



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

September 16, 2019

Applicant:

Nareg Khodadadi
213 N. Orange St.
Glendale, CA 91203

**RE: 1309 WEST GLENOAKS BOULEVARD
ADMINISTRATIVE USE PERMIT CASE NO. PAUP 1909736
(Nino's Pizza Restaurant)**

The Director of Community Development will render a final decision on or after September 26, 2019, for the following project:

Project proposal: An application for an Administrative Use Permit (AUP) to allow the continued on-site sales, service and consumption of beer and wine at an existing fast-food restaurant (ABC License Type 41).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, 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.
3. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
4. That 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.
5. That the sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 11:00 am to 10:00 pm Monday through Thursday, 11:00 am to 11:00 pm Friday and Saturday, and 12:00 pm to 10:00 pm on Sunday.
6. 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 the restaurant has an established corkage policy allowing and regulating such.

7. That there shall be no video machine(s) maintained upon the premises.
8. 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.
9. That 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.
10. That the front and back doors of the restaurant shall be kept closed at all times while the location is open for business, except in case of emergency.
11. That the establishment (restaurant) 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.
12. That the sale of alcohol for consumption off the premises is strictly prohibited.
13. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
14. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
15. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
16. That a Business Registration Certificate be applied for and issued for a full service restaurant with sales, service and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
17. That authorization granted herein shall be valid for a period of 10 years until **September 19, 2029**.

PROJECT BACKGROUND

Previous Permits for the Site:

On August 10, 1973 Certificate of Use and Occupancy No. 9153 was issued for "Luigi Di Fulvio dba Nino's", an Italian Restaurant.

On September 20, 1977, the Zoning Administrator approved Conditional Use Permit Case No. 6402-CU with conditions to serve beer and wine at an existing restaurant. This permit expired on September 30, 1980.

On August 12, 1988, the Zoning Administrator approved Conditional Use Permit Case No. 8346-CU with conditions to renew a permit to serve beer and wine at an existing restaurant. This permit expired on August 31, 1995.

Related Concurrent Permit Application(s): There are no other related concurrent permit applications.

Environmental Determination: The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to State CEQA Guidelines Section 15301 because this is for an existing fast-food restaurant requesting to continue to sell beer and wine for on-site sales, service and consumption. No added floor area is proposed.

General Plan: Community Services

Zone: C2 (Community Commercial) Zone

Description of Existing Property and Uses: The existing fast-food restaurant is located in a 933 square-foot commercial tenant space, addressed as 1309 West Glenoaks Boulevard. The subject tenant space is one of four tenant spaces within this commercial center. The commercial center is located on the east corner of West Glenoaks Boulevard and Rosedale Avenue. Currently, there are 10 on-site parking spaces. The subject tenant space is located within a shopping center. The property to the west is a government office (Department of Motor Vehicles), to the north and east is a residential use, and to the west is a multi-tenant one-story commercial building.

Neighboring Zones and uses

Direction:	Zone	Existing Land Use
North	R2250 – Medium Density Residential	Multi-family residential
South	C2 –Community Commercial Zone	Multi-tenant commercial building
East	R2250 – Medium Density Residential	Multi-family residential
West	C2 –Community Commercial Zone	Government office building
Project Site	C3 –Community Commercial Zone	One-story multi-tenant commercial building

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various city divisions/departments. Conditions have been received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. These conditions will be made part of the application if the AUP is approved.

PROJECT ANALYSIS

The subject site is located within the C2 (Community Commercial) Zone. The Land Use Element of the Glendale General Plan designates the subject site as Community Services. Restaurant land uses, such as a fast-food restaurant, generally offer a complementary element to surrounding uses. Fast-food restaurants are a permitted use in the C2 – Community Commercial Zone; however, the sale, service, and consumption of beer and wine are subject to the approval of an Administrative Use Permit. The subject site is in a commercial area along West Glenoaks Boulevard, which is identified as a Major Arterial in the Circulation Element. A fast-food restaurant is a suitable use along a Major Arterial. The subject use shall be required to comply with the City’s Noise Ordinance (Chapter 8.36 Noise Control) and, as such, will be consistent with the Noise Element. No other elements of the General Plan, including the Open Space, Recreation and Housing Element will be impacted as a result of the fast-food restaurant. Therefore, the proposed use is in keeping with the various elements and objectives of the General Plan.

