



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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

May 12, 2020

Applicant:

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

**RE: ADMINISTRATIVE USE PERMIT NO. PAUP2002988
317 NORTH VERDUGO ROAD
(Evropa Restaurant)**

The Director of Community Development will render a final decision on or after **May 20, 2020**, for the following project:

Project proposal: To allow on-site sales, service, and consumption of alcoholic beverages (Type 47) at a new full-service restaurant (Evropa Restaurant).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
4. That any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.

5. That sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to one hour prior to closing of the restaurant each day of the week.
6. 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.
7. That no patron of the restaurant shall be allowed to bring any alcoholic beverages that were purchased off-site, unless the restaurant has an established corkage policy allowing and regulating such.
8. That 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.
9. 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.
10. That the premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.
11. That the full service restaurant shall not become a tavern. 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.
12. 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.
13. That the service of alcohol shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
14. That if the establishment intends to have a dance floor, the dance floor may not exceed 200 square feet, and dancing will only be allowed on the premises in designated dance floor areas with a proper "Dance" permit. 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.
15. That music or noise shall be contained within the edifice of the establishment. The business shall comply with the state and local laws and ordinances concerning excessive noise and disturbing the peace. No amplified sound may be produced without first obtaining an "Amplified Sound Permit."
16. That no live entertainment is permitted without a "Live Entertainment Permit."

17. 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.
18. That the sale of alcoholic beverages for consumption off the premises is strictly prohibited.
19. That the establishment's manager and or staff should be proactive in the enforcement of the City of Glendale Clean Air Act.
20. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.

PROJECT BACKGROUND

Project proposal:

An application for an Administrative Use Permit to allow on-site sales, service and consumption of alcoholic beverages (Type 47) at a new full-service restaurant (Evropa Restaurant), within a 1,535 square-foot commercial tenant space at an existing, one-story shopping center, located in the C1 (Neighborhood Commercial) Zone.

Previous Permits for the Site:

On November 20, 1973, Variance Nos. 5692-U and 5693-S was granted with conditions by the Zoning Administrator to permit shopping center buildings and walled transformer area to the side and rear property lines of 315-335 North Verdugo Road.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because this project is proposing to allow on-site sales, service, and consumption of alcoholic beverages for a new full-service restaurant within an existing commercial tenant space and involves no expansion of the existing space.

General Plan: Commercial – Neighborhood

Zone: C1 (Neighborhood Commercial)

Description of existing property and uses:

The project site is a 61,420 square-foot lot located at the southwestern corner of Chevy Chase Drive and North Verdugo Road. The proposed full-service restaurant (Evropa Restaurant) will be located within an existing commercial tenant space an existing one-story shopping center situated on the southern half of the property. A total of 61 shared parking spaces are provided for the commercial uses on site and are accessible from Chevy Chase Drive and North Verdugo Road.

Neighboring zones and uses:

	Zoning	Existing Land Use
North	C1 (Neighborhood Commercial)	Commercial
East	C1 (Neighborhood Commercial)	Commercial
South	C1 (Neighborhood Commercial) / R-1650 (Medium-High Density Residential)	Commercial/ Multifamily Residential Development
West	R-1650 (Medium-High Density Residential)	Multifamily Residential

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various city divisions/departments regarding the proposed sale of alcoholic beverages for on-site service and consumption at a new full-service restaurant. Conditions were received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. A majority of these recommended conditions have been incorporated into the draft conditions.

PROJECT ANALYSIS

The project site is a 61,420 square-foot lot located at the southwestern corner of Chevy Chase Drive and North Verdugo Road. The site is improved with a one-story, 43,619 square-foot commercial shopping center with a detached 4,902 square-foot commercial building. The new full-service restaurant will be within one of the existing tenant spaces that was previously occupied by a massage parlor (personal service use).

The applicant is requesting approval of an Administrative Use Permit to allow on-site sales, service, and consumption of alcoholic beverages for a new full-service restaurant (Evropa Restaurant). The zoning land use designation for the subject property is C1 (Neighborhood Commercial), and the General Plan Land Use Element designation is Commercial—Neighborhood. The C1 zone is intended as a zone for small shopping centers, professional buildings, service centers and other commercial activities providing convenience goods and services to the surrounding residential neighborhood in conformance with the comprehensive general plan of the City.

