



January 22, 2019

Applicant:

Noor Chaaban
444 East Huntington Drive
Arcadia, CA 91006

**RE: 322 AMERICANA WAY
ADMINISTRATIVE USE PERMIT NO. PAUP 1825665
(Pacific Theaters Glendale 18)**

The Director of Community Development will render a final decision on or after **February 4, 2019** for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of alcoholic beverages at an existing movie theater in the DSP Zone, Town Center District.

STAFF RECOMMENDATION: APPROVE 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 Director of Community Development.
2. That 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.
3. That 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.
4. That a Business Registration Certificate be applied and issued for a movie theater with the on-site sales, service and consumption of alcoholic beverages, subject to the findings and conditions outlined of this administrative use permit.
5. That alcohol service shall cease one hour prior to the ending of the last movie showing of the night.

6. That 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.
7. That no patron of the movie theater shall be allowed to bring into the movie theater, any alcoholic beverage unless that alcoholic beverage was purchased within the movie theater unless the theater has an established corkage policy allowing and regulating such.
8. That the sale of alcoholic beverages for consumption off the premises is strictly prohibited.
9. 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.
10. That at all times when the premises is open for business, the service of alcohol shall be made only in the areas as designated with the ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
11. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
12. 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.
13. That music or noise shall be contained within the edifice of the establishment. The business shall comply with the state and local laws and ordinances concerning excessive noise and disturbing the peace.
14. That the doors to the movie theater shall be kept closed at all times while the location is open for business, except in case of emergency.
15. That access to the premises shall be made available to all City of Glendale Planning Division, Housing 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.
16. That the movie theater adhere to the City of Glendale's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
17. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
18. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
19. That the authorization granted herein shall be valid for a period of ten (10) years.

PROJECT BACKGROUND

Previous Permits for the Site:

A Zoning Use Certificate was issued in April, 2008 for Pacific Theaters Glendale 18 movie theater.

Related Concurrent Permit Application(s): No related concurrent applications are being processed for the subject site.

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 for the sale, service and consumption of alcoholic beverages for an existing movie theater use within an existing building.

General Plan:

Land Use Element: Downtown Specific Plan (DSP).

Zone:

Downtown Specific Plan (DSP) Zone, Town Center (TC) District

Description of existing property and uses:

Pacific Theaters Glendale 18 is located within the Americana at Brand mixed use development. The Americana at Brand is located west of Brand Boulevard, north of Colorado Street, east of Central Avenue and south of the Glendale Galleria. The subject theater is located at the intersection of Colorado Street and Central Avenue in the southwestern portion of the Americana, although access to the theater is from within the development. The Americana contains a mix of retail and restaurant uses and multi-family residential development. Public open space is located within the center of the development.

Neighboring zones and uses:

	Zoning	Existing Uses
North	DSP – Galleria District	Glendale Galleria and commercial uses
South	DSP – Transitional District	Commercial, multi-family, hotel and residential uses
East	DSP – Downtown "Arts and Entertainment" District	Commercial, office and restaurant uses
West	DSP – Galleria District	Glendale Galleria, commercial uses and Target
Project Site	DSP-TC District	Mixed use commercial/residential development

COMMENTS FROM OTHER CITY DEPARTMENTS: The Police Department recommended standard conditions which have been incorporated into the Draft Conditions.

The applicant's request to allow the sales, service and consumption of alcoholic beverages at an existing movie theater for on-site consumption is 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 (on-site sales, service and consumption of alcoholic beverages at an existing movie theater) will be consistent with the General Plan. The project site is located within the Downtown Specific Plan (DSP) Zone. The Downtown Specific Plan seeks to preserve and enhance the aspects which provide each district its unique character, while improving the attractiveness and livability of the Downtown area. The Town Center District contains the Americana at Brand and, as a significant regional retail and entertainment destination, the Town Center plays an important role in the direction of development in other Downtown districts. The Pacific Theaters Glendale 18 movie theater has been in operation since 2008, when the Americana at Brand opened. Serving alcoholic beverages, as is being proposed, while a relatively new amenity offered in cinemas, is consistent the entertainment focus the city is encouraging in downtown Glendale and the Americana specifically. Movie theaters are a common entertainment use and the service of alcoholic beverages in conjunction with concessions and a movie is a natural extension of this use. The project does not include any new or changes to residential units, so the project will not affect the City's Housing Element. The project is consistent with the Circulation Element as the sales and service of alcoholic beverages will not increase traffic on adjacent and nearby streets. The operation of the movie theater will not change as a result of the project (concessions, movies as well as the proposed sale of alcoholic beverages will take place within an enclosed building) and, therefore, the proposed use is compatible with the Noise Element. The site is not within a hazard zone and the conditions placed on the proposed use will ensure the project does not contribute to local crime. The proposed use (on-site sales, service and consumption of alcoholic beverages) will not be a source of or contributor to air pollution.

