



September 22, 2019

Applicant:

Rodney Khan
1111 N. Brand Blvd. #403
Glendale, CA 91202

**RE: 309 NORTH CENTRAL AVENUE
ADMINISTRATIVE USE PERMIT CASE NO. PAUP 1911152
(La Bella Pineria Romana Restaurant)**

The Director of Community Development will render a final decision on or after **October 2, 2019**, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of beer and wine (ABC License Type 41) at a new full-service restaurant located in the DSP Zone, Transitional District.

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 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.

6. That there shall be no video machine(s) maintained upon the premises.
7. 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.
8. 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.
9. 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.
10. 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.
11. That the sale of alcohol for consumption off the premises is strictly prohibited.
12. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
13. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
14. 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.
15. 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.
16. That any proposed outdoor dining in the Public Open Space shall comply with the standards outlined in Section 7.3.1 of the Downtown Specific Plan and shall obtain a sidewalk dining permit from the City's Public Works Department.
17. That the configuration of the proposed outdoor dining area in the Public Open Space, including number of seats and barriers, shall be to the satisfaction of the Director of Community Development.
18. That the applicant shall post the required open space plaque(s) as required by Section 7.3.1 of the Downtown Specific Plan.

19. That all signs shall require a separate sign permit and shall comply with the approved sign program.
20. That the project shall also comply with the conditions of approval for Parking Exception Case No. PPPEX 1911151.

PROJECT BACKGROUND

Previous Permits for the Site:

On July 17, 2019, the Director of Community Development approved Parking Exception Case No. PPPEX 1911151 with conditions to allow the operation of a new 1,993 square-foot full-service restaurant without providing the minimum number of required on-site parking spaces for the tenant space located at 309 North Central Avenue.

On June 14, 2019, the Director of Community Development approved Design Review Case No. PDR 1815690 with conditions for a sign program for the Onyx building.

On June 14, 2018, the Director of Community Development approved Parking Exception Case No. PPPEX 1803909 with conditions to allow the operation of a 2,769 square-foot full-service restaurant without providing the minimum number of required on-site parking spaces for the tenant space located at 301 North Central Avenue.

On June 3, 2014, the Glendale City Council adopted a motion to approve the Stage I and II design submittal for a 94 unit mixed-use multi-family project consisting of studios, one-, two-, and three-bedroom apartments with approximately 1,987 square-feet of ground floor commercial space proposed to be developed on four lots located on the southwest corner of Central Avenue and Myrtle Street.

On June 3, 2014, the Glendale City Council adopted a motion to approve the execution and recordation of an Instrument Imposing Covenants on Real Property ("Instrument") as required by Chapter 7 of the Glendale Downtown Specific Plan ("DSP") in connection with approval of a height incentive (maximum six stories at 75' instead of four stories at 65' permitted by right in the DSP Transitional District), and a density incentive (maximum 3.0 FAR where a 2.5 maximum FAR is allowed by right in the Transitional District) for a mixed-use, 94-unit multi-family residential/commercial project to be located on the southwest corner of Central Avenue and Myrtle Street (319 N. Central) in exchange for the project providing approximately 3,088 square-feet of additional publicly accessible open space on-site.

On April 28, 2014, the Director of Community Development approved Density Bonus Application Case No. PDBP 1409640 with conditions to allow the construction of a mixed-use project that includes 94 apartment units and 1,987 square feet of commercial space with 4 units being reserved for very low income households.

On May 21, 2013, the Director of Community Development approved Density Bonus Application Case No. PDBP 1230566 with conditions for an 84 unit mixed use project located at 301-311 N. Central Avenue and 313-315 W. California Avenue. On September 17, 2014 the approval of this agreement was revised to allow for 91 units.

On March 5, 2013, the Glendale City Council adopted a motion to approve the Stage II design submittal for the proposed mixed-use commercial residential project to be located on five lots on the northwest corner of Central and California Avenues (301-311 N. Central Avenue and 313-315 W. California Avenue).

On March 5, 2013, the Glendale City Council adopted a motion to approve the execution and recordation of an Instrument Imposing Covenants on Real Property as required by Chapter 7 of the Glendale Downtown Specific Plan ("DSP") in connection with approval of a height and density incentive for a mixed-use project to be located on the northwest corner of Central and California Avenues (301-311 N. Central Avenue and 313-315 W. California Avenue) (the "Project") in exchange for the Project providing approximately 3,337 square-feet of additional publicly accessible open space on-site.

