

September 4, 2019

Applicant:

Kevin Franklin
(Yong Ho Kim)
2270 Honolulu Avenue
Montrose, CA 91020

**RE: 2270 Honolulu Avenue
ADMINISTRATIVE USE PERMIT CASE NO. PAUP1909446
"Sake Restaurant"**

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

Project proposal: Administrative Use Permit (AUP) to allow the continued on-site sales, service, and consumption of beer and wine at an existing full service restaurant with an Alcoholic Beverage Control (ABC) Type 41 license.

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 Planning Hearing Officer.
2. That all necessary licenses as required from Federal, the State Alcohol Beverage Control, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. The restaurant shall remain open to the public during business hours. If the establishment has a private party during business hours, the restaurant still needs to remain open for business to regular customers.
4. That a sidewalk dining permit shall be obtained from the Public Works Department for outdoor dining/seating located in the public right-of-way.
5. That 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.
6. 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.
7. 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.
8. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

9. 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.
10. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestions, disturbing noise, disturbing light, loud conversations and criminal activities. Restaurant staff will monitor the parking areas when the business is open.
11. That any proposed exterior lighting shall be directed on the driveway, walkways, and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.
12. That the parking areas shall be illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking areas where street lights do not effectively illuminate the premises. No lighting shall reflect onto adjacent properties.
13. That the premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.
14. There shall be no bar or lounge area upon the premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages by patrons.
15. That all music, lighting, noise and odors shall be confined to the occupancy so as not to disturb occupants of other businesses or properties and patrons on the public right-of-way.
16. The applicant will provide all current and future employees with training designated to help them recognize obviously intoxicated or underage patrons (The state Alcohol Beverage Control Department is able to assist with this training).
17. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
18. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
19. That adequate means be provided for the collection of solid waste generated at the site and that all recyclable items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator. That no trash containers shall be stored in any parking, driveway or landscaping area.
20. That any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit 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 changes as determined by the Planning Hearing Officer.
21. That the premises shall be operated in full accord with applicable State, County, and local laws.
22. That service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
23. That no exterior signs advertising the sales/service of alcoholic beverages shall be permitted.
24. There shall be no video machine maintained upon the premises.
25. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Planning Division, 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.

26. That at all times when the premises are open for business, the services of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be in those same licensed areas.
27. That the restaurant shall not operate as a banquet hall. A full service restaurant may not have greater than 30% of service area available for private party rental where access by the general public is restricted provide 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.
28. That no patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverage that was purchased from outside of the restaurant, unless there is an established corkage policy allowing and regulating this.
29. That authorization granted herein shall be valid for a period of 10 years until **September 4, 2029.**

PROJECT BACKGROUND

Previous Permits for the Site:

On October 25, 2011, Conditional Use Permit No. PCUP 2011-014, was approved to allow the on-site sale, service and consumption of alcoholic beverages (beer and wine) at an existing full service restaurant.

On February 5, 2010, Zoning Use Certificate No. 20100017 was issued to Sake Restaurant to allow the operation of a full service restaurant at 2270 Honolulu Avenue.

On April 26, 2006, Conditional Use Permit No. PCUP 2006-003, was approved to allow the on-site sale, service and consumption of alcoholic beverages (beer and wine) at an existing full service restaurant.

On January 26, 2005, Variance Case No. 10644-S, was granted to allow the maintenance of an existing fast food restaurant and establishment of a new full-service restaurant with zero parking spaces, where a minimum of 33 on-site parking spaces is required.

On September 29, 1983, Variance Case No. 7486-S, was granted to permit limited service restaurant facilities for up to 20% of the total floor area of the building without on-site parking, in an existing retail store building

On March 24, 1983, Variance Case No. 7407-S, was granted to permit addition of indoor dining space within an existing retail building without providing 5 additional parking spaces.

The 13,150 square foot building was built in 1939.

Related Concurrent Permit Application(s):

None

Environmental Determination:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of the existing use beyond its current existing conditions.

General Plan:
 Regional Commercial

Zone:
 CR (Commercial Retail) Zone

Description of existing property and uses:

The 7,125 square-foot lot is developed with one building constructed in 1939. The building is approximately 13,150 square-feet and consists of two tenant spaces (2268 and 2270 Honolulu Avenue). Sake Montrose occupies tenant space 2270, which is approximately 3,425 square feet. A full service restaurant use has operated at this location since 2005, when Variance Case No. 10644-S was granted to allow the operation of a full-service restaurant with zero parking spaces, where a minimum of 33 on-site parking spaces is required. A public parking lot is immediately adjacent to the rear of the property that is accessible from Market Street, Ocean View Boulevard, and Broadview Drive.

Neighboring zones and uses:

Surrounding properties along Honolulu Avenue feature low-scale commercial buildings and are zoned CR (Commercial Retail Zone).

	Zoning	Existing Uses
North	CR (Commercial Retail Zone)	Commercial Use (retail)
South	C3-I (Commercial Service Zone – Height District I)	Public Parking Lot
East	CR (Commercial Retail Zone)	Commercial Use (restaurant)
West	CR (Commercial Retail Zone)	Commercial Use (retail)
Project Site	CR (Commercial Retail Zone)	Existing, two-story commercial – restaurant use and health club (spa) use

COMMENTS FROM OTHER CITY DEPARTMENTS:

No major comments were received from the various City divisions/departments for the request to continue providing the on-site sales, service and consumption of beer wine at the existing full-service restaurant. Conditions were received from the Police Department to ensure that any potential negative impacts will be appropriately mitigated.