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 alcoholic beverages for on-site consumption, in compliance with the draft conditions in this report, is not anticipated to be detrimental to the public health, safety, general welfare, or environment. Recently, selling and serving alcoholic beverages at movie theaters has become a fairly common amenity offered at this type of entertainment venue and, as conditioned, is not anticipated to result in detrimental impacts.

The proposed administrative use permit has been reviewed by the Neighborhood Services and Building & Safety Divisions within the Community Development Department, and Police Department to identify potential negative impacts of the project on the public health, safety, general welfare or environment. The Neighborhood Services and Building & Safety Divisions had no comments regarding the proposed project. The Police Department reviewed the project and reported it is located in census tract 3023.01, where the suggested limit by ABC for on-sale establishments is three. Currently, there are 15 on-sale establishment licenses located in this tract. While this census tract exceeds the suggested number of on-sale establishments, as previously stated, the city is targeting downtown and the Americana as an entertainment destination. Theaters are entertainment uses and the service of alcoholic

beverages in conjunction with concessions and a movie is a natural extension of this use. Based on arrests and Part 1 (violent and property) crime statistics in year 2018 for this census tract, there were 877 crimes, which is 425% above the citywide average of 167. There were six calls for police service within the last calendar year at the theater, only one of which generated a police report. Given that this area of the city is dense with people and commercial activity, as opposed to most of the city's tracts which are predominantly low-density residential, the greater quantity of crime is anticipated. The Police Department has recommended conditions of approval to prevent negative impacts to the community from the sale of alcoholic beverages, which have been included in the staff recommendation.

Given these facts, the proposed on-site sales, service and consumption of alcoholic beverages at the existing theater 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 of alcoholic beverages for on-site consumption at the existing movie theater will not conflict with the adjacent land uses. The theater is located within the Americana at Brand mixed use development containing commercial, entertainment and residential uses. The Americana at Brand is located within downtown Glendale, an entertainment hub within the city and the surrounding region. The theater with service of alcoholic beverages is compatible with surrounding uses and consistent with the intent of the Town Center Specific Plan and the vision for downtown Glendale. The sale of alcoholic beverages is incidental to the theater use. Conditions of approval are added to the approval of the project to mitigate and prevent potential negative impacts. The sale of alcoholic beverages at an existing theater will not impede the normal development of surrounding property because the surrounding area has already been developed and the proposal is a complementary use to surrounding development. The project site is located within the DSP Zone, TC District, which is intended to offer a full range of commercial and entertainment services to the city and surrounding area. A movie theater providing alcoholic beverages for on-site consumption is appropriate, as it provides an amenity customers of the cinema; therefore, it is consistent with the desired land use for this district.

Within walking distance to the site, there are two churches, Holy Family Catholic Church and St. Mary's Armenian Apostolic Church, and residential uses. There is no evidence that the existing movie theater, with the proposed sale and service of alcoholic beverages will have an adverse impact on those uses. The movies and alcohol service will take place within the theater building and the sale and service of alcoholic beverages is a secondary use. Draft conditions will mitigate or prevent negative impacts to the neighborhood from the use. 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 on-site sales, service and consumption of alcoholic beverages 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.

Adequate public and private facilities such as utilities, landscaping and traffic circulation measures are provided for the use and are in place. The proposed sale and service of

alcoholic beverages of on-site consumption at the existing theater is not anticipated to exacerbate or change the need for such private or public facilities.

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.