Nino’s Pizza is located in a one-story building constructed in 1965. A restaurant has been in operation at this location since 1973 (46 years). The subject tenant is adjacent to two other tenants, a personal services use and a liquor store, in a building of four tenants. The

subject site is located on the north-east corner of West Glenoaks Boulevard and Rosedale Avenue. The immediate vicinity of the subject site, along West Glenoaks Boulevard, is developed with a variety of commercial uses that includes retail, personal service and restaurant uses. The subject tenant space is located at the east portion of the commercial center, facing Rosedale Avenue. Approval of the administrative use permit will not adversely impact nearby uses, nor impede the development of surrounding properties since these properties are already developed. No changes are proposed to the existing on-site building or site plan. The commercial building is oriented towards West Glenoaks Boulevard and Rosedale Avenue. Vehicle access is from West Glenoaks Boulevard. As such, negative impacts to the residents are not anticipated with the proposed restaurant.

The site is legal non-conforming as to the number of on-site parking spaces; however, the 10 parking spaces have proven to be adequate for the restaurant and other businesses in the commercial center. The premises are kept clean and well-maintained. The restaurant complements the eclectic mix of goods and services offered in this commercial district.

Nino's Pizza is located in Census Tract No. 3015.02 and contains other businesses selling alcoholic beverages. This census tract allows for six on-sale establishments. Nino's Pizza is the only on-sale establishment in this tract. According to the City's Part 1 crime statistics, there were 75 crimes reported in this census tract, which is 55% below the city-wide average of 167 crimes. Within the last calendar year, there were no calls for police service at this location that required a report to be taken.

The approval of the AUP for on-site sales, service and consumption of alcoholic beverages in conjunction with a fast-food restaurant at this location will not be detrimental to the safety and public welfare of the neighborhood in general. There is one public facility within the immediate area of the subject site, Pelanconi Park, located at 1000 Grandview Avenue (about 0.3 miles north-west). This facility is located within a commercial/residential neighborhood and does not front West Glenoaks Boulevard, which is a commercial thoroughfare. While this public institution is located nearby, the low-intensity nature of the on-site consumption of alcoholic beverages would not negatively impact these facilities in the way that other establishments like a tavern, bar, or nightclub would.

Overall, the applicant's desire to allow the continued sales, service, and consumption of beer and wine at Nino's Pizza is supportable 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 continued sales, service, and consumption of beer and wine at the existing fast-food restaurant will be consistent with the various elements and objectives of the general plan. The subject site is located in the Community Services land use designation, which is designed to provide community services. Fast-food restaurants are permitted uses within the C2 (Community Commercial) Zone, and therefore, consistent with the land use designations. The continued on-site sales, service, and consumption of beer and wine is intended to supplement the fast-food restaurant and not change the existing nature of the business.

The existing use is consistent with the Circulation Element. West Glenoaks Boulevard is classified as a Major Arterial with neighborhood, community and regional commercial as types of predominate use characteristics of frontage property. Providing such services along a major thoroughfare that is conveniently located is in keeping with the city's policies to reduce automobile trips and encourage walkability.

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 use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment. It is anticipated that the on-site sale of beer and wine at Nino's Pizza will not have a detrimental effect on the community or adversely conflict with the community's normal development. A fast-food restaurant has operated at this location for over 46 years without adverse impacts to the neighborhood. The continued sales, service, and consumption of beer and wine is intended to enhance the dining experience and the use of the building, parking, and customer service hours will continue in the same manner. The Glendale Police Department (GPD) noted that there were no calls for service for this establishment in the last calendar year.