PROJECT ANALYSIS

The applicant is requesting approval of an Administrative Use Permit to allow the continued sales, service, and on-site consumption of beer and wine at the existing full service restaurant with an Alcoholic Beverage Control (ABC) Type 41 license. The project site is located within a CR (Commercial Retail) Zone. This zone is intended to accommodate retail shopping and convenience services in the Montrose Shopping Park. The General Plan calls for flexibility in the range and type of services provided in this zone. The on-site sales, service, and consumption of beer and wine at the existing restaurant will be an ancillary use to its primary operation as a full service restaurant. This augmented range of services provided at this establishment will serve a public necessity or convenience for the area.

The Circulation Element designates Honolulu Avenue from La Crescenta Avenue to Montrose Avenue as an urban collector. The predominant use and character of frontage property for this urban collector includes commercial, industrial, and multi-family residential structures and the distribution of traffic to the major and minor arterial street system. The applicant’s request for an Administrative Use Permit requesting to continue the on-site sales, service, and consumption of beer and wine at the existing restaurant is not anticipated to intensify parking demand and will not require any changes to traffic

circulation—the use is appropriate for this street type. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for this use. The operation of the existing restaurant has not resulted in conflicts with nearby businesses or residential development. Residential neighborhoods are located nearby to the north along Florencita Avenue, but do not abut the project site. Other Elements of the General Plan, including Housing, Historic Preservation, Open Space, Recreation, Noise and Safety will not be impacted as a result of the applicant's request.

The continued ancillary on-site sales, service, and consumption of beer and wine at the existing restaurant will not be detrimental to the public safety and welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract census tract 3006.00, where the suggested limit for on-sale alcohol establishments is eight. Currently, there are 32 on-sale establishments in this tract, which includes Sake Restaurant. Based on arrests and Part 1 crime statistics for census tract 3006.00 for 2018, there were 182 crimes, 9% above the city wide average of 167. This census tract is bordered by North Verdugo Road to the east, La Crescenta and Pennsylvania Avenues to the west, and to the north-east, it is bordered by Montrose, Rosemont, and Honolulu Avenues, and Florencita Drive. While this area has more crime than in many other areas of the city, it has a high concentration of commercial establishments and multi-family residential uses, which tend to have a higher crime rate. Within the last calendar year there were two calls for police service at the location (for theft and fraud). Typically full service restaurants serving alcohol do not contribute significantly to a crime problem. Neither the Police Department nor Neighborhood Services Division cited concerns related to this project. The Police Department has suggested conditions that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare.

The continued on-site sales, service, and consumption of beer and wine at the existing full service restaurant is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The consumption of beer and wine with food at the existing full-service restaurant will not conflict with the adjacent land uses and is ancillary to the primary use. A full service restaurant has operated at this location without any major incident for 15 years. The suggested conditions associated with the continued sales, service, and on-site consumption of beer and wine at the existing full-service restaurant will ensure that it will not adversely impact nearby businesses and residential uses.

Multiple establishments along Honolulu Avenue have sold alcoholic beverages with Conditional and Administrative Use Permits without major incident. The closest public facilities include the Montrose-Crescenta Library and a City Fire Department (Station No. 29), both are located on the same site, both are located 0.3 mile north-west of the subject site. The closest schools are private and include Armenian Sisters Academy located 0.3 mile north-east, and Valley Vista Preschool located 0.4 mile north-west of the subject site. Christian Science Church is located 0.3 mile west, Light on the Corner Church is located 0.3 mile east, and Montrose Church is located 0.4 mile north-west of the project site. Given that these facilities and uses are not adjacent to the subject site, it is not anticipated that the applicant's request will impede their existing operations. Multi-family residential uses exist north of the subject site, and some are also under the jurisdiction of Los Angeles County. However, the location and orientation of the subject tenant space face Honolulu Avenue away from the residential properties; therefore, approval of the administrative use permit will not adversely impact these residential uses nor impede the development of surrounding properties. The existing restaurant's hours of operation are from 11:00 am to 11:00 pm. Overall; the Glendale Police Department did not cite major concerns regarding this proposal.

Adequate public and private facilities, such as utilities, landscaping, parking spaces, and circulation are provided for the use and are existing. Associated utilities exist within the public right-of-way and are adequate to facilitate services to the site. The request is not anticipated to intensify parking demand, as it is ancillary to the primary use. There is on-street parking along Honolulu Avenue, and a public parking lot located south of the subject site, across the alley. Therefore, the request will not require any new city services, or changes to landscaping, parking, or traffic circulation.

The applicant's request to continue the on-site sales, service, and consumption of beer and wine at the existing full service restaurant can be supported based on the facts surrounding this application and the findings.