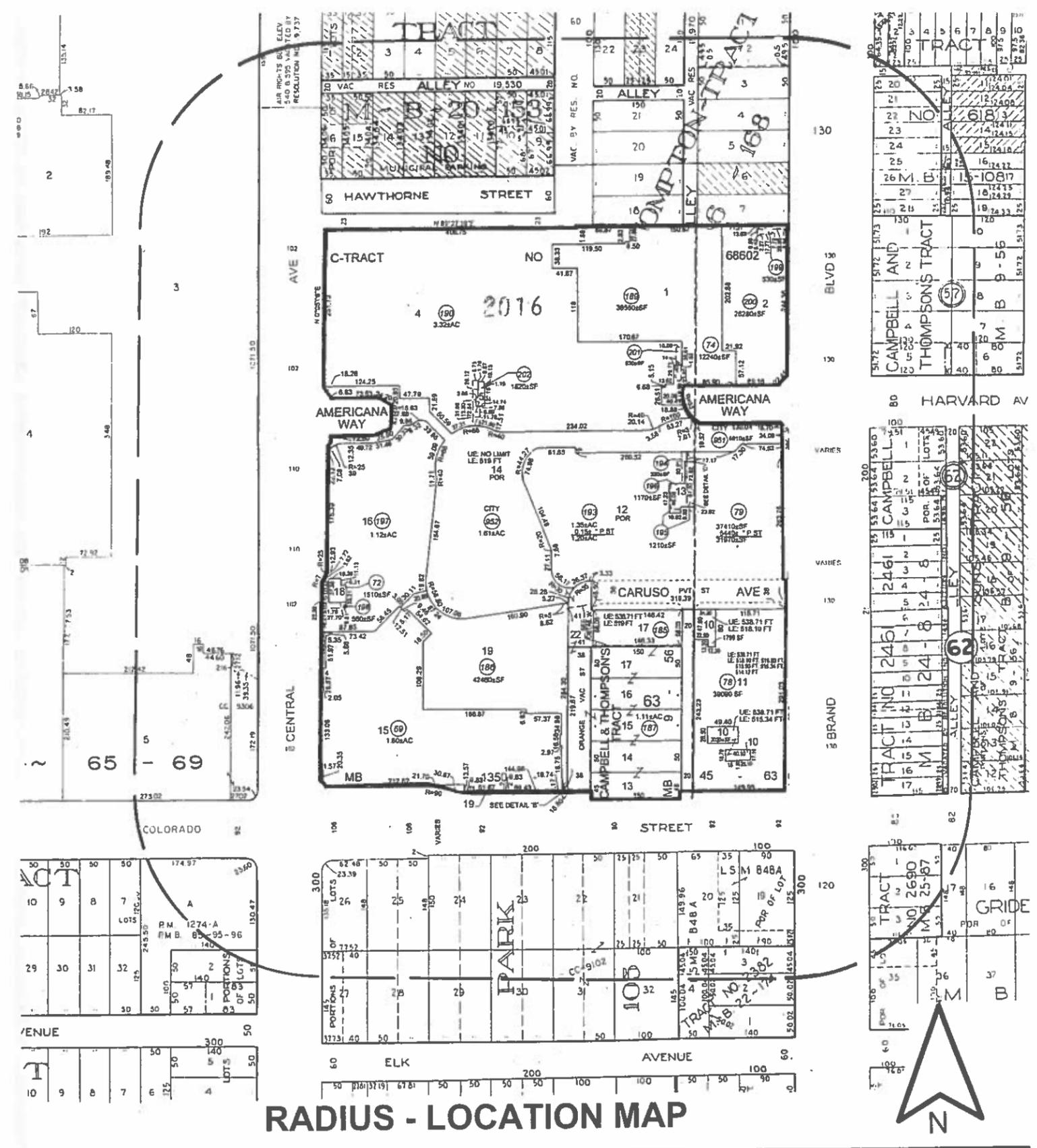
- 1) **That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or that where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of off-site uses, 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 Finding B above, the on-sale uses in the census tract exceed the recommended maximum concentration but given the city's desire to encourage entertainment uses in the downtown Glendale area as well as the conditions of approval imposed on the project, the proposed sale of alcoholic beverages at the existing Pacific Theater Glendale 18 will not intensify or contribute to adverse impacts on the surrounding area.
- 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 the subject census tract is 425% above the city average and conditions of approval imposed on the project will ensure the proposed sale of alcoholic beverages at the existing Pacific Theater Glendale 18 will not encourage or intensify crime within the district.
- 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, churches and residential uses are within walking distance to the site. The suggested conditions of approval made by the Police Department and other conditions relevant to the project 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.** No changes to the Americana or the existing movie theater are proposed with the exception of providing alcohol service to theater patrons is proposed. No changes to the parking lot at the Americana is proposed and the sale and service of alcoholic beverages is not anticipated to increase the need for parking.

- 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 sale and service of alcoholic beverages for on-site consumption at an existing movie theater does serve a public convenience because it serves local residents, businesses, and the surrounding community who patronize the Americana and its theater. 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, Roger Kiesel, at 818-937-8152 or rkiesel@glendaleca.gov.

ATTACHMENT:

1. Location Map
2. Reduced Plans
3. Photos
4. Departmental Comments



RADIUS - LOCATION MAP

RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 TEL/FAX: (323) 221-4555
 radiusmapsetc@sbcglobal.net

PROPERTY OWNER:
 AMERICANA AT BRAND LLC
 101 THE GROVE DRIVE
 LOS ANGELES, CA 90036

APPLICANT:
 BRETT CLINE
 120 N. ROBERTSON WAY
 LOS ANGELES, CA 90048

REPRESENTATIVE:
 ART RODRIGUEZ & ASSOCIATES
 444 E HUNTINGTON DR #208
 ARCADIA, CA 91006

SITE LOCATION:
 PACIFIC THEATRES
 150 AMERICANA WAY #322
 GLENDALE, CA 91210

CASE NO.:

DATE: 09 - 13 - 2018
SCALE: 1" = 100'
T.B. PAGE: 564 **GRID:** E-5
A.P.N.: 5642-014-069

LOCATION MAP

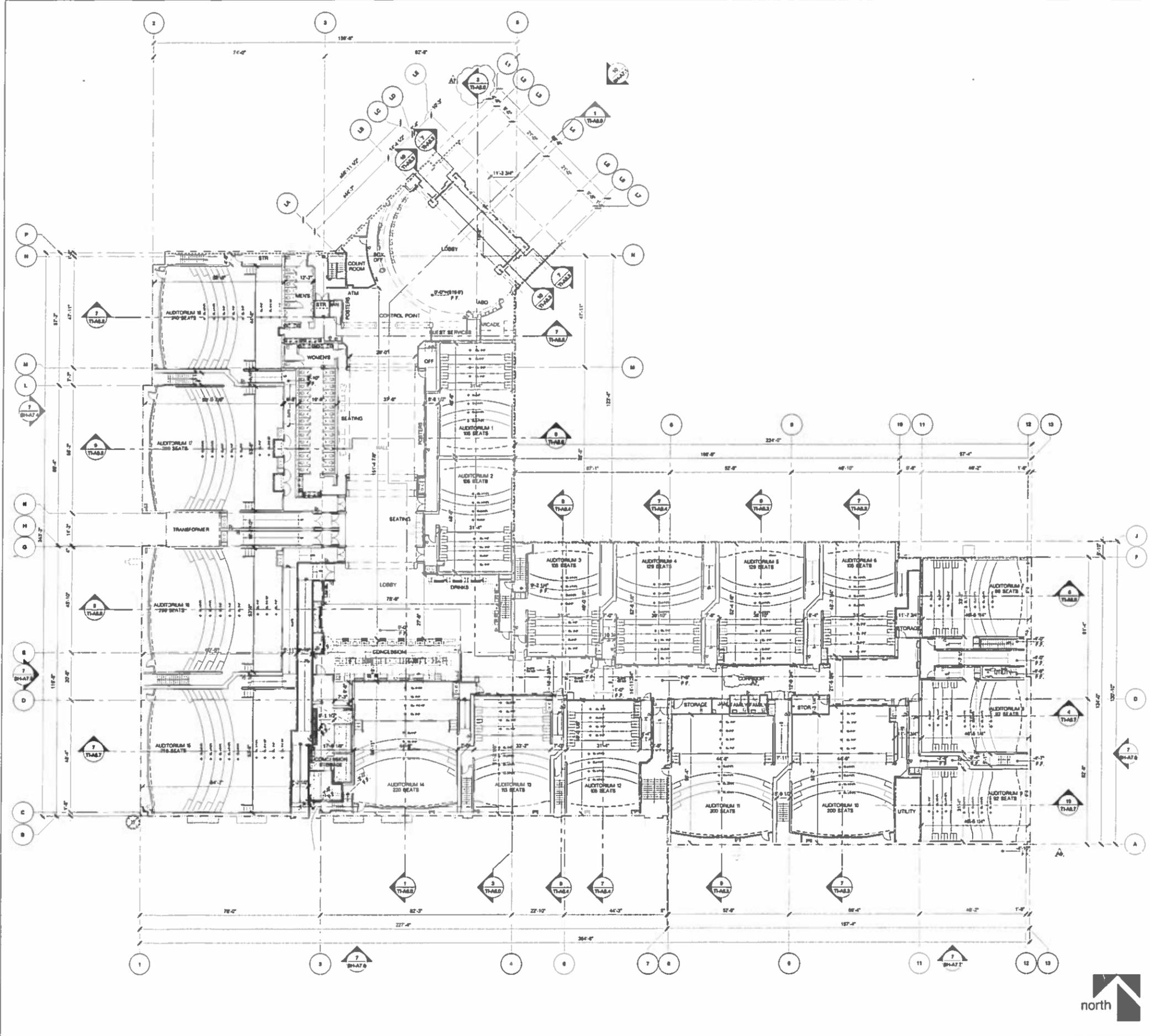
FLOOR PLAN LEGEND

- 1 INDICATES GRID LINE
- 2 INDICATES WALL SECTION OR DETAIL
- 3 INDICATES DETAIL IDENTIFICATION
- 4 INDICATES DOOR NUMBER SYMBOL
- 5 OAJ WALL SEE STRUCTURAL DRAWING
- 6 LOW WALL
- 7 NON-RATED PARTITION
- 8 1-HOUR FIRE-RATED PARTITION
- 9 2-HOUR FIRE-RATED PARTITION
- 10 3-HOUR FIRE-RATED WALL
- 11 4-HOUR FIRE-RATED WALL
- 12 HVAC EQUIPMENT OR FIXTURES
- 13 INDICATES WALL CONSTRUCTION AS DESCRIBED WITH WALL-TYPE SCHEDULE ON SHEET A-13
- 14 INDICATES SPOT GRADE ELEVATION
FF = FINISH FLOOR
FS = FINISH SURFACE (EXTERIOR GRADE)
TW = TOP OF WALL
- 15 INDICATES RESTROOM, JANITOR OR CONCESSION FLOOR DRAIN (INCLUDE BRASS FINISH). REFER TO CONCESSION AND PLUMBING DRAWINGS.
- 16 INDICATES HVAC CONCESSION EQUIPMENT, COUNTERS, SHELVING, SOFFITS, OR SIGNAGE. REFER TO DRAWINGS BY OTHERS & CIG PLANS.
- 17 INDICATES BELOW GRADE ROOF DRAIN LINES OR MECHANICAL TUBE INSTALLATIONS. SEE ALSO PLUMBING DRAWINGS FOR SUBGRADE STRAP LINES.
PDC = POINT OF CONNECTION
- 18 INDICATES ACCESSIBLE DRINKING FOUNTAIN. SEE ALL DRINKING FOUNTAINS.
- 19 INDICATES STEEL COLUMN PER STRUCTURAL DRAWINGS. HALL WITH RATED FIRE PROOFING PER SCHEDULE ON SHEET A-13.