C. That 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 the applicant's request to continue the sales, service and consumption of beer and wine at a fast-food restaurant will adversely affect or conflict with adjacent uses or impede with the community's normal development. A restaurant has operated at this location without any major incident for 46 years. The restaurant will be open seven days a week. The restaurant's hours of operation are from 11:00 am to 10:00 pm Monday through Thursday, 11:00 am to 11:00 pm Friday and Saturday, and 12:00 pm to 10:00 pm on Sunday. With the attached conditions of approval, the request to continue the sales, service and consumption of beer and wine at an existing fast-food restaurant for on-site consumption is not anticipated to adversely conflict with surrounding properties.

While there is only one public facility located within the immediate area, the applicant's request will not impede the operation of or conflict with such uses. The low-intensity nature of the on-site consumption of alcoholic beverages would not negatively impact this facility in the way that other establishments like a tavern, bar, or nightclub would. The continued sales, service, and consumption of beer and wine should not impact the residential uses in the vicinity due to the residential uses being situated such that they face Rosedale Avenue and Newby Street, away from the commercial property. In addition, the Police Department has not received any complaints caused by the subject restaurant due to the service of beer and wine within the last year.

The Circulation Element identifies West Glenoaks Boulevard as major arterial street that is fully developed and can adequately handle the existing traffic circulation around the site. West Glenoaks Boulevard and Rosedale Avenue both serve the adjacent residential neighborhoods in the area and where the subject site is located. The applicant's request to continue the sales, service and consumption of beer and wine at a full service restaurant for on-site consumption is not anticipated to create any negative traffic-related impacts on West Glenoaks Boulevard over and above the existing conditions.

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, parking spaces and traffic circulation measures are provided for the proposed use. The applicant is proposing to continue to operate the fast food restaurant in the existing manner; therefore, it is not

anticipated there will be an increase in demand for public or private facilities. West Glenoaks Boulevard is identified as a Major Arterial which can adequately handle the existing traffic circulation around the site. The on-site sales, service, and consumption of beer and wine is not anticipated to intensify traffic circulation or parking demand, as it is ancillary to the primary restaurant use.