DRAFT FINDINGS

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

The applicant is requesting approval of an Administrative Use Permit to allow the continued sales, service, and on-site consumption of beer and wine at the existing full service restaurant with an Alcoholic Beverage Control (ABC) Type 41 license. The project site is located within a CR (Commercial Retail) Zone. This zone is intended to accommodate retail shopping and convenience services in the Montrose Shopping Park. The General Plan calls for flexibility in the range and type of services provided in this zone. The on-site sales, service, and consumption of beer and wine at the existing restaurant will be an ancillary use to its primary operation as a full service restaurant. This augmented range of services provided at this establishment will serve a public necessity or convenience for the area. The proposed continued use is consistent with the nine Elements of the City's General Plan: Land Use, Housing, Circulation, Historic Preservation, Open Space, Conservation, Recreation, Noise, Safety and Air Quality.

Land Use – The project site is located within a CR (Commercial Retail) Zone. This zone is intended to accommodate retail shopping and convenience services in the Montrose Shopping Park. The General Plan calls for flexibility in the range and type of services provided in this zone. The on-site sales, service, and consumption of beer and wine at the proposed restaurant will be ancillary to the primary use—full service restaurant. This augmented range of services provided at this establishment (Sake Restaurant) will serve a public necessity or convenience for the area. Therefore, it is consistent with the Land Use Element of the General Plan.

Housing – The project does not feature a housing component, and the existing commercial building has been constructed to comply with all applicable Building & Fire Code Standards (at the time of construction). Therefore, it is consistent with this Element.

Circulation – The Circulation Element designates Honolulu Avenue from La Crescenta Avenue to Montrose Avenue as an urban collector. The predominant use and character of frontage for this urban collector street includes commercial, industrial, and multi-family residential uses, and distributes traffic to the major and minor arterial street system. The applicant's request for an Administrative Use Permit requesting to continue the on-site sales, service, and consumption of beer and wine at the existing restaurant is not anticipated to intensify parking demand and will not require any changes to traffic circulation—the use is appropriate for this street type. Therefore, it is consistent with this Element.

Historic Preservation – The project site is not located within or adjacent to a historic district, and the existing buildings on-site are not of historic significance. Therefore, it is consistent with this Element.

Open Space and Conservation –The project site is not located within or adjacent to any open space or natural resource. The proposed use being evaluated under this application does not directly pertain to the subject of resource conservation. Therefore, it is consistent with this Element.

Recreation – The project site is not identified as parkland by the Recreation Element. Therefore, it is consistent with this Element.

Noise – The proposal is consistent with the Noise Element because the use will be fully conducted within the existing building and is not anticipated to result in any noise impacts. Conditions of approval have been included in the staff recommendations to ensure compliance with all state and local laws and ordinances concerning excessive noise and disturbing the peace. Therefore, it is consistent with this Element.

Safety – The Safety Element calls for ongoing management of local crime by the Police Department. According to the Glendale Police Department, the subject property is located in Census Tract census tract 3006.00, where the suggested limit for on-sale alcohol establishments is eight. Currently, there are 32 on-sale establishments in this tract, which includes Sake Restaurant. Based on arrests and Part 1 crime statistics for census tract 3006.00 for 2018, there were 182 crimes, 9% above the city wide average of 167. This census tract is bordered by North Verdugo Road to the east, La Crescenta and Pennsylvania Avenues to the west, and to the north-east, it is bordered by Montrose, Rosemont, and Honolulu Avenues, and Florencita Drive. While this area has more crime than in many other areas of the city, it has a high concentration of commercial establishments and multifamily residential uses, which tend to have a higher crime rate. Within the last calendar year there were two calls for police service at the location (for theft and fraud). Typically full service restaurants serving alcohol do not contribute significantly to a crime problem. The Police Department suggested conditions that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare. Therefore, it is consistent with this Element.

Air Quality – The sale of beer and wine for on-site or off-site consumption is not a source of or contributor to air pollution. Therefore, it is consistent with this Element.

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 continued on-site sales, service, and consumption of beer and wine at the existing full service restaurant is not anticipated to be detrimental to the public health or safety and general public welfare of the neighborhood in general. The proposal has been reviewed by the Police Department and the Neighborhood Services Division, Building & Safety, and Planning within the Community Development Department to identify potential negative impacts of the project on the public health, safety, general welfare, and the environment. As more fully described in Finding A, the project is not a likely source of harmful environmental, noise, or safety impacts to the community. According to the Glendale Police Department, the subject property is located in Census Tract census tract 3006.00, where the suggested limit for on-sale alcohol establishments is eight. Currently, there are 32 on-sale establishments in this tract, which includes Sake Restaurant. Based on arrests and Part 1 crime statistics for census tract 3006.00 for 2018, there were 182 crimes, 9% above the city wide average of 167. This census tract is bordered by North Verdugo Road to the east, La Crescenta and Pennsylvania Avenues to the west, and to the north-east, it is bordered by Montrose, Rosemont, and Honolulu Avenues, and Florencita Drive. While this area has more crime than in many other areas of the city, it has a high concentration of commercial establishments and multifamily residential uses, which tend to have a higher crime rate. Within the last calendar year there were two calls for police service at the location (for theft and fraud). Typically full service restaurants serving alcohol do not contribute significantly to a crime problem. Neither the Police Department nor Neighborhood Services Division cited concerns related to this project. The Police Department has suggested conditions that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare.