- 20 INDICATES RECESSED FIRE EXTINGUISHER CABINET. SEE GENERAL NOTE #1 ON SHEET T8-2 AND DETAIL STAIRS.
- 21 INDICATES FIRE IRRADIATION PANEL. REFER TO FIRE ALARM PLAN OR ELECTRICAL DRAWINGS & SHOP DRAWINGS BY OTHERS.
- 22 BRACE FRAME B-BRACE SEE STRUCTURAL DRAWINGS.
- 23 ROOM NO.
- 24 PAY PHONE
- 25 LTM
- 26 WALL TYPE ABOVE STADIUM SEATING
- 27 WALL TYPE BELOW STADIUM SEATING

FLOOR PLAN NOTES

1. FOR MEZZANINE FLOOR TWO-HOUR FIRE-RATED CONSTRUCTION SEE DETAIL WFT-A11.1A. DESIGN #087.
2. FOR ONE-HOUR FIRE-RATED CORRIDOR - FULL HEIGHT CONSTRUCTION SEE DETAIL S/TH-A82.
3. FOR ONE-HOUR FIRE-RATED CORRIDOR - TUNNEL CONSTRUCTION SEE DETAIL S/TH-A82.
4. THE GROUND FLOOR LOBBY SHALL BE CONSTRUCTED WITH ONE-HOUR RATED WALLS. FOR THE AUDITORIUM ENTRY DOORS, NON-RATED DOORS WILL BE ALLOWED.
5. INCORPORATE THE FOLLOWING EGRESS ENHANCEMENTS:
A. WHERE EXIT SIGNS ARE INDICATED IN THE AUDITORIUM LOBBY, HALLWAYS AND PUBLIC CORRIDORS, PROVIDE A SECOND SELF-ILLUMINATED EXIT SIGN AT 4' AFF.
B. AT THE ENCLOSED EXIT CORRIDORS ON THE GROUND FLOOR, PROVIDE SELF-ILLUMINATED PATH MARKINGS AND WAYFINDING GRAPHICS.
C. EXIT DOORS SHALL BE CLEARLY DISTINGUISHABLE.
D. CIG SHALL COORDINATE WITH THE GLENDALE FIRE DEPARTMENT TO FINALIZE LOCATION OF ALL EXITING GRAPHICS AND DEVICES.