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

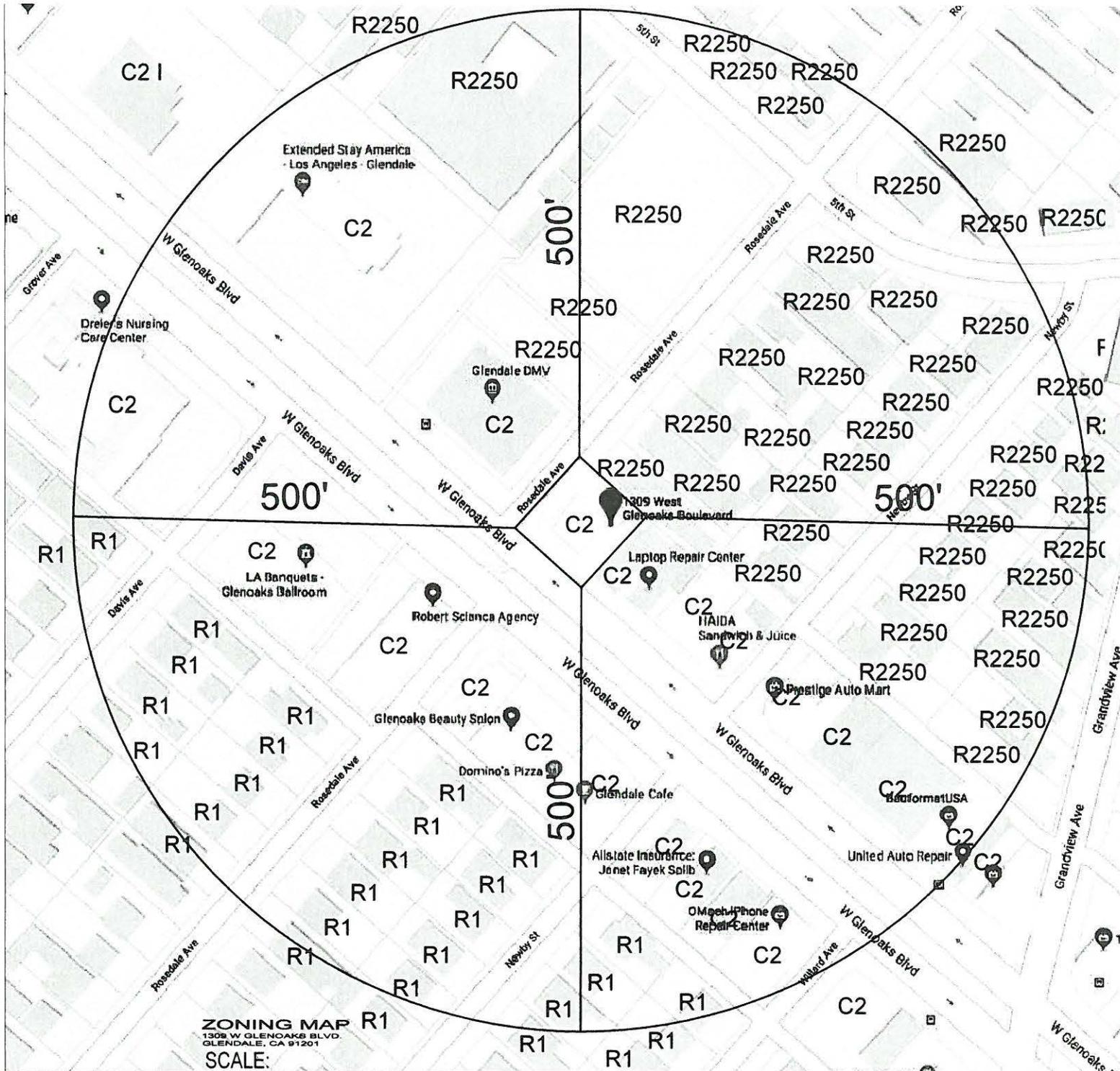
That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

- 1) That such use will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration. The Glendale Police Department noted no concerns with this proposal as noted in Finding B above.
- 2) That such use will not tend to encourage or intensify crime within the district. No evidence has been presented which would indicate that a fast-food restaurant with the sales, service, and consumption of beer and wine in this location has or would encourage or intensify crime within the district as noted in Finding B above.
- 3) That such use will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use). As noted in Finding C above, there is one public facility within the immediate area of the subject site, Pelanconi Park, located at 1000 Grandview Avenue (about 0.3 miles north-west). While this public institution is located nearby, the low-intensity nature of the on-site consumption of alcoholic beverages would not negatively impact these facilities in the way that other establishments like a tavern, bar, or nightclub would. Additionally, the project is conditioned to ensure the function of this fast-food restaurant with the sale, service and consumption of beer and wine is in compliance with all municipal codes and state law. The continued on-site sales, service and consumption of beer and wine at the full service restaurant is not anticipated to adversely impact other neighboring uses in this area.
- 4) That the proposed use satisfies its transportation or parking needs as described in Finding D above because adequate access and parking are available to serve this use.
- 5) That notwithstanding consideration in subsections 1 through 4 above, the operation of a fast-food restaurant with the sales, service and consumption of beer and wine for on-site consumption does serve a public convenience for the area because it serves local residents, businesses, and the surrounding community as evidenced by a full service restaurant at this location for the past 46 years. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

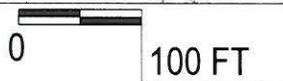
For more information or to submit comments, please contact the case planner, Danny Manasserian, at 818-937-8159 or dmanasserian@glendaleca.gov.