On January 22, 2013, the Glendale City Council adopted Ordinance No. 5791 to change the zone of certain properties in connection with the General Plan Amendment Case No. PGPA 1233694 and Zone Change Case No. PZMA 1233689. The properties located at 313 and 315 West California Avenue were re-zoned from "R-1250/PS" to "DSP/TD".

On January 15, 2013, the Glendale City Council adopted Resolution No. 13-02, adopting General Plan Amendment Case No. PGPA 1233694, amending the Land Use Map of the General Plan. The properties located at 313 and 315 West California Avenue were amended from the land use designation of "High Density Residential" to "Downtown Specific Plan".

On January 15, 2013, the Glendale City Council adopted a motion to approve the Stage I design for a proposed mixed use residential/commercial building consisting of 84 multi-family residential rental units over approximately 4,397 square-feet of ground level commercial space located at 301-311 N. Central Avenue and 313-315 W. California Avenue.

Related Concurrent Permit Application(s):

Building Permit Application No. BB1915056 is currently in the plan check review process for a tenant improvement to combine the shell tenant spaces at 307 and 309 North Central Avenue into one tenant space for the proposed full-service restaurant.

Environmental Determination: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301(e), because the discretionary permit request is to allow beer and wine sales for on-site consumption at a new full-service restaurant and there is no added floor area proposed.

General Plan: DSP/TD - Downtown Specific Plan, Transitional District

Zone: DSP/TD – Downtown Specific Plan Zone, Transitional District

Description of Existing Property and Uses: The project site is 62,942 square-feet in size and is located along the west side of North Central Avenue, bound by West California Avenue to the south and Myrtle Street to the north. The site features a mixed-use development, "Onyx", comprised of two buildings that are six stories in overall height, with a total of 183 residential units, and 6,250 square-feet of ground-floor commercial spaces. The other commercial tenants on-site include a new full-service restaurant at 301 North Central Avenue, and a new counter service restaurant at 305 North Central Avenue. There are a total of 20 parking spaces available on-site for the ground floor commercial tenants. There are an additional 10 parking spaces provided on-site for the commercial tenants that includes one compact stall and six tandem spaces that are not considered code compliant parking under the zoning code. Access to the enclosed parking area is taken from existing driveways located off West California Avenue and Myrtle Street. The project site also features two publicly accessible open space areas located at the north and south street corner intersections of the building that will be maintained. The subject tenant space, 309 North Central Avenue, is located at the north corner of the

building at the intersection of Myrtle and Central Avenues.

Neighboring Zones and uses

Direction	Zone	Existing Land Use
North	DSP/TD – Downtown Specific Plan / Transitional District	Retail Store (across Myrtle Street)
South	DSP/TD – Downtown Specific Plan / Transitional District	Fast-Food Restaurant with a Drive-thru (across California Avenue)
East	DSP/OC – Downtown Specific Plan / Orange Central District	Mixed Use Residential Development (across Central Avenue)
West	R-1250 PS High-Density Residential Zone, Parking Structure Overlay Zone	Single-family and Multi-family Residential Development
Project Site	DSP/TD – Downtown Specific Plan / Transitional District	Mixed Use Residential Development

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 DSP/TD – Downtown Specific Plan Zone, Transitional District. The Land Use Element of the Glendale General Plan designates the subject site as Downtown Specific Plan/ Transitional District. Goods and services offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The on-site sales, service, and consumption of beer and wine within the proposed full-service restaurant, “La Bella Pinseria Romana”, is appropriate in an area of the city zoned for commercial uses and approval of the AUP will provide the option for the dining public to enjoy beer and wine with their meals. The land use designation of the site is Downtown Specific Plan/ Transitional District where retail and restaurant services along major arterials, such as North Central Avenue, are desired. The Transitional District includes a variety of lower-scale commercial buildings and several of the more recent high-density residential and mixed-use projects, including the subject site, with the intent of encouraging ground floor commercial uses along Central Avenue. The applicant’s request to operate a full-service restaurant with the on-site sales, service, and consumption of beer and wine will be consistent with the elements of the General Plan, and in keeping with the goals of the area to promote business and pedestrian-friendly commercial uses. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements, will not be impacted as a result of the applicant’s request. The project site is fully developed and the application does not include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided. The Circulation Element identifies North Central Avenue as a major arterial, West California Avenue as an urban collector, and Myrtle Street as a local street. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant’s request to operate a full-service restaurant with the sale of beer and wine for on-site consumption is not anticipated to create any negative traffic-related impacts along these streets and other businesses over and above the existing conditions.