VCC
AS-BUILT
VCC
5-23-08
Tom Walsby



COMPOSITE FIRST FLOOR PLAN



PACIFIC THEATRES
PACIFIC THEATRES CORPORATION
120 N. ROBERTSON BLVD.
LOS ANGELES, CALIFORNIA 90048

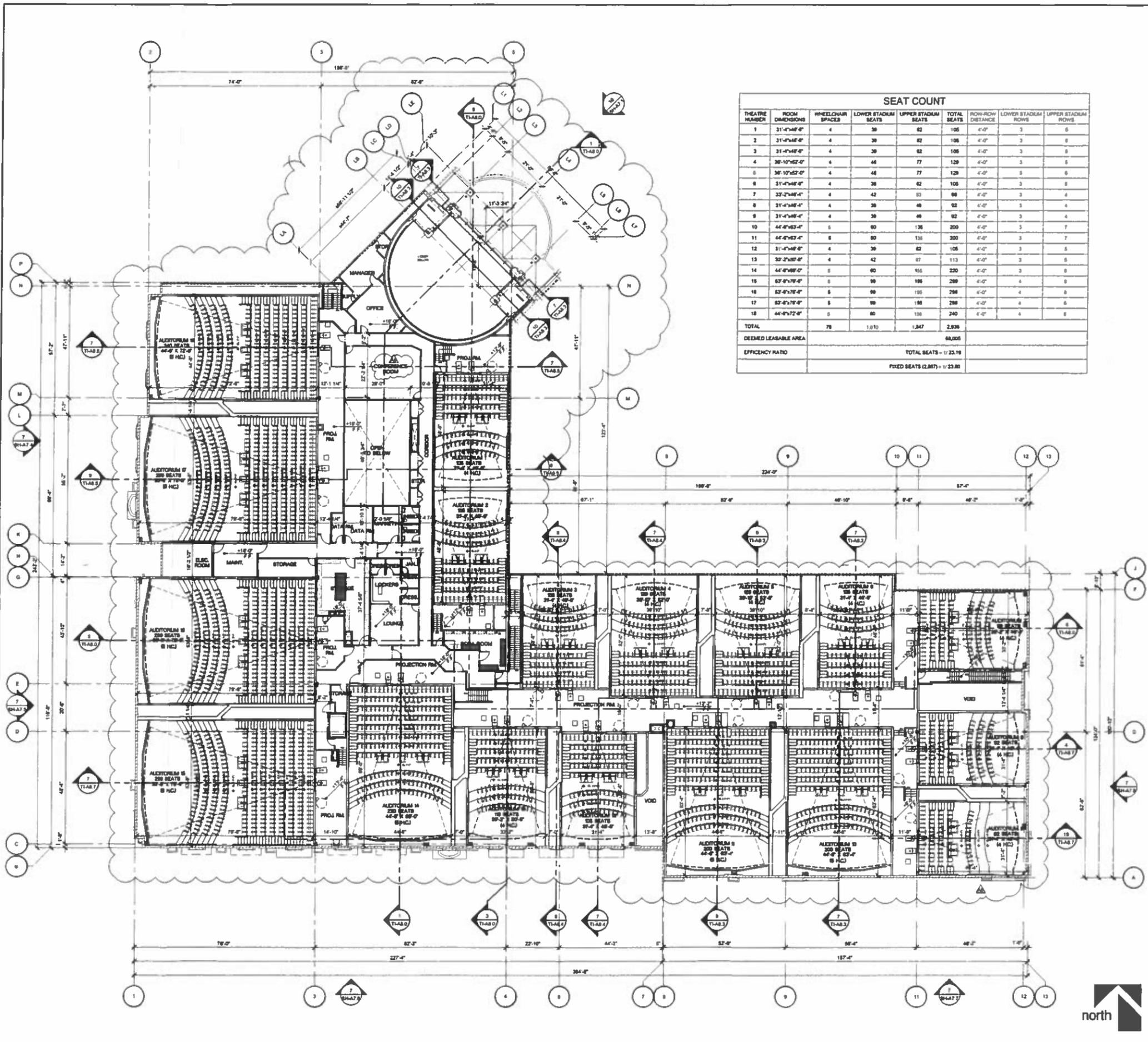
Perkowitz + Ruth
ARCHITECTS
680 Anton Boulevard 18th Floor Costa Mesa CA 92626
T 714 850 3400 www.prarchitects.com

PACIFIC THEATRES
TENANT IMPROVEMENT
AMERICANA AT BRAND
208 WEST COLORADO STREET, BUILDING 'A'
GLENDALE, CA 91204

Issue Date:	06/26/07
Revisions	
ADD. T1-6	06/15/07
ADD. T1-7	06/26/07

Project No.
Sheet Title:
COMPOSITE FIRST FLOOR PLAN

TI-A2.0



SEAT COUNT									
THEATRE NUMBER	ROOM DIMENSIONS	WHEELCHAIR SPACES	LOWER STADIUM SEATS	UPPER STADIUM SEATS	TOTAL SEATS	ROW-ROW DISTANCE	LOWER STADIUM ROWS	UPPER STADIUM ROWS	
1	31'-4" x 48'-0"	4	38	62	100	4'-0"	3	6	
2	31'-4" x 48'-0"	4	38	62	100	4'-0"	3	6	
3	31'-4" x 48'-0"	4	38	62	100	4'-0"	3	6	
4	36'-10" x 52'-0"	6	44	77	129	4'-0"	3	6	
5	36'-10" x 52'-0"	6	44	77	129	4'-0"	3	6	
6	31'-4" x 48'-0"	4	38	62	100	4'-0"	3	6	
7	33'-2" x 48'-0"	4	42	53	98	4'-0"	3	4	
8	31'-4" x 48'-0"	4	38	48	82	4'-0"	3	4	
9	31'-4" x 48'-0"	4	38	48	82	4'-0"	3	4	
10	44'-8" x 62'-0"	6	60	136	200	4'-0"	3	7	
11	44'-8" x 62'-0"	6	60	136	200	4'-0"	3	7	
12	31'-4" x 48'-0"	4	38	62	100	4'-0"	3	6	
13	33'-2" x 48'-0"	4	42	57	113	4'-0"	3	6	
14	44'-8" x 62'-0"	6	60	156	220	4'-0"	3	6	
15	67'-8" x 78'-0"	8	88	186	280	4'-0"	4	8	
16	67'-8" x 78'-0"	8	88	186	280	4'-0"	4	8	
17	67'-8" x 78'-0"	8	88	186	280	4'-0"	4	8	
18	44'-8" x 72'-0"	6	60	156	240	4'-0"	4	6	
TOTAL		78	1,010	1,847	2,835				
DEEMED LEASABLE AREA					68,505				
EFFICIENCY RATIO					TOTAL SEATS = 17,23.18				
					FIXED SEATS (2,867) = 17,23.81				