ATTACHMENT:
1. Location Map

2. Reduced Plans
3. Departmental Comments



ZONING MAP
 1309 W GLENOAKS BLVD.
 GLENDALE, CA 91201
 SCALE:



NINO'S PIZZA

1309-1311 W GLENOAKS BLVD GLENDALE CA 91201

REVISIONS:
 4-15-19

213 N. Orange St. Ste. E
 Glendale, CA 91203
 818.823.7286 o.
 888.424.8125 f.
 www.designnrk.com
 info@designnrk.com

designnrk
 residential + commercial design

SITE PLAN
NINO'S PIZZA
 1309-1311 W GLENOAKS BLVD GLENDALE CA 91201

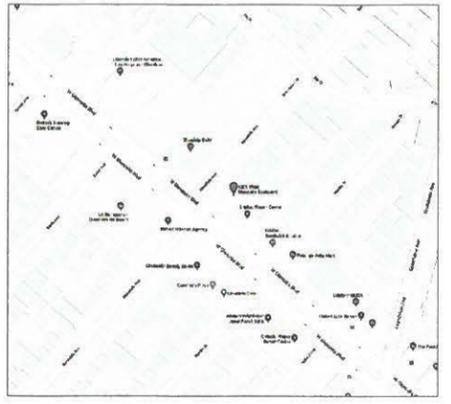
DATE: 04/2019
 DRAWN BY: NRK
 JOB NO. 19028

SHEET NO.
A1.1

SCOPE OF WORK :

A.U.P. ADMINISTRATIVE USE PERMIT

SITE MAP :



PROJECT INFO:

LOT AREA	7,440 SQ. FT.
BUILDING AREA	3,088 SQ. FT.
UNIT B :	933 SQ. FT.
EXT'G LANDSCAPED AREA :	40 SQ. FT.
ZONING C21	
APN	5623-003-010
CONSTRUCTION TYPE	V-B
YEAR BUILT	1965
FIRE SPRINKLERS	NO
NUMBER OF STORIES	1
HIGH FIRE ZONE	NO
OCCUPANCY GROUP	M

APPLICABLE COES:
 PROJECT SHALL COMPLY W/ THE 2016 CBC, CMC, CEC, CPC, & CALIFORNIA ENERGY CODE (CEC) CALIFORNIA ENRGY CODE (CEN) CALIFORNIA GREEN BUILDING STANDARD (CGBSC) AND AS WELL AS THE 2017 GBSC GLENDALE BUILDING & SAFETY CODE.
 ALL ACCESSIBILITY DETAILS TO COMPLY WITH 2013 CBC

LEGAL DESCRIPTION:

GLENDALE PARK TRACT LOT 29, BLK 7

SHEET INDEX :

ARCHITECTURAL SHEETS:

A1.1	COVER SHEET & SITE PLAN
A2.1	FLOOR PLAN

PROJECT INFORMATION :

