



March 6, 2020

Applicant:

Alexander Golst
305 North Central Avenue
Glendale, CA 91205

**RE: 305 NORTH CENTRAL AVENUE
ADMINISTRATIVE USE PERMIT CASE NO. PAUP 1919192
(Butcher and Booze)**

The Director of Community Development will render a final decision on or after **March 16, 2020**, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events (ABC License Type 21) at a new 1,860 square-foot counter service restaurant with limited seating and retail store 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 bitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
4. That the sale of alcoholic beverages for off-site consumption, with occasional tasting events, shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
5. That no exterior signs advertising the sales of alcoholic beverages be permitted.
6. That there shall be no video machine(s) maintained upon the premises.

7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
8. 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, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer with concurrence by the Director of Community Development.
9. That the off-site sale of alcoholic beverages shall be incidental to the main use as a counter service restaurant and retail establishment and that the sale of alcoholic beverages for consumption on the premises is strictly prohibited, except for occasional tasting events.
10. That individual unit sales of alcoholic beverages shall be restricted. No individual unit sales for beer shall be allowed. No individual unit sales for wine less than a full-sized bottle shall be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
11. That the business shall provide training for its personnel regarding sales to minors or intoxicated persons. Alcoholic Beverage Control staff is available and can provide this training.
12. That signs shall be posted clearly specifying no sales to minors or intoxicated persons.
13. That signs indicating no loitering or trespassing should be posted.
14. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming any alcoholic beverages on the property, adjacent properties or otherwise making disturbances in the area.
15. That store display racks be positioned such that they are in a clear line of sight by management and staff with no restricting view and that they be appropriately lit.
16. That the business shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
17. That the business shall be operated in full accord with applicable State, County, and local laws.
18. 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.
19. That all signs shall require a separate sign permit and shall comply with the approved sign program.

PROJECT BACKGROUND

Previous Permits for the Mixed-Use Project Site:

On October 9, 2019, the Director of Community Development approved Administrative Use Permit No. PAUP 1911152 with conditions to allow the on-site sales, service, and consumption of beer and wine at a new full-service restaurant, located at 309 North Central Avenue.

On July 17, 2019, the Director of Community Development approved Parking Exception Case No. PPPEX 1911151 with conditions to allow the operation of a 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 four 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. BB1923306 was issued on November 20, 2019 for a tenant improvement to for a counter service restaurant with limited seating and retail store at 305 North Central Avenue. The tenant space is currently under construction.

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 for off-site sales of alcoholic beverages with occasional tasting events at a new counter service restaurant and retail store within an existing commercial space 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 309 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 include 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, 305 North Central Avenue, is located at the center of the building on the

ground floor and faces North Central Avenue.

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 sale of alcoholic beverages for off-site consumption and occasional on-site tasting events, within the proposed counter service restaurant with limited seating and retail establishment, is appropriate in an area of the city zoned for commercial uses. 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 currently features 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 is to operate a counter service restaurant with limited seating and retail store with the sale of alcoholic beverages for off-site consumption. The applicant is also requesting to allow occasional on-site tasting events, no more than three times a month. This 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 counter-service restaurant and retail store with the sale of alcoholic beverages for off-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 off-sale alcohol establishments is two. Currently, there are five off-sale establishments located in this tract and “Butcher and Booze” will be the 6th 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 sale of alcoholic beverages for off-site consumption and occasional on-site tasting events at the proposed 1,860 square-foot counter service restaurant with limited seating and retail store, “Butcher and Booze”, 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 counter service restaurant and retail store 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 the sale of alcoholic beverages for off-site consumption with occasional on-site tasting events at a proposed counter service restaurant and retail store within an existing, vacant tenant space.

It is not anticipated that the applicant’s request for alcoholic beverage sales at the proposed counter service restaurant with limited seating and retail store, “Butcher and Booze” 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. 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 business 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 off-site sales of alcoholic beverages with occasional tasting events 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 include one compact stall and six tandem spaces that are not considered code compliant parking per the zoning code. Access to the enclosed parking area is taken from existing driveways located off West California Avenue and Myrtle Street. The parking demand is not anticipated to intensify based on the applicant’s request to allow the sales of alcoholic beverages for off-site consumption and occasional on-site tasting events at the proposed restaurant with limited seating and retail store. 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 sales of alcoholic beverages for off-site consumption and occasional on-site tasting events at the proposed restaurant and retail store, “Butcher and Booze”, 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 sale of alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant with limited seating and retail establishment 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 currently features 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 sell alcoholic beverages for off-site consumption with occasional on-site tasting events at a proposed counter service restaurant and retail establishment will be in keeping with the goals of the area to promote business and pedestrian-friendly commercial uses. The applicant's request to allow occasional on-site tasting events, would be for no more than three times a month. The sale of alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant and retail establishment 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 sell alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant and retail establishment 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 counter service restaurant and retail store with the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events 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 counter service restaurant with limited seating and retail store with the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events 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 off-sale alcohol establishments is two. Currently, there are five off-sale establishments located in this tract and "Butcher and Booze" will be the sixth 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 property. 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 sale of alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant with limited seating and retail establishment, "Butcher and Booze" will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request to operate a counter service restaurant (with eight seats or less) and retail store with the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events 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 counter service restaurant and retail store 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 the sale of alcoholic beverages for off-site consumption with occasional on-site tasting events at a proposed counter service restaurant and retail store within an existing, vacant tenant space.

