



September 15, 2016

Hit World Glendale, LLC
Attn: Kenta Ikehata
2100 Sawtelle Blvd. Suite 304
Los Angeles, CA 90025

RE: Minor Administrative Permit No. PMAP 1622865
The Tsujita Americana at Brand
769 Americana Way
Glendale CA, 91210

Dear Mr. Ikehata:

Pursuant to the provisions of the Glendale Town Center Specific Plan, Chapter 3 A, the application for a Minor Administrative Permit to allow an Alcohol Use Approval for the sales and services of alcoholic beverages for on-site consumption at The Tsujita Americana at Brand Restaurant and to allow an outdoor eating area incidental to the restaurant within the Americana at Brand development, located at 769 Americana Way, is hereby APPROVED WITH CONDITIONS based on the following findings:

a. ***How is the proposed use consistent with the City of Glendale General Plan?***

The Glendale General Plan serves as the long-term planning guide for future development throughout the City. More specifically, the Land Use Element within the General Plan encourages, among many things, improved commercial activities within the central Glendale area. The operation of the Americana at Brand project increases downtown commercial activity. The proposed The Tsujita Restaurant within this development is part of this improvement. The sales and services of alcoholic beverages for on-site consumption and an outdoor eating area are natural extensions of the permitted restaurant use.

b. ***How will the proposed use and application be consistent with the Town Center Specific Plan?***

The Glendale Town Center Specific Plan permits outdoor areas incidental to restaurants and Alcohol Use Approvals which include the sales and

service of alcoholic beverages for on-site consumption with approval of a Minor Administrative Permit. The sales and service of alcoholic beverages will be incidental to the proposed The Tsujita Restaurant. The Specific Plan is intended to facilitate the creation of a high-quality, comprehensive and functionally integrated open air district. The Tsujita Restaurant with an outdoor eating area and incidental alcohol service for on-site consumption is one component of this district.

- c. ***Why will the establishment and operation of the proposed use at the location proposed not endanger or constitute a menace the public health or safety of persons residing or working within or in the immediate vicinity of the Town Center Specific Plan site?***

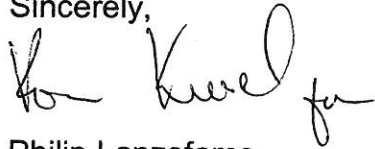
The proposed The Tsujita Restaurant with an outdoor eating area and alcohol services for on-site consumption is located within downtown Glendale. The downtown already contains many restaurants with outdoor eating areas and serving alcohol, the majority of which have not created a health or safety problem. Approval of this Minor Administrative Permit is subject to certain conditions, which will ensure the safety of residents, employees and patrons of the Americana.

Approval of the Minor Administrative Permit shall be subject to the following conditions:

1. That the development shall be in substantial compliance with the plans submitted with the application and any conditions made a part of the approval of this project.
2. That the applicant shall comply with all of the conditions contained in Chapter 5, Table 3 of the Town Center Specific Plan entitled "Conditions for On-site Consumption Permits".
3. That the applicant shall comply with all of the conditions contained in Section 3.B.5 of the Town Center Specific Plan entitled "Outdoor eating areas incidental to cafes or restaurants, full service or otherwise."

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.16, Article IX, any person affected by the above decision has the right to appeal said determination to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence. Any appeal must be filed within 15 days following the actual date of such action. Information regarding appeals and appeal forms will be provided by the Permit Services Section upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **September 30, 2016**, at the Building and Safety Section, 633 East Broadway, Room 101.

Sincerely,

A handwritten signature in black ink, appearing to read "Philip Lanzafame". The signature is fluid and cursive, with the first name "Philip" and last name "Lanzafame" clearly distinguishable.

Philip Lanzafame
Director of Community Development

RAK/MAP1622865