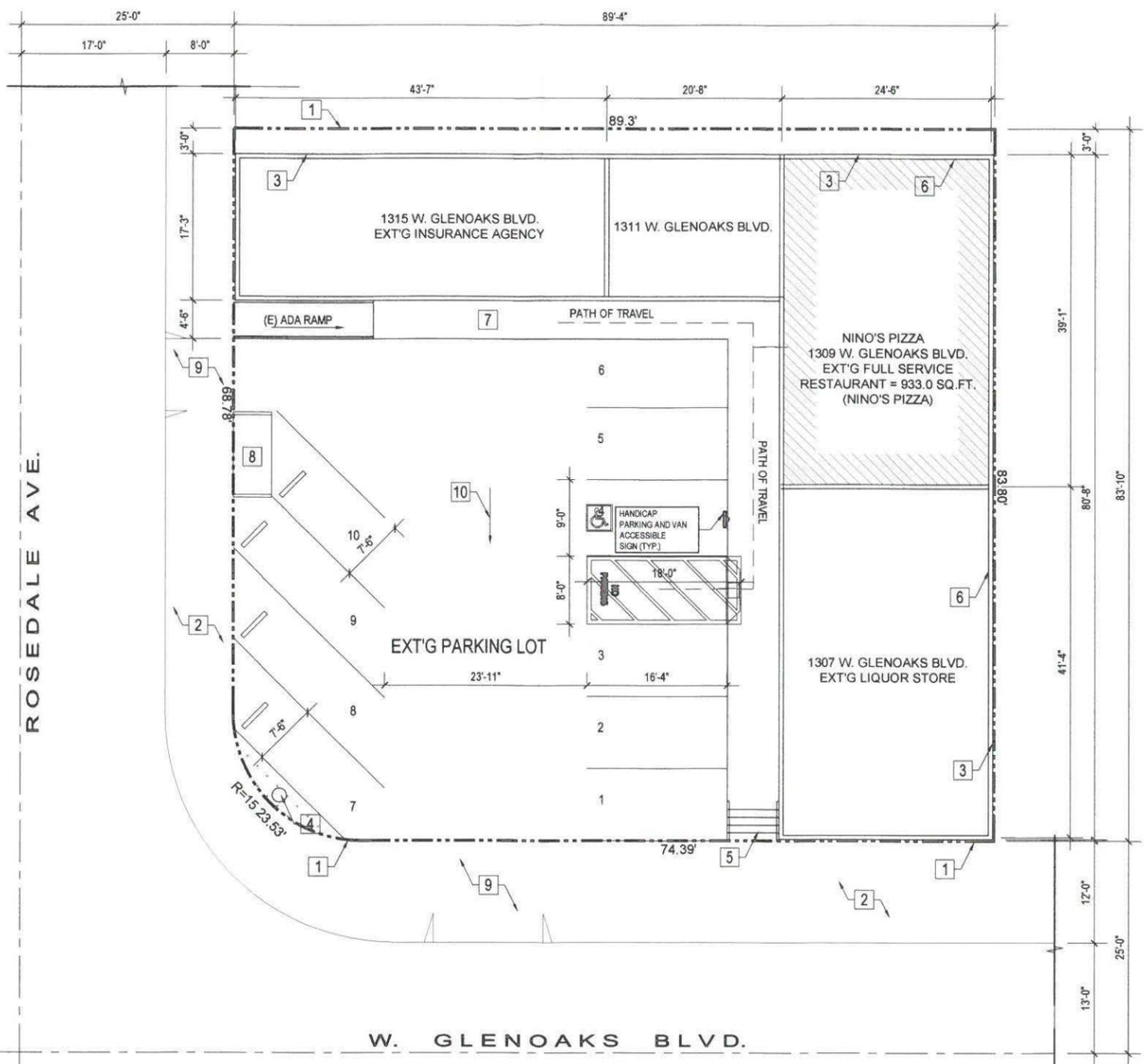
PROJECT LOCATION
 1309-1311 WEST GLENOAKS
 GLENDALE 91201

PROJECT DESIGNER
 NAREG R. KHODADADI
 DESIGNNRK
 213 N. ORANGE ST. STE: E
 GLENDALE, CA 91203
 OFFICE : 818.823.7286
 FAX : 888.424.8125
 E-MAIL : INFO@DESIGNNRK.COM

TENANT INFORMATION
 NINO'S PIZZA
 1309-1311 WEST GLENOAKS BLVD.
 GLENDALE 91201

SITE PLAN KEYED NOTES:

1. PROPERTY LINE
2. EXT'G SIDEWALK
3. EXT'G BUILDING LINE
4. EXT'G SIGN POLE
5. EXT'G STEPS
6. EXT'G PARAPET WALL
7. EXT'G ADA PATHWAY
8. EXT'G TRASH BIN AREA
9. EXT'G DRIVEWAY
10. EXT'G DIRECTION OF SHEET FLOW



ROOF PLAN & SITE PLAN
 SCALE : 1/8" = 1'-0"

THIS DOCUMENT IS PROPERTY OF DESIGN NRK. IT SHALL NOT BE USED IN REGARD TO ANY PROJECT UNLESS THE PROJECT OWNER HAS SPECIFICALLY WRITTEN PERMISSION OF DESIGN NRK. ANY REVISIONS TO THIS DOCUMENT SHALL BE MADE BY DESIGN NRK. ANY CONSTRUCTION OF BUILDING BEFORE ANY CONSTRUCTION WORK