In addition, no public facilities are located in the immediate area. The closest public facilities include the Montrose-Crescenta Library and a City Fire Department Station (No. 29) located on the same site, both are located 0.3 mile north-west of the subject site. The closest schools are private and include Armenian Sisters Academy located 0.3 mile north-east, and Valley Vista Preschool located 0.4 mile north-west of the subject site. Christian Science Church is located 0.3 mile west, Light on the Corner Church is located 0.3 mile east, and Montrose Church is located 0.4 mile north-west of the project site. Conditions include measures to help prevent any such potential impacts on the community from this project. Given these facts, the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

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

The continued on-site sales, service, and consumption of beer and wine at the existing full service restaurant will be ancillary to the primary restaurant use and will not conflict with the adjacent land uses or impede the normal development of the surrounding property. Along Honolulu Avenue, the properties feature low-scale commercial buildings (primarily retail) and are zoned CR (Commercial Retail); the property north of the subject site along Florencita Avenue includes multifamily residential uses. Sake Restaurant has been operating at the subject address for at least 9 years when a Zoning Use Certificate was issued on February 5, 2010 to allow its operation. Furthermore, multiple establishments along Honolulu Avenue have sold alcoholic beverages with Conditional and Administrative Use Permits without major incident. The closest public facilities include the Montrose-Crescenta Library and a City Fire Department Station (No. 29) located on the same site 0.3 mile north-west of the subject site. The closest schools are private and include Armenian Sisters Academy located 0.3 mile north-east, and Valley Vista Preschool located 0.4 mile north-west of the subject site. Christian Science Church is located 0.3 mile west, Light on the Corner Church is located 0.3 mile east, and Montrose Church is located 0.4 mile north-west of the project site. Given that these facilities and uses are not adjacent to the subject site, it is not anticipated that the applicant's request will impede their existing operations.

Multifamily residential uses exist north of the subject site, and some are also under the jurisdiction of Los Angeles County. However, the location and orientation of the subject tenant space face Honolulu Avenue; therefore, approval of the administrative use permit will not adversely impact these residential uses nor impede the development of surrounding properties. Overall, the Glendale Police Department did not cite major concerns regarding this proposal.

The proposal will not conflict with or negatively impact adjacent residential or commercial uses. Conditions include measures to help mitigate any potential negative impacts on the community associated with the restaurant's sales, service, and on-site consumption of beer and wine at this establishment. Given these facts, the use and its associated structures and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of the surrounding property. The applicant's request to allow the sale of beer and wine for on-site consumption at the existing restaurant can be supported based on the facts surrounding this application and the findings.

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

This proposed project does not include any new floor area or modifications to the existing site. Adequate public and private facilities, such as utilities, landscaping, parking spaces, and circulation are provided for the use and are existing. Associated utilities exist within the public right-of-way and are adequate to facilitate services to the site. The request is not anticipated to intensify parking demand, as it is ancillary to the primary use. There is on-street parking along Honolulu Avenue, and a public parking lot located south of the subject site, across the alley. Therefore, the request will not require any new city services, or changes to landscaping, parking, or traffic circulation.

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

That all the criteria set forth in Section 30.49.030 (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 on-site sales, service, and consumption of beer and wine at the existing restaurant does not or will not tend to encourage or intensify crime within this reporting district as noted in the "Safety" section of Finding A, and 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 the "Safety" section of Finding A, based on arrests and Part 1 crime statistics for census tract 3006.00 for 2018, there were 182 crimes, 9% above the city wide average of 167. Within the last calendar year there were two calls for police service at the location (theft and fraud). No evidence has been presented that would indicate that the on-site sales, service, and consumption of beer and wine at the existing restaurant would encourage or intensify crime within the area. Suggested conditions from the Police Department have been incorporated into the staff recommendations to ensure any potential negative impacts will be appropriately mitigated.

- 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 noted in finding C, no public facilities are located in the immediate area. The closest public facilities include the Montrose-Crescenta Library and a City Fire Department Station (No. 29), both are located on the same site 0.3 mile north-west of the subject site. The closest schools are private and include Armenian Sisters Academy located 0.3 mile north-east, and Valley Vista Preschool located 0.4 mile north-west of the subject site. Christian Science Church is located 0.3 mile west, Light on the Corner Church is located 0.3 mile east, and Montrose Church is located 0.4 mile north-west of the project site. As noted in finding C, multifamily residential uses exist north of the subject site, and some are also under the jurisdiction of Los Angeles County. However, the nature of the proposed use will not impede the existing operations of the neighboring uses. Conditions of approval have been incorporated into the staff recommendations to ensure that any potential negative impacts on surrounding uses will be appropriately mitigated.

- 4) **That adequate parking and loading facilities are or will be provided for the existing or proposed use, or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use**

The applicant's request for an Administrative Use Permit to conduct the on-site sales, service, and consumption of beer and wine at the existing restaurant is not anticipated to intensify parking demand, as it is ancillary to the primary use. There is on-street parking along Honolulu Avenue and a public parking lot located south of the subject site, across the alley. Furthermore, Honolulu Avenue is classified as an urban collector meant for the distribution of traffic to the major and minor arterial street system—therefore, the applicant's request is not anticipated to intensify parking demand and will not require any changes to traffic circulation.

- 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 for an Administrative Use Permit to allow the sales, service, and on-site consumption of beer and wine as an ancillary use is consistent with the land use promoted in CR (Commercial Retail) Zones. This zone offers a full range of goods and services to the community located along commercial thoroughfares within the City. The General Plan calls for flexibility in the range and type of services provided in this zone. The proposal will augment the range of services provided at this establishment and will serve a public necessity or convenience for the area.

