alley to the north of the site. All of these adequately handle existing traffic circulation around the site. Continuation of the restaurant service with the change to alcoholic beverage sales with meals is not anticipated to intensify traffic circulation and parking demand.

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

1. That such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration as described above in finding B.

2. That such use does not encourage or intensify crime within the district as described above in finding B.
3. That such use does not or 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 described above in finding C.

4. That the proposed use satisfies its transportation or parking needs as described above in finding D.

5. That the proposed use does or will serve a public necessity or public convenience purpose for the area as evidenced by the operation of this restaurant with alcoholic beverage on-site sales, service and consumption as described above in finding A.

For more information or to submit comments, please contact the case planner, Kathy Duarte, at 818-937-8163 or kduarte@cityofferndale.ca.gov

ATTACHMENT:
1. Location Map
2. Reduced Plans
3. Site Photos
4. Departmental Comments
NOTE:
- ALL EQUIPMENTS ARE EXISTING.
- NUMBER OF EXISTING SEATS: 175
CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: April 4, 2018
DUE DATE: April 19, 2018
TO: See Below

FROM: Kathy Duarte
Tel. # 937-8163

PROJECT ADDRESS: 6720 San Fernando Rd.
Applicant: Zorik Yeghikian DBA Café Corner Bistro c/o Wil Nieves
Property Owner: Shahik Marderos

PROJECT DESCRIPTION: An AUP application to allow the sale of a full line of alcoholic beverages in conjunction with an existing restaurant with an existing beer and wine license.

PLEASE CHECK:

<table>
<thead>
<tr>
<th>A. CITY ATTORNEY</th>
<th>G. INFORMATION SERVICES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(Wireless Telecom)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. COMMUNITY DEVELOPMENT:</th>
<th>H. PUBLIC WORKS (ADMINISTRATION):</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Building &amp; Safety</td>
<td>(1) Engineering &amp; Environmental Management</td>
</tr>
<tr>
<td>(2) Economic Development</td>
<td>(2) Traffic &amp; Transportation</td>
</tr>
<tr>
<td>(3) Housing</td>
<td>(3) Facilities (city projects only)</td>
</tr>
<tr>
<td>(4) Neighborhood Services</td>
<td>(4) Integrated Waste</td>
</tr>
<tr>
<td>(5) Planning &amp; Urban Design EIF/Historic District</td>
<td>(5) Maintenance Services/Urban Forester</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. D. COMMUNITY SERVICES/PARKS:</th>
<th>J. GLENDALE POLICE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E. FIRE ENGINEERING (PSC)</th>
<th>K. OTHER:</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>(1) STATE-Alcohol Beverage Control (ABC)</td>
</tr>
<tr>
<td></td>
<td>(2) CO Health dept.</td>
</tr>
<tr>
<td></td>
<td>(3) City Clerk's Office</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>F. GLENDALE WATER &amp; POWER:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Water</td>
<td>(2) Electric</td>
</tr>
</tbody>
</table>

ENTITLEMENT(S) REQUESTED

<table>
<thead>
<tr>
<th>Variance Case No.:</th>
<th>Tentative &quot;Tax/Parcel Map No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUP/CUP Case No.:</td>
<td>Zone Change/GPA:</td>
</tr>
<tr>
<td>PAUP1726228</td>
<td>Other</td>
</tr>
</tbody>
</table>

Revised 16 January 2018–VE
COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address: 6720 San Fernando Rd. Case No.: PAUP/726028

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 cooperation and forward 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: April 24, 2018
Print Name: Andrew Jenks
Title: Lieutenant Dept. Police Tel.: 818-937-8703

a. ADDITIONAL COMMENTS:

☐ 1. Applicant Zorik Yeghiakian is in the process of obtaining an Administrative Use Permit to allow the sale of a full line of alcoholic beverages in conjunction with an existing restaurant with an existing beer and wine license located at 6720 San Fernando Road DBA Café Corner Bistro.

Café Corner Bistro is located in census tract 3016.01 which allows for 5 On-Sale establishments. There are currently 9 On-Sale licenses in this tract. Café Corner Bistro is one of the existing 9. Based on arrests and Part 1 crime statistics for census tract 3016.01 in 2017, there were 284 crimes, above the city wide average of 180.

Within the last calendar year there were 11 calls for police service at the location:

03/11/17 – 459RGR (No DR) 09/03/17 – 415 Fern (No DR)
04/25/17 – 459RGR (No DR) 11/07/17 – Sus Male (No DR)
05/06/17 – SUSVCH (No DR) 01/10/16 – 459RGR (No DR)
07/04/17 – CODE9 (No DR) 01/17/18 – Sus Male (No DR)
08/13/17 – 415 Male (No DR) 02/25/18 – 459RGR (No DR)
03/20/18 – TC PDO (No DR)

I ran the applicant’s name in house with one result from 2011. Mr. Yeghiakian was cited for a GMC violation on 09/20/11, 8.36.110(e) GLMC (volume of noise), citation #1101745.

Café Corner Bistro currently has an “active” Type 41 liquor license (On-Sale Beer and Wine Eating Place), license #523088, I did not locate any other pending or active liquor licenses on the ABC website.
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 / Zoning Administrator — 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. 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.

5. 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.

6. Those premises may 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 they have appropriate Conditional Use Permits and Use Variances if required.

7. There shall be no video machine maintained upon the premises.

8. Dancing is only allowed on the premises in designated dance floor areas, with a proper “Dance” permit.

9. No live entertainment is permitted without a “Live Entertainment Permit”. No karaoke, 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.

10. Music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
11. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.

12. 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.

13. 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.

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

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