A variety of uses are permitted in this zone, and a full-service restaurant is one of the intended uses. Evropa Restaurant will be located in one of the tenant spaces of the existing one story shopping center that was built in 1974. The subject property is bounded by general commercial uses and the Glendale Fire Station No.25 to the north, medical office use to the east, and multifamily residential uses to the south and west. The service of alcoholic beverages in conjunction with a meal at a bona fide full-service restaurant is appropriate for the subject location, as it not only adds to the variety of uses and dining options offered at the shopping center and the surrounding community, but also complements commercial activity along Verdugo Road and Chevy Chase Drive. Alcoholic beverage sales are an administratively permitted use in the C1 Zone, and therefore, consistent with the land use designation. Since the site has been fully developed since 1974 and the Administrative Use Permit application only involves the on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant with no changes to the existing building, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Element, will not be impacted as a result of the project.

The on-site sales, service, and consumption of alcoholic beverages at the new full service restaurant will not be detrimental to the public health or safety, the general welfare, or the environment. The project has been reviewed by the Police Department and the Divisions of Neighborhood Services, Building & Safety, and Planning within the Community Development Department to identify potential negative impacts of the project on the public health, safety, general welfare or environment. According to the Glendale Police Department, the subject property is located in census tract 3020.04, where four on-sale establishments are recommended. The Glendale Police Department reports there is currently one on-sale license in this tract, which Evropa Restaurant would bring the total to two. The ancillary sale alcoholic beverages for on-site consumption in conjunction with a full-service restaurant is a common service that is not typically associated with public drunkenness or other alcohol-related crimes. Based on Part 1 crime statistics for this census tract in 2019, there were 73 crimes, 56% below the city wide average of 167. Within the last calendar year, there were no calls for police service at the location. Neither the Police Department nor Neighborhood Services division cited concerns related to this project. However, recommended conditions of approval by the Police Department are incorporated in the staff recommendation to ensure there are no negative impacts to the public health, safety, general welfare, or the environment.

The proposed on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant will not adversely affect or conflict with adjacent uses or impede normal development of surrounding properties. The project site is currently bounded by a general commercial uses and the Glendale Fire Station No.25 to the north, medical office use to the east, and multifamily residential uses to the south and west. The request is not anticipated to interfere with the existing operations or development of the neighboring uses since ancillary sale of alcoholic beverages for on-site consumption in conjunction with a full-service restaurant is a common service that is not typically associated with public drunkenness or other alcohol-related crimes as mentioned above.

Additionally, there is a public church (Church of Jesus Christ of Latter-day Saints), two public schools (John Marshall Elementary School and Wilson Middle School a hospital (Glendale Adventist Medical Center), a public park (Piedmont Park), and a public library (Glendale Central Library) within quarter mile of the subject location. However, it is not anticipated the proposed on-site consumption of alcoholic beverages at Evropa Restaurant will be detrimental to the nearby uses, given the fact that there already is an existing dining establishment (Buko Restaurant) with on-site consumption of alcoholic beverages within the shopping center. The applicant's request complements the new full-service restaurant's operation and the surrounding and nearby uses, as it offers the surrounding and nearby uses a new and convenient location for on-site consumption of alcoholic beverages in conjunction with a meal. The sale of alcoholic beverages for on-site consumption with a meal will remain ancillary to the business' primary commercial activity as a full service restaurant.

This application does not include any new floor area or proposed modifications to the existing site, which was developed as a shopping center and has been utilized by commercial uses for more than 45 years. Adequate public and private facilities, such as utilities, landscaping, and parking spaces are all existing and will continue to be provided for the proposed use without issue. Evropa Restaurant will occupy one of the existing tenant spaces of an existing shopping center on site. The site has been fully developed since 1974 and is located in a developed commercial district with all required utilities such as gas, electricity, water, sewers, and landscaping already in place.

The applicant's request is not expected to create a negative parking or traffic related impact, as it is not anticipated that the proposed on-site sales, service and consumption of alcoholic

beverages in conjunction with a meal will significantly increase the amount of patrons to the subject property that is developed with a shopping center with multiple businesses and has been serving many patrons over four decades. Because the subject tenant space was previously occupied by a massage parlor (personal service use) with floor area of less than 2,000 square feet, Evropa Restaurant qualifies for exemption of additional parking requirements under GMC 30.32.030(C); therefore, there will be no increase in required parking. There are 61 parking spaces available on-site, which will continue to adequately serve all the tenants and patrons at the shopping center. The Circulation Element identifies North Verdugo Road as a Major Arterial and Chevy Chase Drive as a Minor Arterial; these streets are fully improved and can adequately services the subject site and surrounding commercial developments.