According to the Glendale Police Department, the subject property is located in Census Tract 3018.02,

where the suggested limit for on-sale alcohol establishments is three. Currently, there are 21 on-sale establishments located in this tract and "La Bella Pineria Romana" will be the 22nd license in this Tract. Based on Part 1 crime statistics for this Census Tract, there were 204 crimes in 2018, 22% above the citywide average of 167. Within the last calendar year, there were no calls for police service at this location. The Glendale Police Department has suggested conditions of approval to ensure that there are no negative impacts to the public health, safety, general welfare, or the environment. The on-site sales, service, and consumption of beer and wine at the proposed full-service restaurant, "La Bella Pineria Romana" will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned, and this type of use is encouraged in this pedestrian-oriented, Downtown area. The proposed restaurant will not impede normal development within the surrounding area, since the project site is already fully developed; the use should not impede any redevelopment of Central Avenue, given the proposed request is for beer and wine sale for on-site consumption at a proposed restaurant within an existing, vacant tenant space.

As part of the original project approvals in 2013 and 2014, the mixed-use development was granted a height and density bonus incentive in exchange for providing additional public accessible open space at the corners of each building along North Central Avenue at West California Avenue and Myrtle Street. The new full-service restaurant is proposing to utilize a portion of the mixed-use project's existing publicly accessible open space for outdoor dining. Conditions of approval have been added to ensure that this space remains open to the general public with reduced seating and will not be fully privatized for use by the proposed full-service restaurant.

It is not anticipated that the on-site sales, service and consumption of beer and wine at the proposed full-service restaurant, "La Bella Pineria Romana" will be detrimental to the community or adversely conflict with the community's normal development. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use, a full-service restaurant. The subject property is surrounded by other complementary businesses, including retail and service uses with residential uses on-site, and in the vicinity. Multi-family residential uses are located above the proposed full-service restaurant and within adjacent buildings. However, given the commercial and mixed-use nature of the Downtown area, the enclosed nature of the tenant space on the ground floor, the number of existing establishments in the area that serve and sell alcohol, and the fact that the administrative use permit request is limited to beer and wine sales only and subject to conditions, the applicant's request should not adversely impact the neighborhood.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. The project site is already developed as are the associated facilities. There are a total of 20 parking spaces available on-site for the ground floor commercial tenants. There are also an additional 10 parking spaces provided on-site for the commercial tenants that includes one compact stall and six tandem spaces that are not considered code compliant parking under the zoning code. Access to the enclosed parking area is taken from existing driveways located off West California Avenue and Myrtle Street. On July 17, 2019, the Director of Community development approved a parking exception to allow the operation of the proposed full-service restaurant without providing the minimum number of required on-site parking spaces (4 space reduction). The parking demand is not anticipated to intensify based on the applicant's request to allow for the on-site sales, service, and consumption of beer and wine at the proposed restaurant. The applicant's AUP request will not require any new city services, nor will it require any changes to the parking or traffic circulation.

Overall, the applicant's request to allow the on-site sales, service, and consumption of beer and wine at the proposed full-service restaurant, "La Bella Pineria Romana", 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 on-site sales, service, and consumption of beer and wine at a new full-service restaurant will be consistent with the various elements and objectives of the general plan. The project site is located within the Downtown Specific Plan Zone, Transitional District (DSP/TD). The Land Use Element of the Glendale General Plan designates the subject site as Downtown Specific Plan, Transitional District. The Downtown Specific Plan seeks to preserve and enhance aspects which provide each district its unique character, while improving the attractiveness and livability of the Downtown area. The Transitional District includes a variety of lower-scale commercial buildings and several of the more recent high-density residential and mixed-use projects, including the subject site, with the intent of encouraging ground floor commercial uses along Central Avenue. The applicant's request to operate a full-service restaurant with the on-site sales, service, and consumption of beer and wine will be in keeping with the goals of the area to promote business and pedestrian-friendly commercial uses. The sales, service and consumption of beer and wine at this location is appropriate in an area of the city zoned for commercial uses and will continue to provide an option for the dining public to enjoy beer and wine with their meals.

The Land Use Element is most directly related to the approval of this use. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements, will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The proposal to allow the operation of a full-service restaurant with beer and wine sales for on-site consumption is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions. This application does not include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided.

The Circulation Element identifies North Central Avenue as a major arterial, West California Avenue as an urban collector, and Myrtle Street as a local street. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request to operate a full-service restaurant with the sale of beer and wine for on-site consumption is not anticipated to create any negative traffic-related impacts along North Central Avenue, West California Avenue, and Myrtle Street and other businesses over and above the existing conditions.