It is not anticipated that the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant and retail establishment, "Butcher and Booze" will be detrimental to the community or adversely conflict with the community's normal development. Their request to allow the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant and retail establishment is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use. 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 counter service restaurant and retail store 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 off-site sales of alcoholic beverages with occasional tasting events 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. The parking demand is not anticipated to intensify based on the applicant's request to allow the sales of alcoholic beverages for off-site consumption and occasional on-site tasting events at the proposed restaurant and retail store. 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 alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant and retail establishment 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 counter service restaurant and retail store with the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events 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 mile 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 counter service restaurant and retail store. While residential uses are located on-site and nearby, the project is conditioned to ensure the operation will be in compliance with all applicable federal, state, and local laws. The applicant's request to allow the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant with limited seating and retail establishment 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

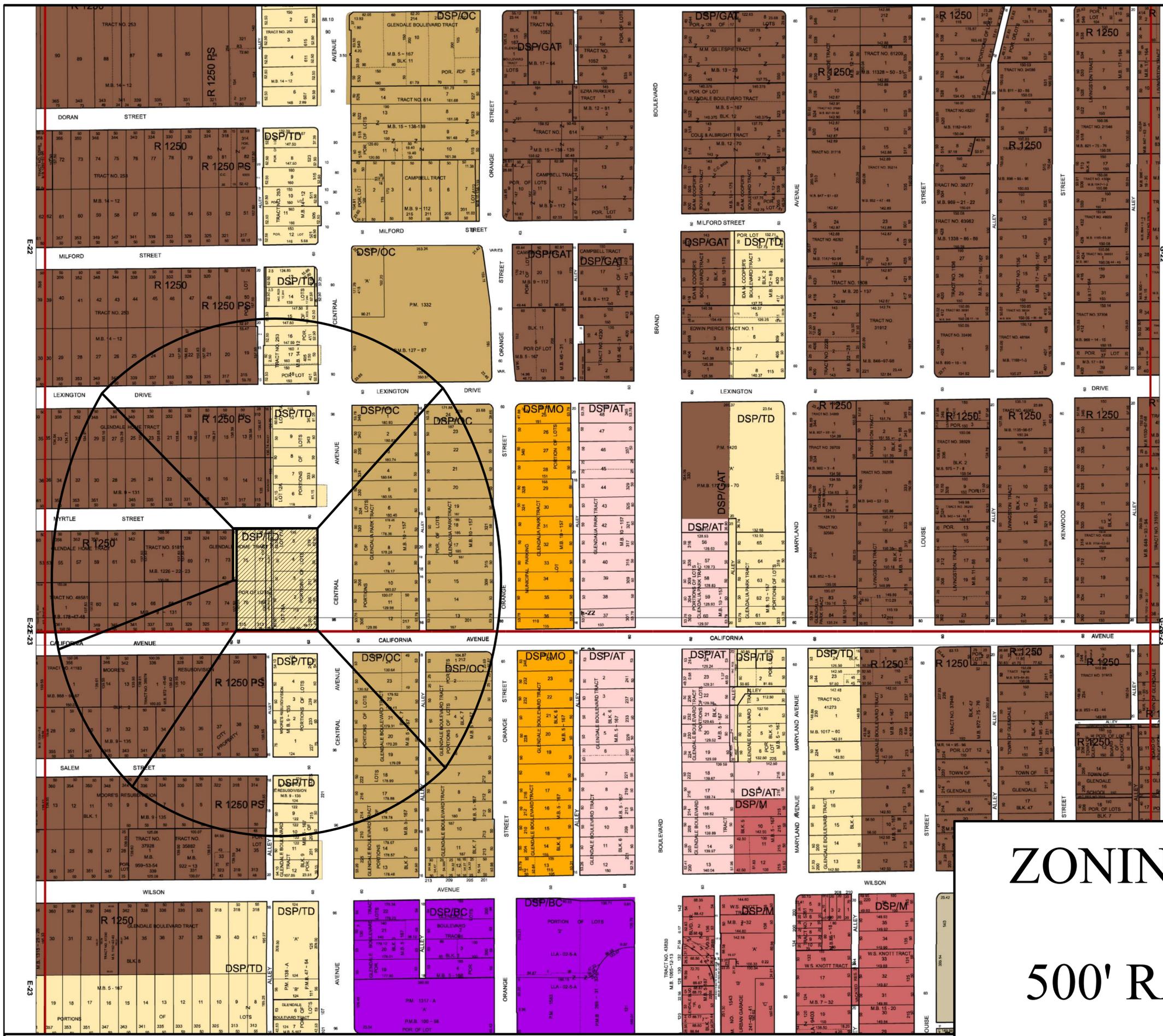
the existing or proposed use. As noted in Finding D above, the applicant's request is not anticipated to increase the need for public or private facilities. The sale of alcoholic beverages for off-site consumption and occasional on-site tasting events within the proposed counter service restaurant with limited seating and retail establishment, "Butcher and Booze" 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 counter service restaurant with limited seating and retail store with the sale of alcoholic beverages for off-site consumption and occasional on-site tasting events does serve a public convenience for the area because it serves 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



17200' High Density Residential

- C1 - Neighborhood Commercial
- C2 - Community Commercial
- C3 - Commercial Service
- CH - Commercial Hillside
- CA - Commercial Auto
- CR - Commercial Retail
- CPD - Commercial Planned Development
- CE - Commercial Equestrian
- SF/MU - Commercial/Residential Mixed Use
- IMU - Industrial/Comm. Mixed Use
- IMU R - Industrial/Comm. Residential Mixed Use
- IND - Industrial
- T - Transportation
- SR - Special Recreation
- CEM - Cemetery

Downtown Specific Plan

- DSP/AT - Alex Theater
- DSP/OC - Broadway Center
- DSP/CC - Civic Center
- DSP/EB - East Broadway
- DSP/GAL - Galleria
- DSP/GAT - Gateway
- DSP/M - Maynard
- DSP/MO - Mid Orange
- DSP/OC - Orange Central
- DSP/TC - Town Center
- DSP/TD - Transitional

Overlay Zones

- H - Horse
- HD - Historic District
- P - Parking
- PRD - Planned Residential Development
- PRD - Precise Plan of Design
- PS - Parking Structure

Cadastral Basemap

- City Boundary
- ROW-Track Lines
- Lot Lines
- City Lot Split Lines
- Other
- County Lot Split Lines

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C-20	D-20	E-20	F-20	G-20	H-20	I-20
C-21	D-21	E-21	F-21	G-21	H-21	I-21
D-22	E-22	F-22	G-22	H-22	I-22	J-22
D-23	E-23	F-23	G-23	H-23	I-23	J-23
D-24	E-24	F-24	G-24	H-24	I-24	J-24
E-25	F-25	G-25	H-25	I-25	J-25	K-25

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Planning Department (916) 548-3148
 Email: Engineering@cityofglendale.com
 Website: <http://www.cityofglendale.com>

Date Prepared: October 1, 2013
 Prepared By: B37 for Planning Division
 Plan: Downtown Specific Plan/Planning Atlas