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, Betty Barberena, at 818-937-8162 or bbarberena@glendaleca.gov.

ATTACHMENT:

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



CITY PROPERTY
MUNICIPAL PARKING LOT

TRACT NO. 1701

M.B. 22-178-179

MONTROSE LANE

LINE

VIEW BLVD.

OCEAN AVENUE

BOULEVARD

MARKET STREET

STREET

AVENUE

ALLEY

ALLEY

ALLEY

ALLEY

ALLEY

CITY PROP. SPAR HIGHTS

LOTS

FOR LOT

LOTS

FOR LOT

ALLEY

ALLEY

Location Map

1" = 100' Scale

300 FT.

2.B

Chaung Choi, Architect
 and Associates
 Architects and Planners
 507 N. FULLER AVE.
 Los Angeles, CA 90036
 Tel (323)939-6112
 Fax (323)939-6112
 Email: cchoi@aol.com

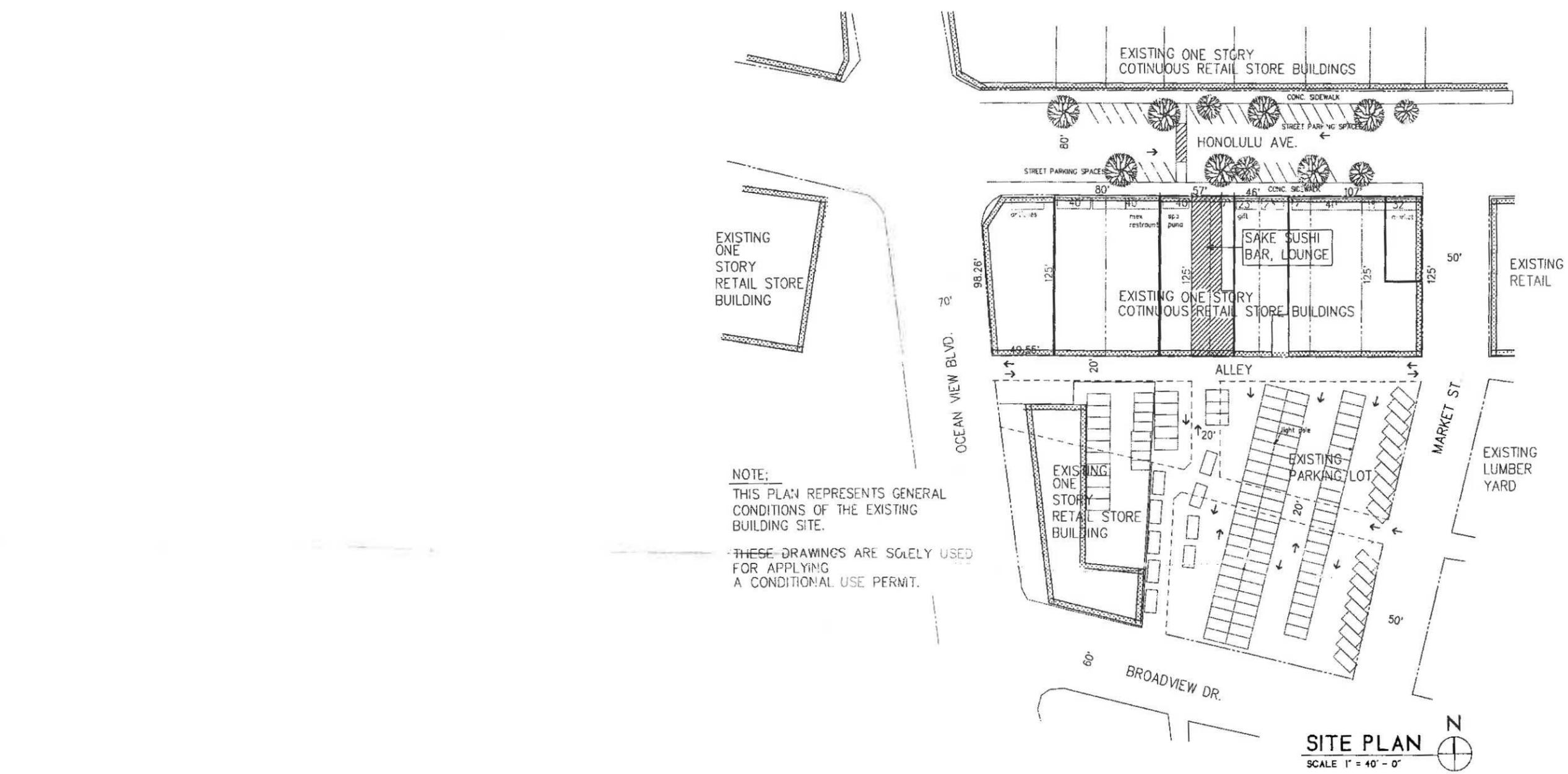


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Consultant

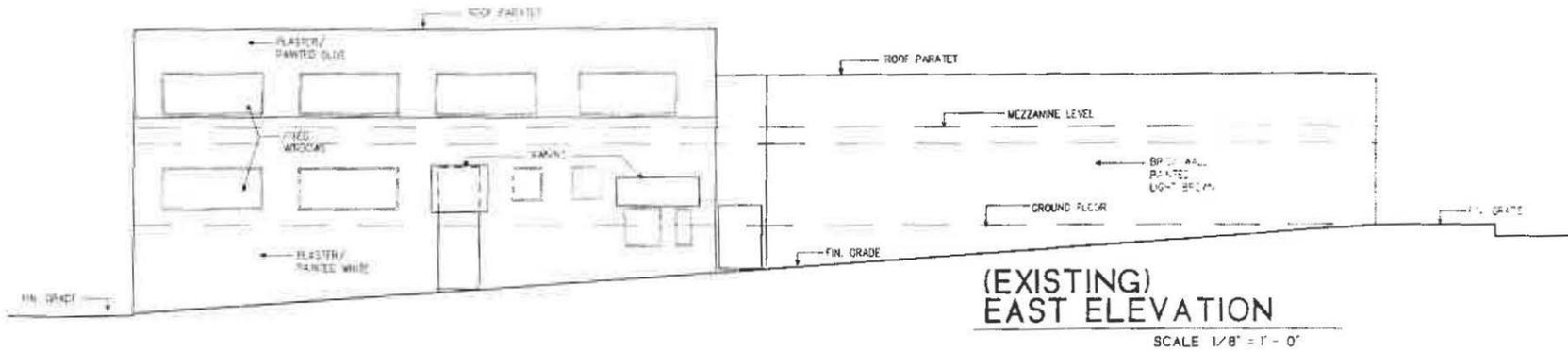
Project: **SAKE SUSHI BAR & LOUNGE FOR HAN SOO YEO**
 2270 HONOLULU AVE. MONTROSE(GLENDALE), CA 91020
 Drawing Title: **SITE PLAN, ELEVATION**

Scale	AS SHOWN
Date	
Drawn by	
Approved by	
Revisions	
Job No.	
Sheet No.	A0

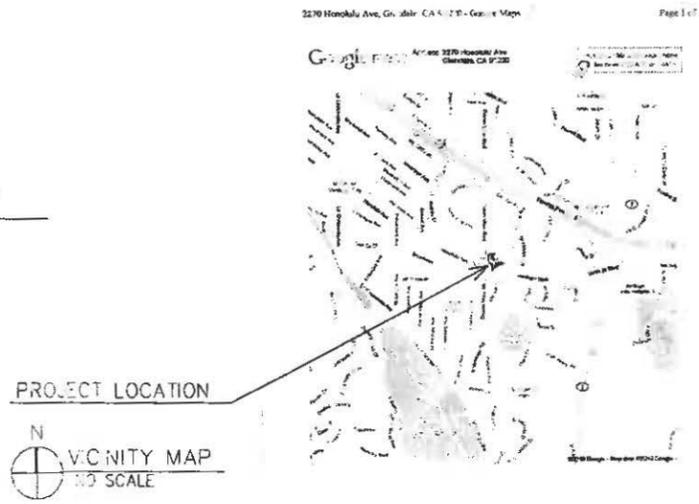


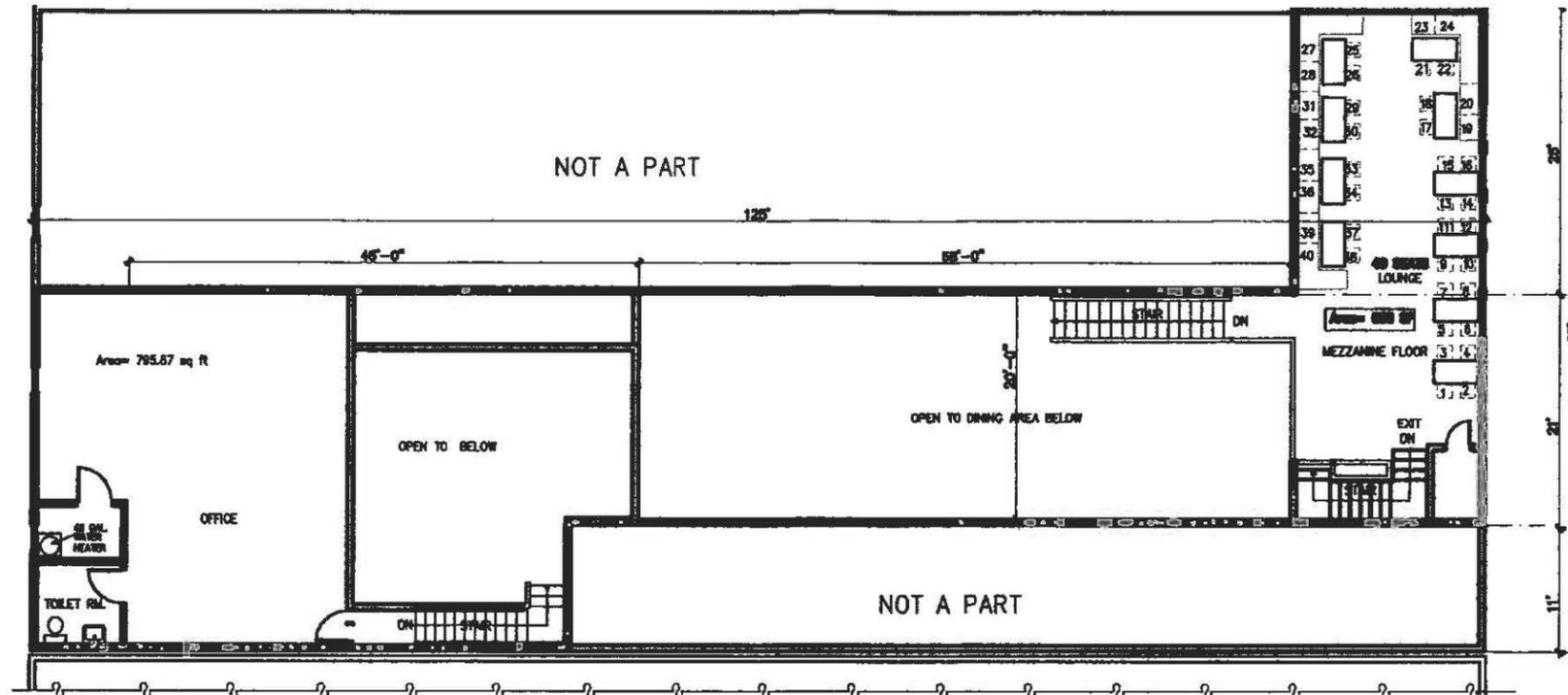
NOTE:
 THIS PLAN REPRESENTS GENERAL CONDITIONS OF THE EXISTING BUILDING SITE.
 THESE DRAWINGS ARE SOLELY USED FOR APPLYING A CONDITIONAL USE PERMIT.