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 operation of a full-service restaurant with the sale of beer and wine for on-site consumption will not be detrimental to the health, safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3018.02, where the suggested limit for on-sale alcohol establishments is three. Currently, there are 21 on-sale establishments located in this tract and "La Bella Pinseria Romana" will be the 22nd license in this Tract. Based on Part 1 crime statistics for this Census Tract, there were 204 crimes in 2018, 22% above the citywide average of 167. Within the last calendar year, there were no calls for police service at this location. The Glendale Police Department has suggested conditions of

approval to ensure that there are no negative impacts to the public health, safety, 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 on-site sales, service, and consumption of beer and wine at the proposed full-service restaurant, "La Bella Pinseria Romana" will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The consumption of beer and wine at the restaurant with meals would not conflict with adjacent and surrounding land uses and in fact, this type of use is encouraged in this pedestrian-oriented, Downtown area. The proposed restaurant will not impede normal development within the surrounding area, since the project site is already fully developed; the use should not impede any redevelopment of Central Avenue, given the proposed administrative use permit is for beer and wine sale for on-site consumption at a new restaurant within an existing, vacant tenant space.

As part of the original project approvals in 2013 and 2014, the mixed-use development was granted a height and density bonus incentive in exchange for providing additional public accessible open space at the corners of each building along North Central Avenue at West California Avenue and Myrtle Street. The new full-service restaurant is proposing to utilize a portion of the mixed-use project's existing publicly accessible open space for outdoor dining. Conditions of approval have been added to ensure that this space remains open to the general public with reduced seating and will not be fully privatized for use by the proposed full-service restaurant.

It is not anticipated that the on-site sales, service and consumption of beer and wine at a proposed full-service restaurant, "La Bella Pinseria Romana" will be detrimental to the community or adversely conflict with the community's normal development. Their request to allow the on-site sales, service and consumption of beer and wine with meals is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use, a full-service restaurant. The subject property is surrounded by other complementary businesses, including retail and service uses with residential uses on-site and in the vicinity.

Multi-family residential uses are located above the proposed full-service restaurant and within adjacent buildings. However, given the commercial and mixed-use nature of the Downtown area, the enclosed nature of the tenant space on the ground floor, the number of existing establishments in the area that serve and sell alcohol, and the fact that the administrative use permit request is limited to beer and wine sales only and subject to conditions, the applicant's request should not adversely impact the neighborhood.

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 project site is already developed as are the associated facilities. There are a total of 20 parking spaces available on-site for the ground floor commercial tenants. There are also an additional 10 parking spaces provided on-site for the commercial tenants that includes one compact stall and six tandem spaces that are not considered code compliant parking under the zoning code. Access to the enclosed parking area is taken from existing driveways located off West California Avenue and Myrtle Street. On July 17, 2019, the Director of Community development approved a parking exception to allow the operation of the

proposed full-service restaurant without providing the minimum number of required on-site parking spaces (4 space reduction). The parking demand is not anticipated to intensify based on the applicant's request to allow for the on-site sales, service, and consumption of beer and wine at the proposed restaurant. The Circulation Element identifies North Central Avenue as a major arterial, West California Avenue as an urban collector, and Myrtle Street as a local street. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's AUP request will not require any new city services, nor will it require any changes to the 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 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, and noted in Finding D above. The sale of beer and wine for on-site consumption that is incidental to food service at the proposed full-service restaurant does not, or will not, tend to encourage, intensify, or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration.
- 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 I crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district because conditions of approval have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated. As noted in Finding D above, the crime rate in Census Tract 3018.02 is at 22 percent above the city average for Part 1 crimes. No evidence has been presented which would indicate that the proposed full-service restaurant with the sales, service, and consumption of beer and wine at this location has or would encourage or intensify crime within the district as noted in Finding B above.
- 3) That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use). The nearest schools are Columbus Elementary School and Daily Continuation High School, both of which are located approximately one-half miles from the subject property. There are no known churches, private or public school or colleges, day care facilities or hospitals within the immediate area of the proposed full-service restaurant. While residential uses are located on-site and nearby, the project is conditions to ensure the operation will be in compliance with all applicable federal, state, and local laws. The applicant's request to allow the on-site sales, service and consumption of beer and wine at the proposed restaurant is not anticipated to adversely impact other neighboring uses in this area.
- 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