Approved By: _____

100 50 0 50 100 Feet
 1 Inch Equals 100 Feet

CITY OF GLENDALE
 Planning Division
 City Engineer's Office
ZONING ATLAS MAP

Map Legend

Zone District Boundary

- ROS - Residential Open Space
- R1R - Restricted Residential
- R1 - Low Density Residential
- R3000 - Moderate Density Residential
- R2250 - Medium Density Residential
- R2250 P - Medium Dens. Res. Parking Overlay
- R1850 - Medium High Density Res.
- R1850 P - Medium High Density Res. Parking Overlay
- R1250 - High Density Residential
- C1 - Neighborhood Commercial
- C2 - Community Commercial
- C3 - Commercial Service
- CH - Commercial Hillside
- CA - Commercial Auto
- CR - Commercial Retail
- CPD - Commercial Planned Development
- CE - Commercial Equestrian

ZONING MAP

500' RADIUS

PLANS BY:
 PATRICK E. PANZARELLO
 CONSULTING SERVICES
 PO BOX 1085
 SUN VALLEY, CA 91353
 (818) 310-8589
 patpanz@inbox.com

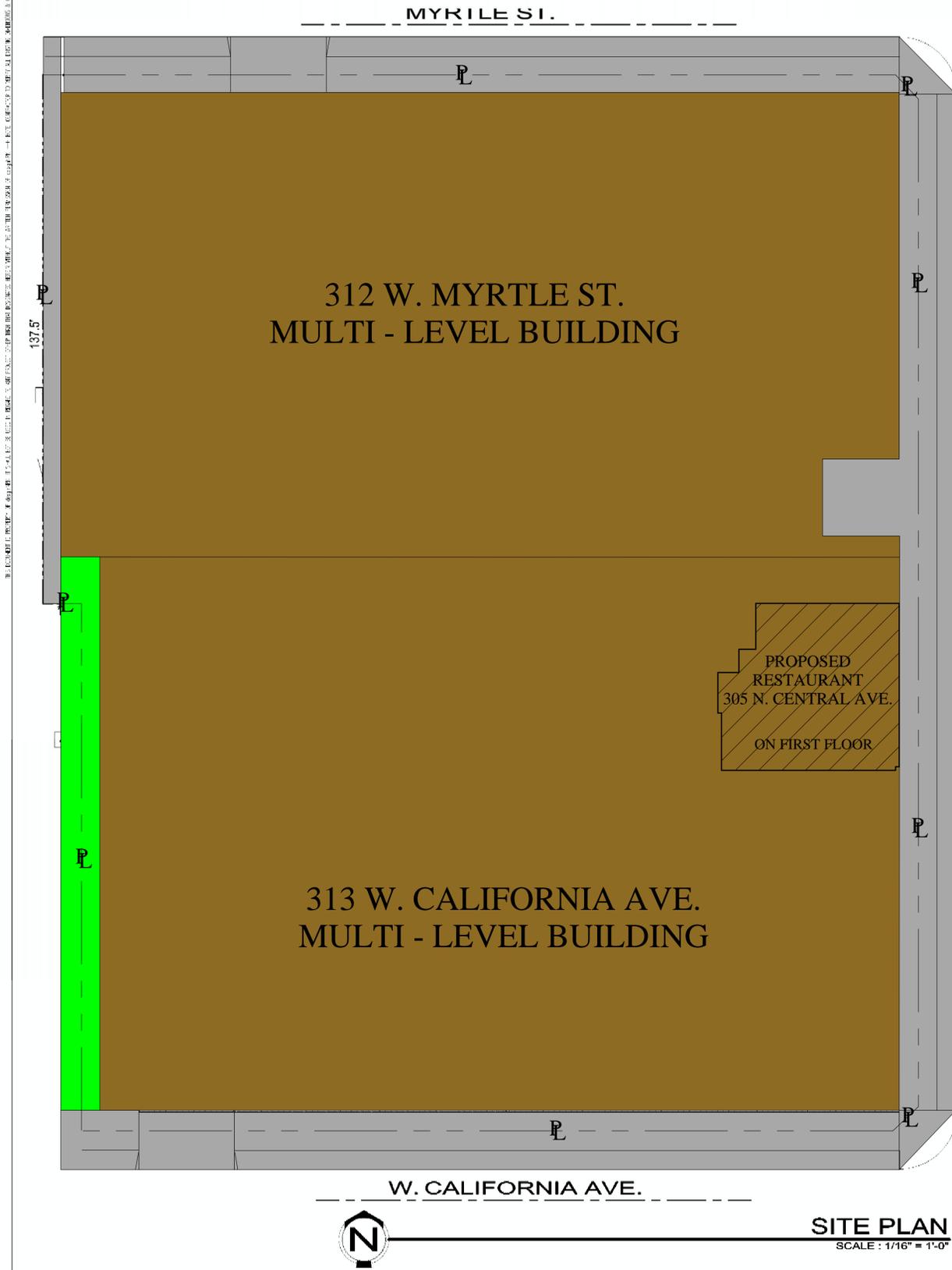
BUTCHER AND BOOZE RESTAURANT
 305 N. CENTRAL AVE., GLENDALE, CA 91203

APPLICANT: ALEXANDER GOLST
 (323) 393 - 5020

8/9/19

ZONING MAP

TENANT IMPROVEMENT - NEW RESTAURANT BUTCHER AND BOOZE RESTAURANT



SITE PLAN KEYED NOTES

1. OUTLINE OF EXT'G BUILDING
2. UPPER LEVELS FLOOR LINE
3. EXT'G SIDEWALK
4. EXT'G PROPERTY LINE
5. NEW RESTAURANT LINE
6. EXT'G ENTRANCE TO PROPOSED RESTAURANT
7. EXT'G DRIVEWAY TO REMAIN
8. EXT'G PARKING LAYOUT TO REMAIN

SITE PLAN LEGEND

- EXT'G BUILDING OUTLINE
- PROPOSED PROJECT UNIT
- FIRST FLOOR UNITS
- HANDICAPPED ACCESSIBLE PATH OF TRAVEL

SCOPE OF WORK

- TENANT IMPROVEMENT
- CHANGE OF USE FROM RETAIL TO RESTAURANT
- NO EXTERIOR WORK
- NO ADDED SQUARE FOOTAGE

SITE MAP



NOTES

- A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:
1. MECHANICAL
 2. ELECTRICAL
 3. PLUMBING
- B. SIGNAGE UNDER SEPARATE PERMIT.