SITE PLAN
 SCALE 1" = 40' - 0"

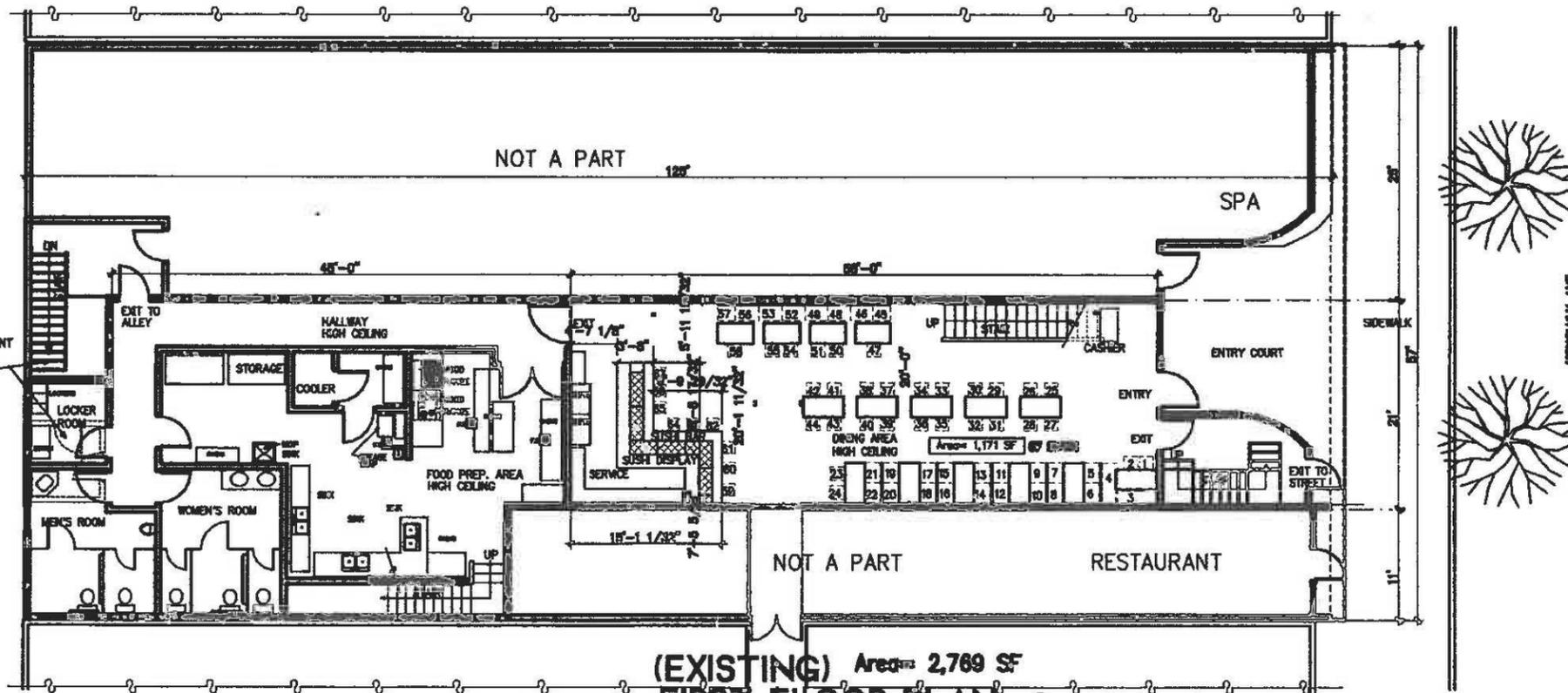


(EXISTING) EAST ELEVATION
 SCALE 1/8" = 1' - 0"





(EXISTING) Area = 658 SF
MEZZANINE FLOOR PLAN
 SCALE 1/8" = 1'-0" N



(EXISTING) Area = 2,769 SF
FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0" N

FIRST FLOOR; 2,769 SF.
MEZZANINE FLOOR; 658 SF.
TOTAL; 3,425 SF.