COMPOSITE MEZZANINE FLOOR PLAN

DRAWING.DWG 06/28/08 SCALE 1/8" = 1'-0"

FLOOR PLAN LEGEND

- ① INDICATES GRID LINE
- ② INDICATES WALL SECTION OR DETAIL
- ④ INDICATES DETAIL IDENTIFICATION
- ⑩ INDICATES DOOR NUMBER SYMBOL
- ▨ INDICATES WALL SEE STRUCTURAL DWG
- ▧ LOW WALL
- ▩ HIGH-RATED PARTITION
- 1-HOUR PRE-FABRIC PARTITION
- 2-HOUR PRE-FABRIC PARTITION
- ▬ 3-HOUR PRE-FABRIC WALL
- ▭ 4-HOUR PRE-FABRIC WALL
- ▮ HVC EQUIPMENT OR REFRIG
- ▯ INDICATES WALL CONSTRUCTION AS DESCRIBED WITHIN WALL-TYPE SCHEDULE ON SHEET A-103
- ▰ INDICATES SPOT GRACE ELEVATION FROM FINISH FLOOR TO FINISH SURFACE EXTERIOR GRADE TO = TOP OF WALL
- ▱ INDICATES RECREATION AREA OR CONCESSION FLOOR DRIVE INCLUDING STAIRS REFER TO CONCESSION AND PLUMBING DWG
- ▭ INDICATES HVC CONCESSION EQUIPMENT CONTROLS, SWELING, EXPOSED OR REMOVED REFER TO CONCESSION BY OTHERS & C&M PLANS
- ▭ INDICATES BELOW GRADE ROOF DRAIN LEADS OR FLOORING SEE MECHANICAL DWG ALSO PLUMBING DWG FOR SUBGRADE STEEP LEADS SEE PLAN OF CONSTRUCTION
- ▭ INDICATES ACCESSIBLE GRADING FLOORING SEE ALL CHANGING FLOORINGS
- ▭ INDICATES STEEL COLLUMS FOR STRUCTURAL CHANGES SHALL WITH DATED PROVISION FOR SCHEDULE ON SHEET A-104
- ▭ INDICATES FINISHING PRE-EXTENDING CABINET SEE GENERAL NOTE #8 ON SHEET-T-4 AND DETAIL STAIRS
- ▭ INDICATES FIRE ALARM PANEL REFER TO FIRE ALARM PLAN ON ELECTRICAL DWG SHEET & SEE DWG SHEET BY OTHERS
- ▭ GRACE FRAME (G-FRAME) SEE STRUCTURAL DWG
- ▭ ROOM NO.
- ▭ RVT PHONE
- ▭ ETC
- ▭ WALL TYPE ABOVE STADIUM SEATING
- ▭ WALL TYPE BELOW STADIUM SEATING

FLOOR PLAN NOTES

VCC AS-BUILT VCC
5-23-08
Tom WALSH



PACIFIC THEATRES
PACIFIC THEATRES CORPORATION
120 N. ROBERTSON BLVD.
LOS ANGELES, CALIFORNIA 90048

Perkowitz + Ruth
ARCHITECTS
600 Anton Boulevard 18th Floor Costa Mesa CA 92626
T 714.850.3400 www.perkowitzruth.com