SHEET INDEX

ARCHITECTURAL SHEETS:

A1.1	COVER SHEET & SITE PLAN
A1.2	ACCESSIBILITY NOTES
A1.3	ACCESSIBILITY NOTES
A1.4	SECURITY NOTES
A2.0	EXT'G FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS

HEALTH DEPARTMENT SHEETS:

A-101	EQUIPMENT PLAN
A-501	EQUIPMENT SCHEDULE & DETAILS

PROJECT FLOOR PLAN AREA & DATA

LOT SIZE :	61,563 SQ. FT.	
EXT'G UNIT AREA :	1,860 SQ. FT.	
EXT'G USE / OCCUPANCY :	RETAIL / M	
EXT'G OCCUPANCY LOAD :	1,860 SQ. FT. / 60	
NEW USE / OCCUPANCY :	RESTAURANT / B	
OCCUPANCY LOAD BREAK DOWN - SEE SHEET A2.2 :		
CUSTOMER AREA - SEATING :	500 SQ. FT. / 15	34
CUSTOMER AREA - STANDING :	415 SQ. FT. / 30	14
KITCHEN AREA :	300 SQ. FT. / 200	2
NEW TOTAL OCCUPANT LOAD :		50

LEGAL DESCRIPTION : MB 9-131 VAC ALLEY, E 10 FT LOT 73, POR LOTS 1 THRU 5, ALL LOTS 75 THRU 78, 77A, 78A

ZONING : DSP / TD

ASSESSOR'S PARCEL NO. : 5637-006-165

CONSTRUCTION TYPE : VB

YEAR BUILT : 2017

NUMBER OF STORIES : 6

FIRE SPRINKLERS : YES

FIRE ZONE : NO

PROJECT SHALL COMPLY W/ THE 2016 CBC, CMC, CEC, CPC, GFD & CALIFORNIA ENERGY CODE AS WELL AS THE 2017 GLENDALE BUILDING & SAFETY CODE. CBC SECTION 106.1.1

PROJECT INFORMATION

PROJECT LOCATION 313 W. CALIFORNIA AVE. GLENDALE, CA 91203	TENANT BUTCHER AND BOOZE REST. 313 W. CALIFORNIA AVE. GLENDALE, CA 91203
PROJECT DESIGNER DESIGNNRK 213 N. ORANGE ST. UNIT. E GLENDALE, CA 91203 OFFICE : 818.823.7286 FAX : 888.424.8125 E-MAIL : INFO@DESIGNNRK.COM	KITCHEN DESIGN & CONTACT AMERICAN FIXTURES & DESIGN 6640 SAN FERNANDO RD. GLENDALE, CA 91201 TEL: 818.242.5252 FAX: 818.242.5590

CITY OF GLENDALE FIRE DEPT NOTES:

1. ADDRESS NUMBERS: EXAPPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THE BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE AMINIMUM OF 6 INCHES (152 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES (12.7MM) AND SHALL BE ILLUMINATES IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR); NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. FIRE EXTINGUISHERS: PROVIDE A FIRE EXTINGUISHER (MIN. 2A-10BC) WITHIN A RECESSED OR SEMI-RECESSED CABINET WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE TOP OF THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER CABINET SHALL BE NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.
3. EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL COMPLY W/ THE PROVISIONS OF 2016 CBC-1006. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1-FOOT CANDLE AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELIC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.
4. EXIT SIGNS: EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL, BE ILLUMINATED AT ALL TIMES AND COMPLY WITH PROVISIONS OF THE 2016 CBC 1011.
5. DOOR OPERATIONS: ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
6. LOCKS AND LATCHES: THE LOCKING DEVICE FOR THE MAIN EXTERIOR EXIT DOOR(S) SHALL BE READILY DISTINGUISHABLE AS LOCKED. DOOR SHALL ALSO HAVE A VISIBLE DURABLE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND (ABOVE THE DOOR); POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR." (AS APPLICABLE.)
7. REQUIRED FIRE DEPARTMENT INSPECTIONS:
FOR ALL INSPECTIONS CALL 818-548-4810

- FIRE PREVENTION FINAL - CONTRACTOR MUST REQUEST A SEPARATE INSPECTION. INSPECTION INCLUDES, BUT NOT LIMITED TO: FIRE EXT., SIGNAGE, DOOR HARDWARE & MEANS OF EGRESS EMERGENCY EXIT LIGHTING, ETC.
- INDUSTRIAL WASTE
- HOOD EXTINGUISHING SYSTEM

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, GRADES, EXISTING STRUCTURES, AND FIELD CONDITIONS AT THE SITE, BEFORE COMMENCING WORK.
HE SHALL IMMEDIATELY NOTIFY THE DESIGNER AND/OR OWNER.

TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION. WHERE NO DETAILS ARE GIVEN, THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS AND/ OR CONFLICTS AMONG THE VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, EXISTING STRUCTURES, AND/ OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER, BEFORE PROCEEDING WITH THE WORK SO INVOLVED.

REFERENCES TO THE A.S.T.M.'S AND THE UNIFORM BUILDING CODE, SHALL BE TO THE LATEST EDITIONS.

CONSTRUCTION WORK SHALL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO THE OTHER TENANTS.

CONSTRUCTION OPERATION SHALL NOT BLOCK WALKWAYS, OR OTHER MEANS OF EGRESS.

PLANS BY:
PATRICK E. PANZARELLO
CONSULTING SERVICES
PO BOX 1085
SUN VALLEY, CA 91353
(818) 310-8589
patpanz@inbox.com