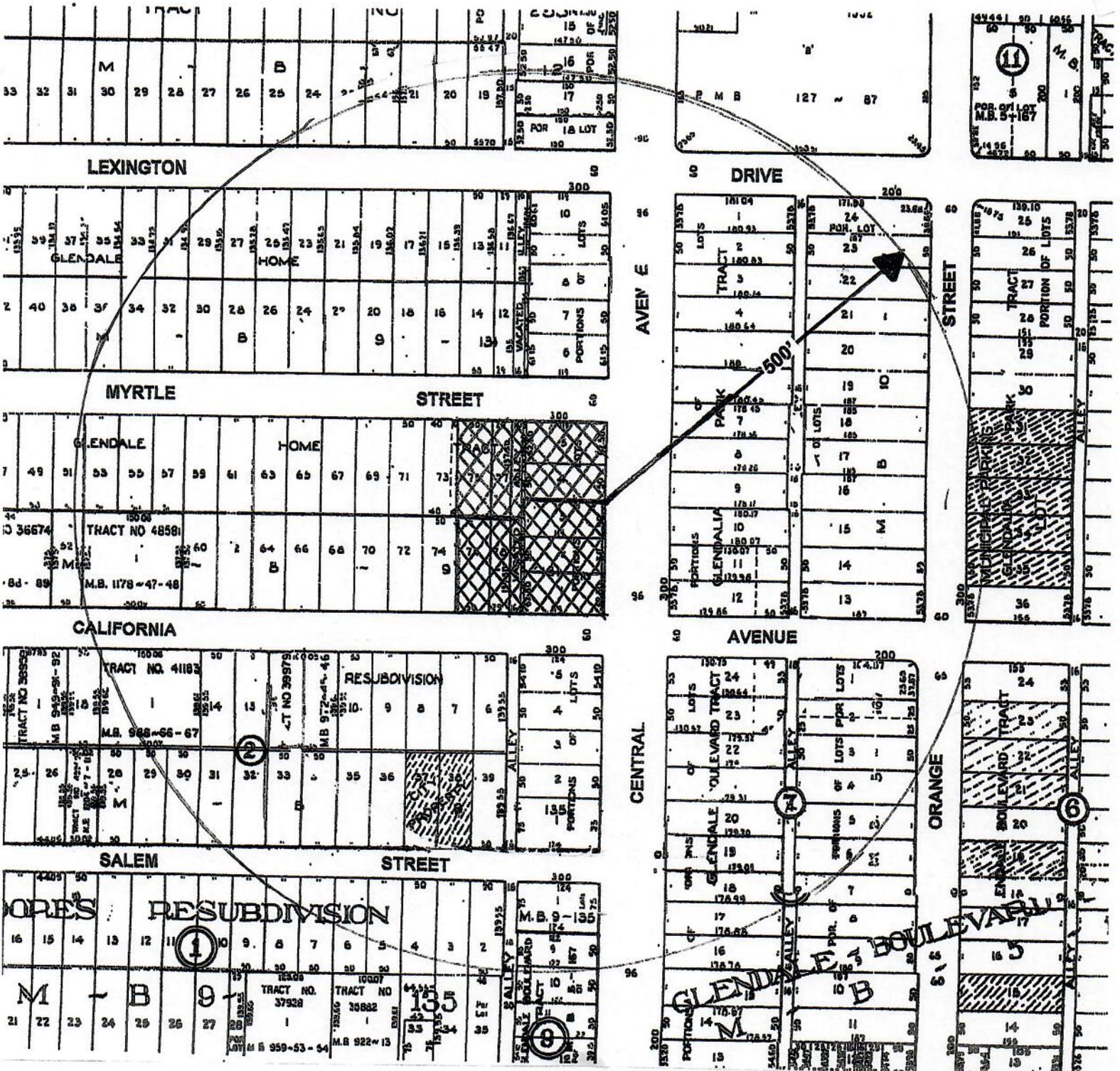
the existing or proposed use. As noted in Finding D above, the applicant's request is not anticipated to increase the need for public or private facilities. The ancillary service of beer and wine at the proposed full-service restaurant, "La Bella Pizzeria Romana," is not anticipated to intensify traffic circulation or parking demand. 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 full-service 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 would provide beer and wine in conjunction with food service at a full-service restaurant for local residents, businesses, and the surrounding community. 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, Vista Ezzati, at 818-937-8180 or VEzzati@glendaleca.gov.