PACIFIC THEATRES
TENANT IMPROVEMENT
AMERICANA AT BRAND
209 WEST COLORADO STREET, BUILDING 'X'
GLENDALE, CA 91204

Issue Date:	06/15/07
Revisions:	
ADD. T-6	06/15/07

Project No.:
Sheet Title:
COMPOSITE MEZZANINE FLOOR PLAN

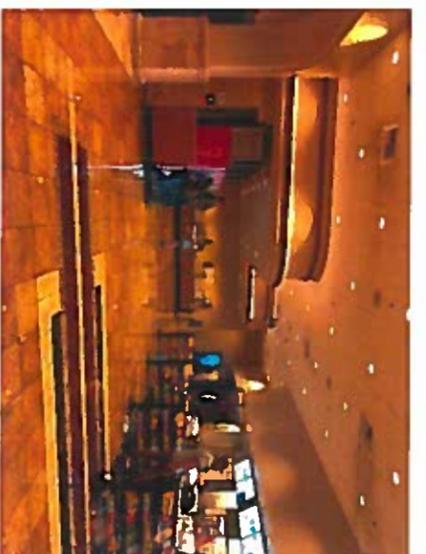
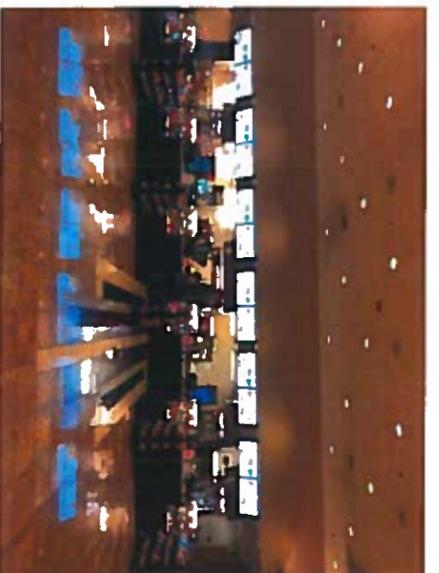
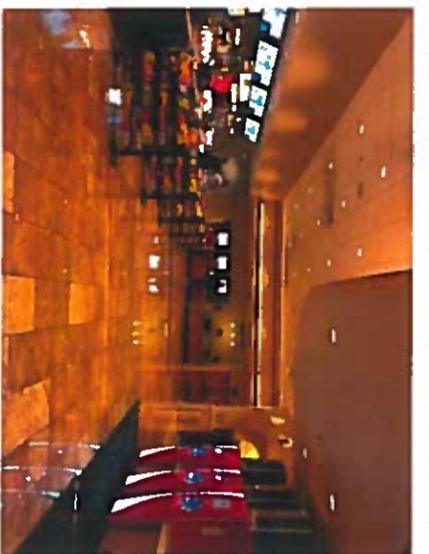
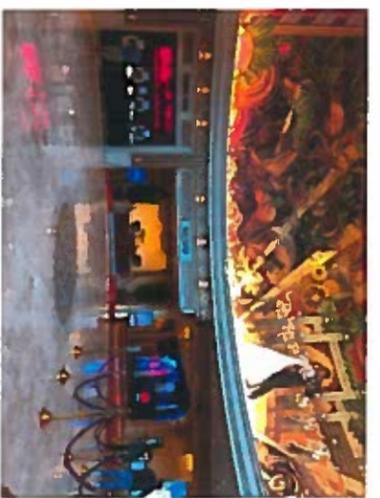
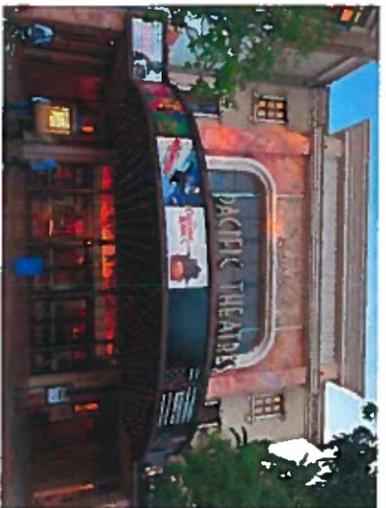
TI-A3.0



1.



2.



Police Dept.

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 322 Americana Way

Project
Case No.: PAUP 1825665

If project comments are not received by the due date, it will be assumed that your department has no comments.

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: January 10, 2019

Print Name: Andrew Jenks
Title: Lieutenatn Dept. Police Tel.: 818-937-8703

a. ADDITIONAL COMMENTS:

1. Applicant Noor Chaaban is in the process of obtaining a Conditional Use Permit to sell and service a full line of alcoholic beverages at Pacific Theaters located at the Americana.

Pacific Theaters is located in census tract 3023.01 which allows for 3 On-Sale establishments. There are currently 15 On-Sale licenses in this tract. Pacific Theaters would bring the total to 16. Based on arrests and Part 1 crime statistics for census tract 3023.01 in 2018, there were 877 crimes, 425.15% above the city wide average of 167.

Within the last calendar year there were 6 calls for police service at the location:

02/01/18 – Tresspass (No DR)
10/05/18 – 415 Male (No DR)
10/30/18 – Rtheft (No DR)
11/04/18 – 415 (No DR)
11/25/18 – Sus Cir (No DR)
11/29/18 – Fraud (DR #18-17671)

I ran the applicant's name in house with no results.

Per the ABC website, Pacific Theaters does not have a "pending" or "active" license.

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. 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. 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.
6. There shall be no video machine maintained upon the premises.
7. 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.
8. 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.
9. 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.
10. 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 sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
12. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project Address: 322 Americana Way	Project Case No.: PAUP 1825665
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If project comments are not received by the due date, it will be assumed that your department has no comments.

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: <u>1/8/2019</u> Print Name: <u>Sarkis Hairapetian</u> Title: <u>Pr., B.C.S. Dept. B & S. Tel.: X-3209</u>
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Conditions:

- 1. That 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.
- 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.
- 3. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
- 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.