BUTCHER AND BOOZE RESTAURANT
305 N. CENTRAL AVE., GLENDALE, CA 91203

APPLICANT: ARAM GALSTYAN
(323) 393 - 5020

8/9/19

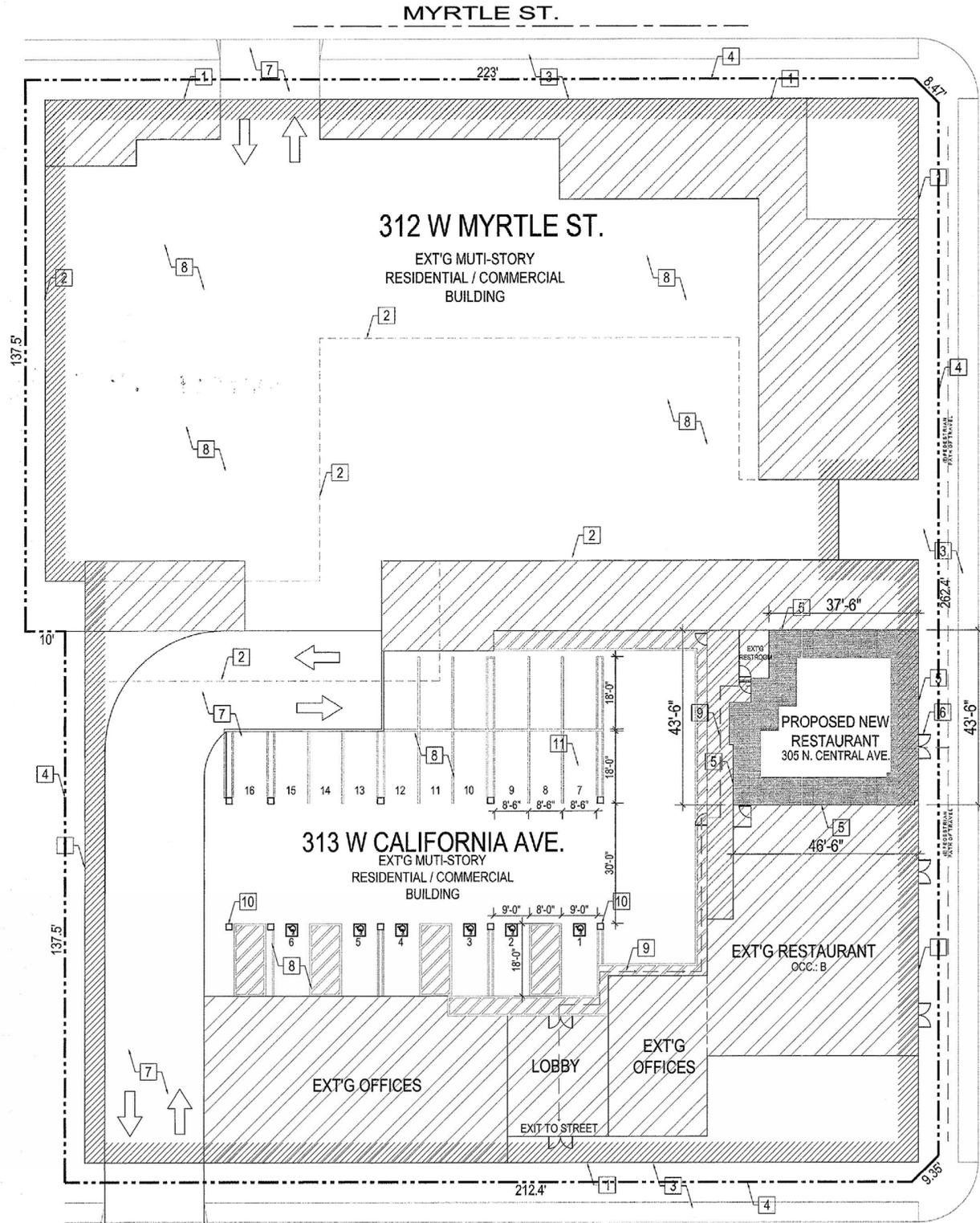
A - 1

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

TENANT IMPROVEMENT - NEW RESTAURANT

BUTCHER AND BOOZE RESTAURANT

305 N. CENTRAL AVE. GLENDALE, CA 91203



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

GENERAL NOTES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, GRADES, EXISTING STRUCTURES, AND FIELD CONDITIONS AT THE SITE, BEFORE COMMENCING WORK. HE SHALL IMMEDIATELY NOTIFY THE DESIGNER AND/OR OWNER.

TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION. WHERE NO DETAILS ARE GIVEN, THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS AND/OR CONFLICTS AMONG THE VARIOUS ELEMENTS OF THE DRAWINGS, NOTES, SPECIFICATIONS, EXISTING STRUCTURES, AND/OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER, BEFORE PROCEEDING WITH THE WORK SO INVOLVED.

REFERENCES TO THE A.S.T.M.'S AND THE UNIFORM BUILDING CODE, SHALL BE TO THE LATEST EDITIONS.

CONSTRUCTION WORK SHALL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO THE OTHER TENANTS.

CONSTRUCTION OPERATION SHALL NOT BLOCK WALKWAYS, OR OTHER MEANS OF EGRESS.

SITE PLAN KEYED NOTES

1. OUTLINE OF EXT'G BUILDING
2. UPPER LEVELS FLOOR LINE
3. EXT'G SIDEWALK
4. EXT'G PROPERTY LINE
5. NEW RESTAURANT LINE
6. EXT'G ENTRANCE TO PROPOSED RESTAURANT
7. EXT'G DRIVEWAY TO REMAIN
8. EXT'G PARKING LAYOUT TO REMAIN
9. EXT'G PATH OF TRAVEL
10. EXT'G COLUMNS
11. GREASE COLLECTOR LOCATION

SITE PLAN LEGEND

- EXT'G BUILDING OUTLINE
- PROPOSED PROJECT UNIT
- FIRST FLOOR UNITS
- 1-HR CORRIDOR
- HANDICAPPED ACCESSIBLE PATH OF TRAVEL

PROJECT FLOOR PLAN AREA & DATA

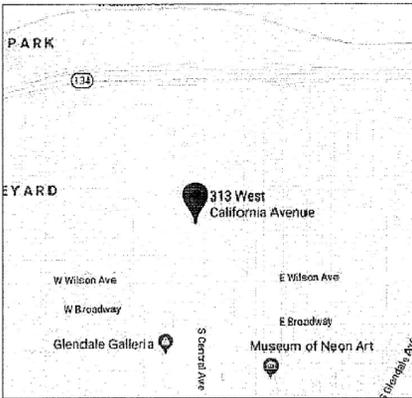
LOT SIZE :	61,563 SQ. FT.
EXT'G UNIT AREA :	1,880 SQ. FT.
EXT'G USE / OCCUPANCY :	RETAIL / M
EXT'G OCCUPANCY LOAD :	1,880 SQ. FT. / 60
NEW USE / OCCUPANCY :	RESTAURANT / B
OCCUPANCY LOAD BREAK DOWN - SEE SHEET A2.2 :	
CUSTOMER AREA - SEATING :	485 SQ. FT. / 15
CUSTOMER AREA - STANDING :	415 SQ. FT. / 30
KITCHEN AREA :	300 SQ. FT. / 200
NEW TOTAL OCCUPANT LOAD :	49

City of Glendale Planning Division
The approval is only for
APPROVED
JUN 18 2019
No other approvals are granted
Any construction or land use contrary to the G.M.C. will not be approved by this permit.
By: _____
Director of Planning

SCOPE OF WORK

- TENANT IMPROVEMENT
- CHANGE OF USE FROM RETAIL TO RESTAURANT
- NO EXTERIOR WORK
- NO ADDED SQUARE FOOTAGE

SITE MAP



NOTES

- A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING :
 1. MECHANICAL
 2. ELECTRICAL
 3. PLUMBING
- B. SIGNAGE UNDER SEPARATE PERMIT.