ATTACHMENT:

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



500' RADIUS MAP

SITE: 309 N CENTRAL AVENUE
GLENDALE CA 91203

OWNER: MCP ONYX LLC
333 S HOPE STREET - SUITE 3650
Los ANGELES CA 90071

CASE NO:
SCALE: 1" = 200'



KHAN CONSULTING INC
1111 N BRAND BLVD STE 403
GLENDALE CA 91202
(818) 507-1605

LOCATION MAP



GRACE PARTNERSHIP, INC.
ARCHITECTURE | ENGINEERING | DEVELOPMENT
5500 HOLLYWOOD BLVD., SUITE 301
LOS ANGELES, CA 90028
T 213.387.7788
F 323.380.7222
E INFO@GPINC.US

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CONSULTANT

PROJECT

PINSA

**309 N. CENTRAL AVE., SPACES 4 & 5
GLENDALE, CA 91203**

PROJECT INFORMATION

ADDRESS : 309 N. CENTRAL AVE., SPACES 4 & 5
GLENDALE, CA 91203

LOT AREA : 28,533 SQ. FT. (0.655 ACRES)

BUILDING AREA : AREA 1 AREA 2
R1 LEVEL: 11,007 SQ.FT. R1 LEVEL: 8,579 SQ.FT.
R2 LEVEL: 11,007 SQ.FT. R2 LEVEL: 8,579 SQ.FT.
R3 LEVEL: 11,007 SQ.FT. R3 LEVEL: 8,579 SQ.FT.
R4 LEVEL: 8,766 SQ.FT. R4 LEVEL: 8,579 SQ.FT.
R5 LEVEL: 6,683 SQ.FT. R5 LEVEL: 8,579 SQ.FT.
MEZZ. 0 SQ.FT. MEZZ. 320 SQ.FT.
TOTAL: 48,470 SQ.FT. TOTAL: 43,225 SQ.FT.

OVERALL TOTAL: 91,695 SQ.FT.

PROJECT AREA : ± 1,993 SQ. FT. + 684 SQ. FT. OUTDOOR DINING AREA

CONSTRUCTION TYPE: TYPE III-A, FULLY SPRINKLERED (NFPA-13)
OVER (3-HR HORIZONTAL SEPARATION)
TYPE I-A FULLY SPRINKLERED (NFPA-13)