DOOR SCHEDULE									
MARK	HARDWARE	SIZE			MATERIAL	GLAZE TEMP	SOLID CORE	FINISH	NOTES:
		WD	HT	THK					
1	L	3'-0"	6'-8"	1 3/8"	WOOD	•	•	PAINT	INTERIOR DOOR

- DOOR NOTES:**
- HARDWARE : 'L' LEVER TYPE HARDWARE - DOOR HANDLE TO BE 34" TO 44" ABOVE FINISH FLOOR ALL HARDWARE SHALL COMPLY W/ LEVER TYPE PER CBC 1133B.2.52
- HARDWARE : (P) PUSH TRHU DOOR
- HARDWARE : (PA) PANIC HARDWARE
- SHAPE OF OPERATING DEVICES MUST BE EASY TO GRASP WITH ONE HAND
 - NO TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE
 - LEVERS AND U-SHAPED HANDLES ARE ACCEPTABLE
 - NO SPECIFIC PROJECTION IS REQUIRED FOR PULLS
 - NO HIGHER THAN 48" ABOVE FINISHED FLOOR
 - FROM DOOR OPEN POSITION OF 70 DEGREE TO 3" FROM LATCH, THE SWEEP PERIOD SHALL BE ADJUSTED TO BE 3 SECONDS MIN.

FLOOR PLAN KEYED NOTES

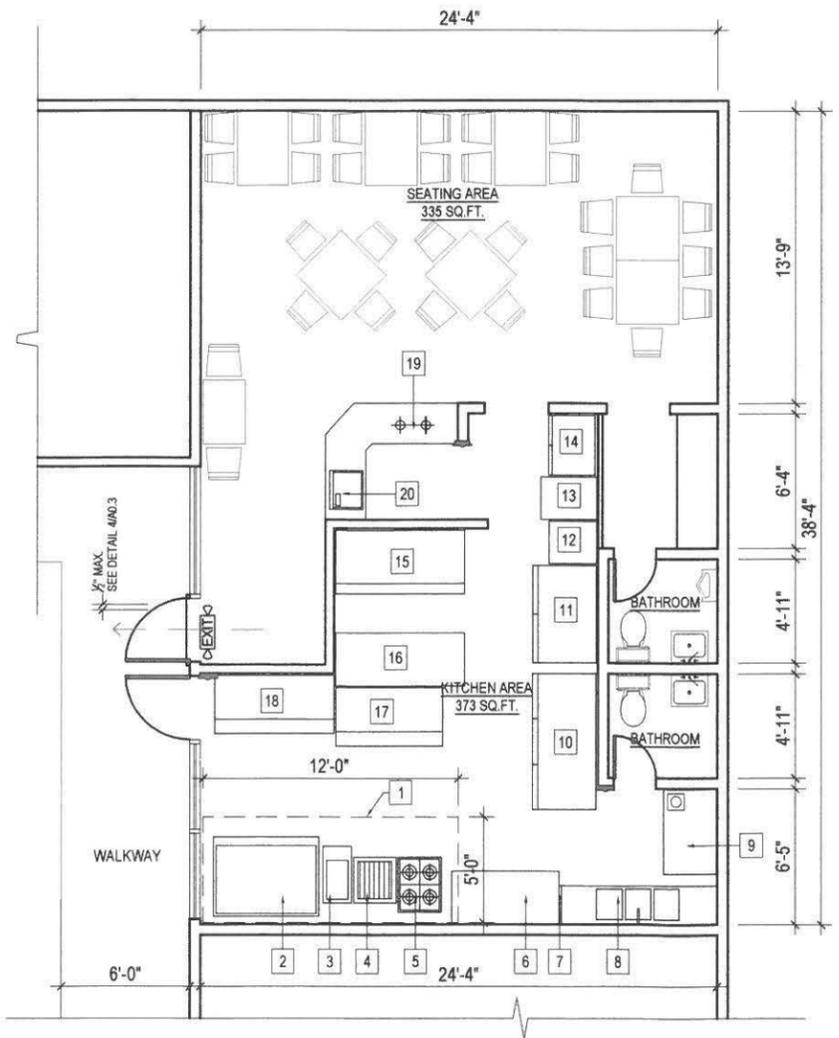
- EXT'G HOOD 12'-0" X 5'-0"
- EXT'G DOUBLE OVEN
- EXT'G FRYER
- EXT'G GRILL
- EXT'G FOUR BURNER RANGE
- EXT'G STAINLESS STEEL TABLE 5'-0" X 2'-6"
- EXT'G DRAIN BOARD
- EXT'G 3 COMPARTMENT SINK
- EXT'G STAINLESS STEEL TABLE 4'-0" X 2'-6"
- EXT'G 3 DOOR REFRIGERATOR
- EXT'G 2 DOOR FREEZER
- EXT'G STAINLESS STEEL TABLE 2'-0" X 2'-7"
- EXT'G ICE MAKER
- EXT'G BEVERAGE REFRIGERATOR
- EXT'G PIZZA TABLE W/REFRIGERATOR UNDER
- EXT'G STAINLESS STEEL TABLE 6'-0" X 2'-6"
- EXT'G SANDWICH TABLE W/REFRIGERATOR UNDER
- EXT'G PIZZA TABLE W/REFRIGERATOR UNDER
- EXT'G BEER DISPENSER
- EXT'G DISPENSER