SHEET INDEX

- ARCHITECTURAL SHEETS:**
- A1.1 COVER SHEET & SITE PLAN
 - A1.2 ACCESSIBILITY NOTES
 - A1.3 ACCESSIBILITY NOTES
 - A1.4 SECURITY NOTES
 - A2.0 EXT'G FLOOR PLANS
 - A2.1 PROPOSED FLOOR PLANS
- HEALTH DEPARTMENT SHEETS:**
- A-101 EQUIPMENT PLAN
 - A-501 EQUIPMENT SCHEDULE & DETAILS
- ELECTRICAL TITLE 24 SHEETS:**
- E6.0 TITLE 24 ENERGY CALC.

PROJECT INFORMATION

PROJECT LOCATION 305 N. CENTRAL AVE. GLENDALE, CA 91203	TENANT BUTCHER AND BOOZE REST. 305 N. CENTRAL AVE. GLENDALE, CA 91203
PROJECT DESIGNER DESIGN/RRK 213 N. ORANGE ST. UNIT: E GLENDALE, CA 91203 OFFICE : 818.823.7286 FAX : 888.424.8125 E-MAIL : INFO@DESIGN/RRK.COM	KITCHEN DESIGN & CONTACT AMERICAN FIXTURES & DESIGN 6640 SAN FERNANDO RD. GLENDALE, CA 91201 TEL: 818.242.6292 FAX: 818.242.5550

CITY OF GLENDALE FIRE DEPT NOTES:

1. **ADDRESS NUMBERS:** APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR), NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. **FIRE EXTINGUISHERS:** PROVIDE A FIRE EXT. (MIN. 2A-10BC) WITHIN ARECESSED OF SEMI-RECESSED CABINET WITHIN 75' TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY; THE EXTINGUISHER SHALL BE MOUNTED ON A HOOK WITHIN THE CABINET (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48" ABOVE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.
3. **FIRE SPRINKLERS:** FOR TENANT IMPROVEMENT PROJECTS, EXTEND/MODIFY THE EXISTING BUILDING'S AUTOMATIC FIRE SPRINKLER SYSTEM TO PROVIDE COMPLETE SPRINKLER PROTECTION THROUGHOUT THE ADDITION OR REMODELED AREA OF WORK. ALTERATIONS TO THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.
4. **FIRE ALARM EXISTING SYSTEM:** EXTEND/MODIFY THE EXT'G BUILDING'S AUTOMATIC SPRINKLER SYSTEM TO PROVIDE COMPLETE SPRINKLER PROTECTION THROUGHOUT THE ADDITION OR REMODEL AREA OF WORK. ALTERATION TO THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT BY THE CONTRACTOR IN POSSESSION OF THE U.L. CERT. OF THE BUILDING.
5. **HOOD EXTINGUISHING SYSTEMS:** NEW SYSTEMS: INSTALLATION OF HOOD FIRE SUPPRESSION SYSTEM SHALL BE APPROVED UNDER SEPARATE PERMIT. PLANS AND PERMIT APPLICATION SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT.
6. **EMERGENCY LIGHTING:** EMERGENCY LIGHTING SHALL COMPLY W/ THE PROVISIONS OF 2016 CBC-1006. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1-FOOT CANDLE AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELEC. SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.
7. **EXIT SIGNS:** EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL, BE ILLUMINATED AT ALL TIMES AND COMPLY WITH PROVISIONS OF THE 2007 CBC 1011.
8. **DOOR OPERATIONS:** ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE, OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
9. **LOCKS AND LATCHES:** THE LOCKING DEVICE FOR THE MAIN EXTERIOR EXIT DOOR(S) SHALL BE READILY DISTINGUISHABLE AS LOCKED. DOOR SHALL ALSO HAVE A VISIBLE DURABLE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND (ABOVE THE DOOR); POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR." (AS APPLICABLE.)
10. **FIRE PERMITS:** THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPT.
 - FIRE SPRINKLER
 - FIRE ALARM
 - HOOD
 - INDUSTRIAL

11. **REQUIRES FIRE DEPARTMENT INSPECTIONS:** FOR THIS PROJECT ARE LISTED BELOW. FOR ALL INSPECTIONS, CALL 818-548-4810
 - OVERHEAD SPRINKLER ROUGH INSPECTION (PRIOR TO COVERING ANY PIPING)
 - FIRE ALARM ROUGH INSPECTION (PRIOR TO COVERING ANY WIRING/CONDUIT)
 - FIRE SPRINKLER FINAL
 - FIRE ALARM FINAL
 - FIRE PREVENTION FINAL CONTRACTOR MUST REQUEST A SEPARATE INSPECTION. INSPECTION INCLUDES, BUT NOT LIMITED TO: FIRE EXT., SIGNAGE, DOOR HARDWARE & MEANS OF EGRESS, EMERGENCY EXIT LIGHTING, ETC.
 - HOOD
 - INDUSTRIAL

PLANS BY:
PATRICK E. PANZARELLO
CONSULTING SERVICES
PO BOX 1085
SUN VALLEY, CA 91353
(818) 310-8589
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BUTCHER AND BOOZE RESTAURANT
305 N. CENTRAL AVE., GLENDALE, CA 91203
APPLICANT: ARAM GALSTYAN
(323) 393 - 5020

8/9/19

A - 1

DOOR SCHEDULE									
MARK	MATERIAL	WIDTH	HEIGHT	THICK	GLAZE TEMP	SOLID CORE	FINISH	HARDWARE TYPE	NOTES
1 LL	WOOD	3'-0"	6'-8"	1 3/8"		●	PAINTED	L	INTERIOR DOOR
2 LL	WOOD	3'-6"	6'-8"	1 3/8"		●	PAINTED	L	INTERIOR DOUBLE DOOR
3 LL	ALUMINUM	2'-6"	6'-8"	1 3/8"		●	ANODIZED	L	WALK-IN FREEZER DOOR

DOOR NOTES :

- HARDWARE : - 'L' LEVER TYPE HARDWARE - DOOR HANDLE TO BE 34" TO 44" ABOVE FINISH FLOOR ALL HARDWARE
- SHAPE OF OPERATING DEVICES MUST BE EASY TO GRASP WITH ONE HAND
 - NO TIGHT GRASPINGS, 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.