NUMBER OF STORIES : 5 + 1 STORY SUBTERRANEAN PARKING
UNIT ON GROUND FLOOR

PROPOSED USE: RESTAURANT
OCCUPANCY: A-2
OCCUPANCT LOAD: 49
OF EMPLOYEES : 4 PER SHIFT

PARKING : EXISTING PARKING LOT
NO CHANGES IN PARKING COUNT

PINSA
309 N. CENTRAL AVE., SPACES 4 & 5
GLENDALE, CA 91203

REVISION

NO.	DATE	DESCRIPTION

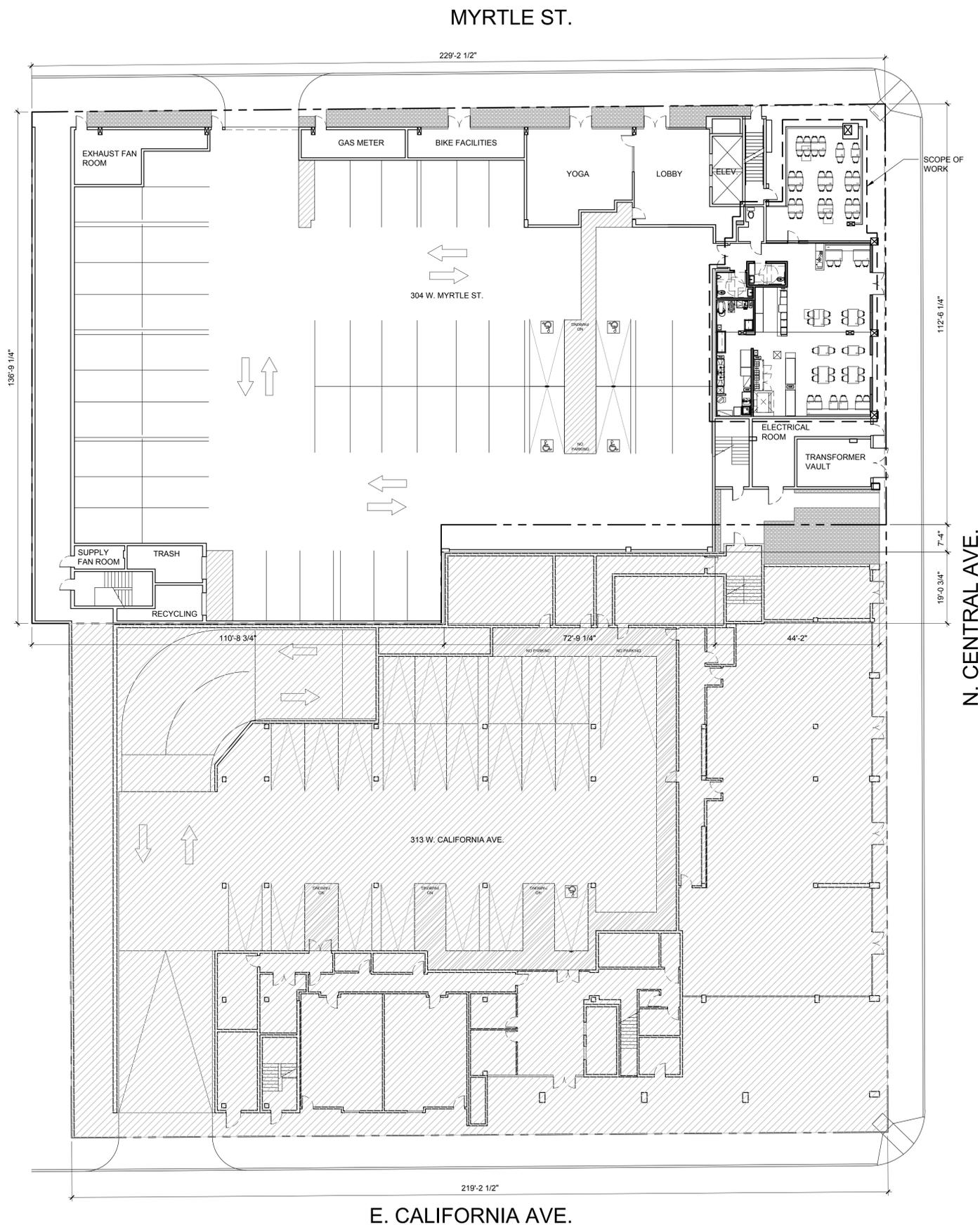
STAMP

SHEET TITLE

COVER SHEET

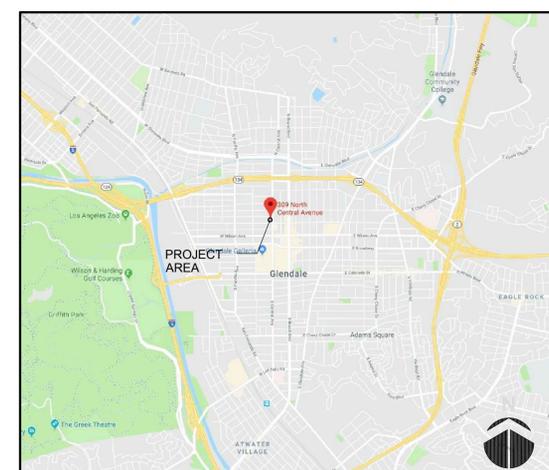
JOB No. 042-18
DATE 11/18
SCALE No. AS SHOWN
DRAWN BY XX
SHEET NO.