WALL / SYMBOL LEGEND

- FULL HEIGHT NEW WALLS
- NEW 1 HOUR FIRE RATED WALL - NEW 5/8" GYP. BRD. ON BOTH SIDES
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- FIRE EXTINGUISHER, SEMI- RECESSED
- EXIT PATHWAY
- DOOR NUMBER
- DETAIL NUMBER SHEET NUMBER
- SECTIONS NUMBER SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER
- ELEVATION IDENTIFICATION
- WINDOW SYMBOL SEE WINDOW SCHEDULE ON SHEET A2.0
- FLOOR SINK
- FLOOR DRAIN
- EGRESS LIGHT/EXIT SIGN COMBO WITH 90 MINUTE BATTERY BACKUP

WALL & PAINT FINISHES

- 1 NEW FIBERGLASS REINFORCED PANEL (FRP): SEMI-GLOSS WHITE - FULL HEIGHT
- 2 NEW 5/8" GYP. BOARD - SMOOTH FINISH SEMI-GLOSS PAINT



FLOOR PLAN
SCALE : 3/16" = 1'-0"

REVISIONS:

213 n. orange st. ste. : e
glendale, ca 91203
818.823.7286 o.
888.424.8125 f.
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designNRK
residential +
commercial
design

FLOOR PLAN

NINO'S PIZZA

1309-1311 W GLENOAKS BLVD GLENDALE CA 91201

DATE: 05/2019

DRAWN BY: NRK

JOB NO. 19028

SHEET NO.

A2.1

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

Project

Address: 1309 West Glenoaks Boulevard

Project

Case No.: PAUP1909736

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: July 31, 2019

Print Name: Jeff Newton

Title: Lieutenant **Dept.** Police **Tel.:** 818-548-4840

a. ADDITIONAL COMMENTS:

- 1. Applicant Nareg Khodadadi is in the process of obtaining an Administrative Use Permit to allow the continuation of on-site sales, service and consumption of beer and wine at an existing fast-food restaurant located at 1309 West Glenoaks Boulevard DBA Nino's Pizza.

Nino's Pizza is located in census tract 3015.02 which allows for 6 On-Sale establishments. Nino's Pizza is the On-Sale license in this tract. Based on arrests at Part 1 crime statistics for census tract 3015.02 in 2018, there were 75 crimes, 55% below the city wide average of 167.

Within the last calendar year there were no calls for police service at the location.

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

Per the ABC website, Nino's Pizza has an "active" Type 41 liquor license (On-Sale Beer and Wine Eating Place), license #245659.

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.