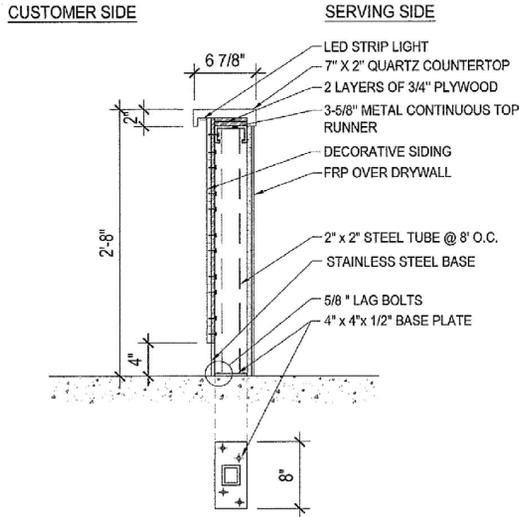
EXIT DOOR MUST BE OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF KEY, SPECIAL KNOWLEDGE, OR EFFORT. CBC 1010.1.9

WALL / SYMBOL LEGEND

- FULL HEIGHT NEW WALLS
- WALLS TO REMAIN
- EXT'G WALL TO BE REMOVED
- FIRE EXTINGUISHER, SEMI-RECESSED
- LIGHT SWITCH ACTIVATED MECHANICAL EXHAUST VENT
- EXIT PATHWAY
- DOOR NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- EXIT SIGN
- CUSTOMER AREA
- 2 LAMP LED EMERGENCY LIGHTING

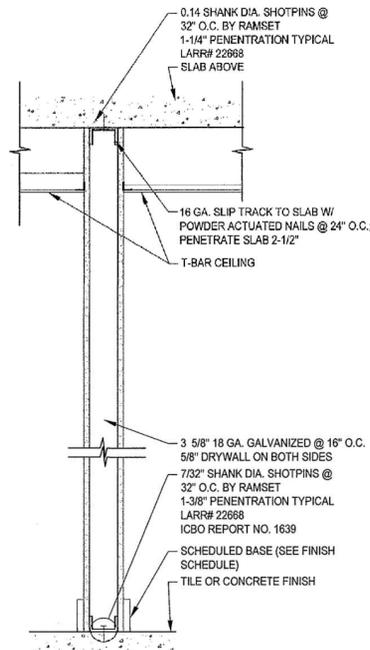
FLOOR PLAN KEYED NOTES :

- (S.B.O.) SELECTED BY OWNER OR CONTRACTOR
- EXT'G WALLS TO REMAIN
 - EXT'G STORE FRONT TO REMAIN
 - EXT'G POST / COLUMN TO REMAIN
 - NEW PARTITION WALL
 - EXT'G DOOR TO REMAIN - PUSH THRU DBL ENTRY DOORS STOREFRONT DOOR LOCKING / CYLINDER LOCK
 - CUSTOMER SITTING AREA
 - 30' X 48" ACCESSIBLE SEATING AREA
 - EXT'G TOILET, ADA APPROVED
 - EXT'G GRAB BARS, ADA APPROVED
 - EXT'G SINK, ADA APPROVED
 - EXT'G DOOR TO REMAIN
 - SIGN OVER DOOR OPENING - THIS DOOR TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED
 - NEW EMERGENCY LIGHTS
 - FIRE EXTINGUISHER K-CLASS
 - FIRE EXTINGUISHER 2A-10BC TOP NO HIGHER THAN 48" A.F.F.
 - EXT'G TRASH AREA
 - EXT'G PATHWAY TO PARKING (COMMON HALLWAY)
 - TANKLESS WATER HEATER
 - DELI CASE / DISPLAY CASE
 - STAINLESS STEEL COUNTER
 - FISH CASE
 - STAINLESS STEEL WORKTABLE
 - EXT'G 1-HOUR FIRE RATED WALL TO REMAIN
 - POS SYSTEM
 - MERCHANDISE SHELVING