DINING AT GROUND FLOOR; 67 SEATS
LOUNGE AT MEZZ. FLOOR; 40 SEATS
TOTAL; 107 SEATS

LOT 8 SITE AREA; 7,125 SF.
TOTAL BLDG. AREA ON LOT; 13,150 SF.
SAKE SUSHI FLOOR AREA; 3,425 SF.

PROJECT:
 1. CONDITIONAL USE PERMIT APPLICATION
 2. TOTAL SEATS; 107 SEATS

PROJECT INDEX:
 SITE LEGAL DESCRIPTION: TRACT NO 1701 LOT 47 AND NW 17 FT OF LOT 48
 SITE AREA: 7,125 SF. S.F.
 BUILDING AREA ON LOT; 13,150 SF.
 EXISTING RESTAURANT FLOOR AREAS; 3,425 SF.
 USE OF BUILDING: RESTAURANT NO CHANGE
 PARKING SPACE REQUIREMENT; NO CHANGE
 ZONING: C1-1VL
 TYPE OF CONSTRUCTION: II-N
 BUILDING CODE; 2007 UBC.
 AUTOMATIC FIRE SPRINKLER IS PROVIDED THROUGHOUT BUILDING.

Chaung Choi and Associates
 Architects and Planners
 Tel (323)939-8112

Architect

Professional Seal

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CHAUNG CHOI AND ASSOCIATES. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF CHAUNG CHOI AND ASSOCIATES.

Consultant

SAKE SUSHI BAR & LOUNGE
FOR HAN SOO YEO
 2270 HONOLULU AVE. MONTROSE(GLENDALE), CA 91020
 Drawing Title FLOOR PLANS, ELEVATIONS

Scale	AS SHOWN
Date	8-27-10
Drawn by	
Approved by	
Revisions	
1	CUP FILE 8-27-10
2	ARC FILE 8-28-11

44 86

A1

THESE DRAWINGS ARE SOLELY USED FOR APPLYING A CONDITIONAL USE PERMIT

2

Police

**CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)**

DATE: July 15, 2019 **DUE DATE:** July 24, 2019
(PLEASE submit your response by above DATE)

FROM: Betty Barberena **Tel. #** 937-8162

PROJECT ADDRESS: 2270 Honolulu Avenue
Applicant: Kevin Franklin
Property Owner: Han Don Chu

PROJECT DESCRIPTION: Administrative Use Permit (AUP) to allow the continued on-site sales, service and consumption of beer and wine at the existing full service restaurant with an Alcoholic Beverage Control (ABC) Type 41 license.

PLEASE CHECK:

- | | |
|--|---|
| <input type="checkbox"/> A. CITY ATTORNEY | <input type="checkbox"/> G. INFORMATION SERVICES
(Wireless Telecom) |
| <input checked="" type="checkbox"/> B. COMMUNITY DEVELOPMENT: | <input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION): |
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> (1) Building & Safety <input checked="" type="checkbox"/> (2) Economic Development <input type="checkbox"/> (3) Housing <input checked="" type="checkbox"/> (4) Neighborhood Services <input type="checkbox"/> (5) Planning & Urban Design
EIF/Historic District | <ul style="list-style-type: none"> <input type="checkbox"/> (1) Engineering & Land Development <input type="checkbox"/> (2) Traffic & Transportation <input type="checkbox"/> (3) Facilities (city projects only) <input type="checkbox"/> (4) Integrated Waste <input type="checkbox"/> (5) Maintenance Services/Urban Forester |
| <input type="checkbox"/> D. COMMUNITY SERVICES/PARKS: | <input checked="" type="checkbox"/> J. GLENDALE POLICE |
| <input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC) | <input type="checkbox"/> K. OTHER: |
| <input type="checkbox"/> F. GLENDALE WATER & POWER: | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC) <input type="checkbox"/> (2) CO Health dept. <input type="checkbox"/> (3) City Clerk's Office |
| <ul style="list-style-type: none"> <input type="checkbox"/> (1) Water <input type="checkbox"/> (2) Electric | |

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
AUP/CUP Case No.: PAUP1909446
ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other: _____

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

Project Address: 2270 Honolulu Avenue **Project Case No.:** PAUP1909446

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: _____

Print Name: _____

Title: _____ **Dept.** _____ **Tel.:** _____

a. ADDITIONAL COMMENTS:

- 1. Applicant Kevin Franklin is in the process of obtaining an Administrative Use Permit to allow the continued on-site sales, service and consumption of beer and wine at an existing full service restaurant with an Alcoholic Beverage Control (ABC) Type 41 liquor license located at 2270 Honolulu Avenue DBA Sake Restaurant.

Sake Restaurant is located in census tract 3006.00 which allows for 8 On-Sale establishments. There are currently 32 On-Sale licenses in this tract. Sake Restaurant is one of the existing 32. Based on arrests and Part 1 crime statistics for census tract 3006.00 in 2018, there were 182 crimes, 9% above the city wide average of 167.

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

12/30/18 – THFTJO (DR #18-19156)

03/26/19 – FRAUD (DR #19-4937)

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

Per the ABC website, Sake Restaurant has an active Type 41 liquor license (On-Sale Beer and Wine – Eating Place), license #594108.

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.