G001

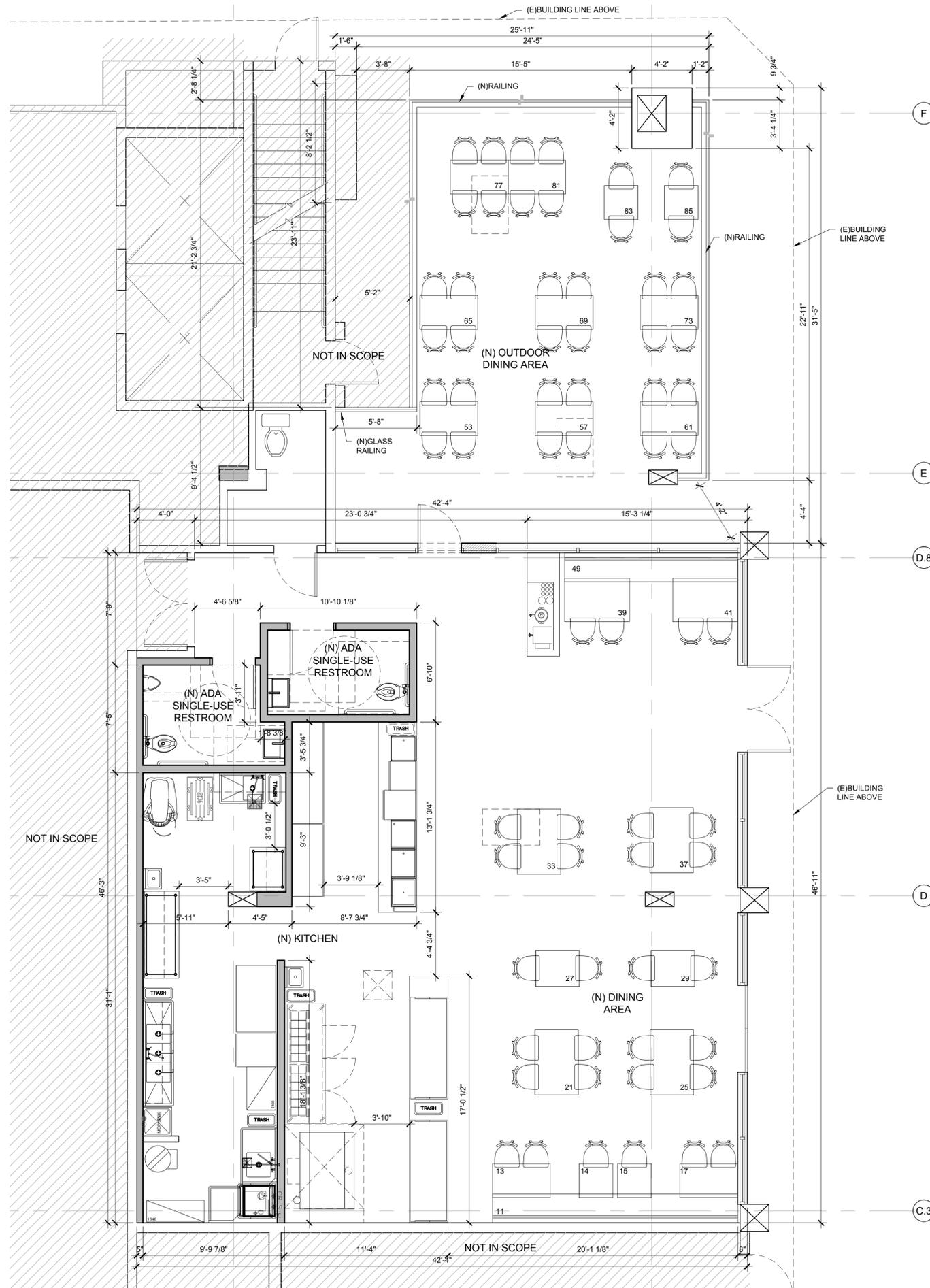


1 SITE PLAN
SCALE: 1/16" = 1'-0"

VICINITY MAP



M:\2019\RESTAURANT\PINSA\02 ARCH\AUTOCAD\A201 PROPOSED FLOOR PLAN-PINSA.dwg, 4/26/2019 3:15:02 PM, Admin



1 PROPOSED FLOOR PLAN
SCALE: 3/8" = 1'-0"

THE DRAWINGS AND SPECIFICATIONS, IDEAL DESIGN AND ARRANGEMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN IS TO BE USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, NO PART OF THESE DRAWINGS OR SPECIFICATIONS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS OR SPECIFICATIONS OR ANY INFORMATION CONTAINED HEREIN, AND THE CLIENT SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS OR SPECIFICATIONS OR ANY INFORMATION CONTAINED HEREIN.

CONSULTANT

PROJECT

PINSA
309 N. CENTRAL AVE., SPACES 4 & 5
GLENDALE, CA 91203

REVISION

NO.	DATE	DESCRIPTION

STAMP

SHEET TITLE

PROPOSED FLOOR PLAN

JOB No. 042-18
DATE 11/18
SCALE No. AS SHOWN
DRAWN BY XX
SHEET NO.

A201

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

Project
Address: 309 N. Central Avenue

Project
Case No.: PAUP 1911152

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: 06/28/2019

Print Name: Andrew Jenks

Title: Lieutenant **Dept.:** Police **Tel.:** 818-937-8703

a. ADDITIONAL COMMENTS:

1. Applicant is requesting to allow the sales, service and on-site consumption of beer and wine (ABC License Type 41) at a new restaurant, La Bella Pinneria Romana, located in the Downtown Specific Plan Zone, Transitional District. The new restaurant will combine tenant spaces 307 and 309 N. Central Avenue into one tenant space (309 N. Central Avenue) and will include outdoor dining in the publicly accessible open space area.

La Bella Pinneria Romana is located in census tract 3018.02 which allows for 3 On-Sale establishments. There are currently 21 On-Sale licenses in this tract. La Bella Pinneria Romana will bring the total to 22. Based on arrests and Part 1 crime statistics for census tract 3018.02 in 2018, there were 204 crimes, 22% above the city wide average of 167.

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

Per the ABC website, there are no "active" or "pending" liquor licenses for this location.

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.

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

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COMMENTS:

- This office DOES NOT have any comment.
- This office HAS the following comments/conditions. (See attached Dept. Master List)

Date: 5/13/19

Print Name: Jackie Jouharian
Title: CSR Dept. N.S. Tel.: 3700

a. ADDITIONAL COMMENTS:

- 1.

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.