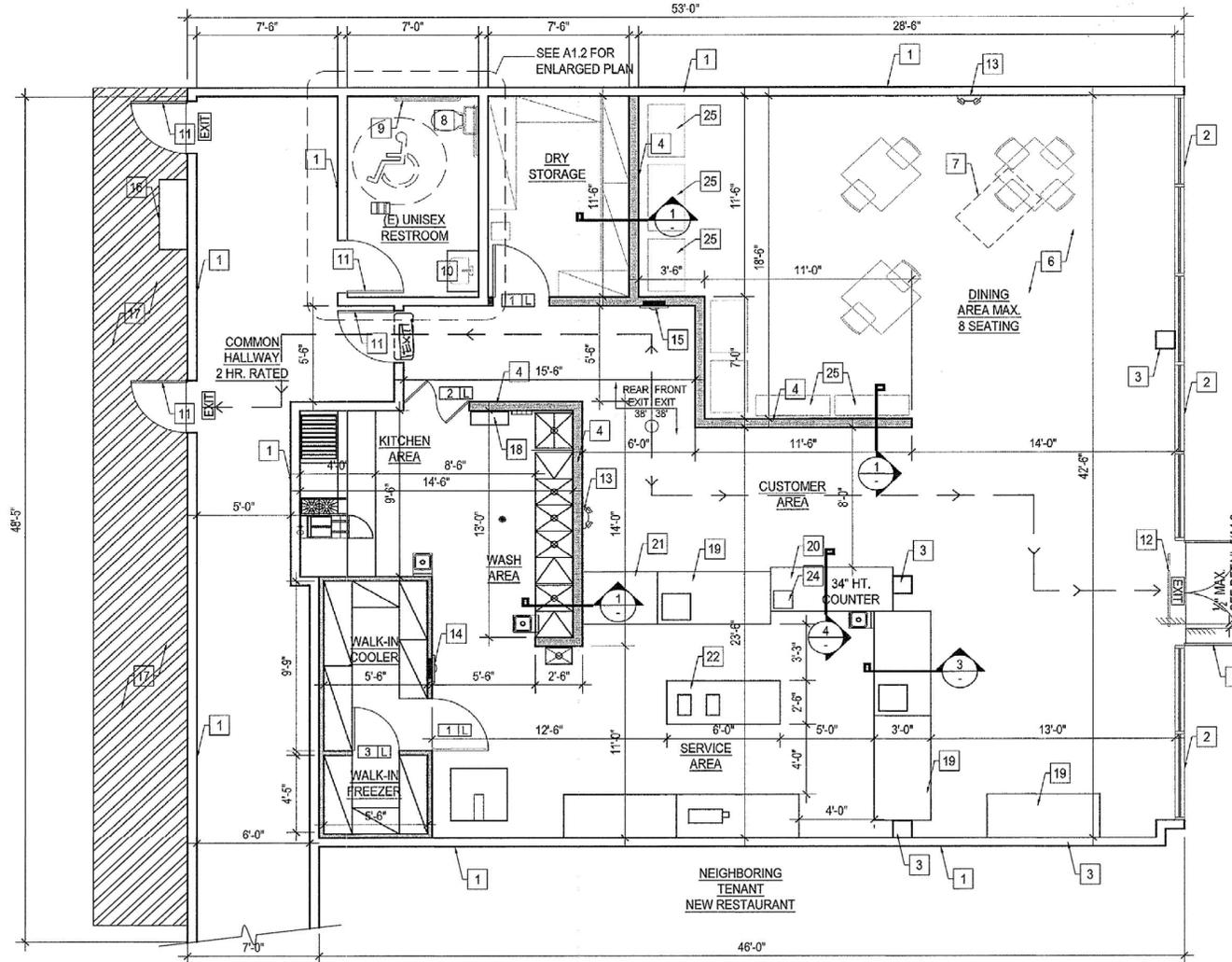
TYP. LOW WALL DETAIL - 2

SCALE : NTS



TYP. FULL HT. WALL DETAIL - 1

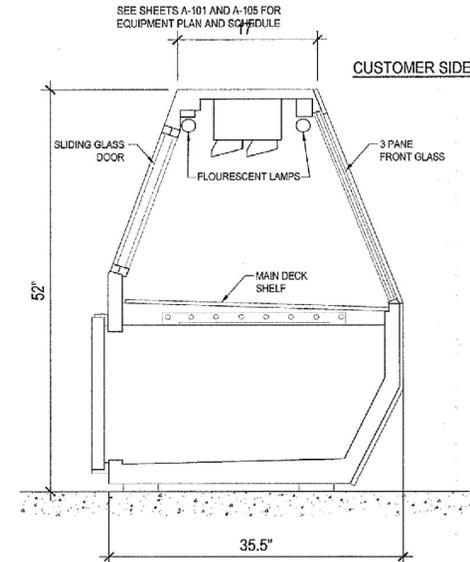
SCALE : NTS



PROPOSED FIRST FLOOR PLAN

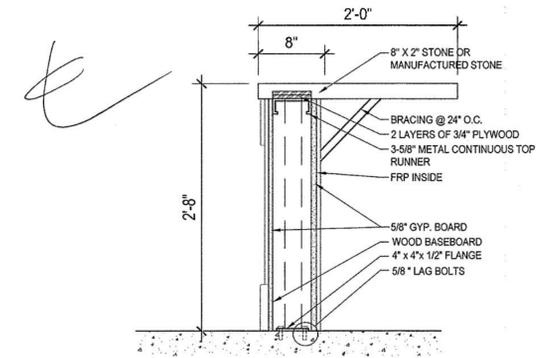
SCALE : 1/4" = 1'-0"

City of Glendale Planning Division
The approval is only for
T.I. Restaurant Counter Service
APPROVED
JUN 18 2019
No other approvals are granted
Any construction or land use contradictory to the G.M.C. is not approved by this permit.
By: *[Signature]*
Director of Planning



DELI CASE - 3

SCALE : NTS



COUNTER WALL - 4

SCALE : NTS

PLANS BY:

PATRICK E. PANZARELLO
CONSULTING SERVICES
PO BOX 1085
SUN VALLEY, CA 91353
www.PatrickPanZarelloCS.com
(818) 310-8589
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BUTCHER AND BOOZE RESTAURANT
305 N. CENTRAL AVE., GLENDALE, CA 91203

APPLICANT: ARAM GALSTYAN
(323) 393 - 5020

8/9/19

A - 2

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

Project
Address: 305 North Central Avenue

Project
Case No.: PAUP 1919192

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: September 26, 2019

Print Name: Jeff Newton

Title: Lieutenant Dept. Police Tel.: 818-548-3145

a. ADDITIONAL COMMENTS:

- 1. Applicant Alexander Golst is in the process of obtaining an Administrative Use Permit to allow the sale of alcoholic beverages (Type 21) for the Off-Sale consumption at a proposed counter-service restaurant (retail market and deli, maximum 8 seats) located at 305 North Central Avenue DBA Butcher and Booze.

Butcher and Booze will be located in census tract 3018.02 which allows for 2 Off-sale establishments. There are currently 5 Off-Sale licenses. Butcher and Booze will bring the total to 6. 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.

Per the ABC website, Butcher and Booze does not have a "pending" or "active" license at this time.

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. The sale of alcoholic beverages should be restricted to avoid late night sales.

2. Sales of alcoholic beverages shall be permitted only between the hours of _____ and _____ each day of the week (hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered).
3. Individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
4. The store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
5. Store display racks should be positioned such that they are in a clear line of sight by management and staff with no restricting view.
6. Signs should be posted clearly specifying no sales to minors or intoxicated persons.
7. Appropriately lighting for the display areas where alcoholic beverages would be sold should be required.
8. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
9. The sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
10. Signs indicating no loitering or trespassing should be posted.
11. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

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

Project
Address: 305 North Central Avenue

Project
Case No.: PAUP 1919192

If project comments are not received by the due date, it will be assumed that your department has no 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: 9/26/19

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.