Overall, the applicant's request to allow on-site sales, service, and consumption of alcoholic beverages for a new full-service restaurant is supportable based on the facts surrounding this application and the findings:

DRAFT FINDINGS

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

The applicant is requesting approval of an Administrative Use Permit to allow on-site sales, service, and consumption of alcoholic beverages for a new full-service restaurant (Evropa Restaurant). The zoning land use designation for the subject property is C1 (Neighborhood Commercial), and the General Plan Land Use Element designation is Commercial—Neighborhood. The C1 zone is intended as a zone for small shopping centers, professional buildings, service centers and other commercial activities providing convenience goods and services to the surrounding residential neighborhood in conformance with the comprehensive general plan of the City.

A variety of uses are permitted in this zone, and a full-service restaurant is one of the intended uses. Alcoholic beverage sales are an administratively permitted use in the C1 zone. Evropa Restaurant will be located in one of the tenant spaces of the existing one story shopping center that was built in 1974. The subject property is bounded by general commercial uses and the Glendale Fire Station No.25 to the north, medical office use to the east, and multifamily residential uses to the south and west. The service of alcoholic beverages in conjunction with a meal at a bona fide full-service restaurant is appropriate for the subject location, as it not only adds to the variety of uses and dining options offered at the shopping center and the surrounding community, but also complements commercial activity along Verdugo Road and Chevy Chase Drive. The Circulation Element identifies North Verdugo Road as a Major Arterial and Chevy Chase Drive as a Minor Arterial; these streets are fully improved and can adequately services the subject site and surrounding commercial developments.

Since the site has been fully developed since 1974 and the Administrative Use Permit application only involves the on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant with no changes to the existing building, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Element, will not be impacted as a result of the project.

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 on-site sales, service, and consumption of alcoholic beverages at the new full service restaurant will not be detrimental to the public health or safety, the general welfare, or the environment. The project has been reviewed by the Police Department and the Divisions of Neighborhood Services, Building & Safety, and Planning within the Community Development Department to identify potential negative impacts of the project on the public health, safety, general welfare or environment. According to the Glendale Police Department, the subject property is located in census tract 3020.04, where four on-sale establishments are recommended. The Glendale Police Department reports there is currently one on-sale license in this tract, which Evropa Restaurant would bring the total to two. The ancillary sale of alcoholic beverages for on-site consumption in conjunction with a full-service restaurant is a common service that is not typically associated with public drunkenness or other alcohol-related crimes. Based on Part 1 crime statistics for this census tract in 2019, there were 73 crimes, 56% below the city wide average of 167. Within the last calendar year, there were no calls for police service at the location. Neither the Police Department nor Neighborhood Services division cited concerns related to this project. However, recommended conditions of approval by the Police Department are incorporated in the staff recommendation to ensure 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 proposed on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant will not adversely affect or conflict with adjacent uses or impede normal development of surrounding properties. The project site is currently bounded by a general commercial uses and the Glendale Fire Station No.25 to the north, medical office use to the east, and multifamily residential uses to the south and west. The request is not anticipated to interfere with the existing operations or development of the neighboring uses since ancillary sale of alcoholic beverages for on-site consumption in conjunction with a full-service restaurant is a common service that is not typically associated with public drunkenness or other alcohol-related crimes as mentioned above.

Additionally, there is a public church (Church of Jesus Christ of Latter-day Saints), two public schools (John Marshall Elementary School and Wilson Middle School), a hospital (Glendale Adventist Medical Center), a public park (Piedmont Park), and a public library (Glendale Central Library) within quarter mile of the subject location. However, it is not anticipated the proposed on-site consumption of alcoholic beverages at Evropa Restaurant will be detrimental to the nearby uses, given the fact that there already is an existing dining establishment (Buko Restaurant) with on-site consumption of alcoholic beverages within the shopping center. The applicant's request complements the new full-service restaurant's operation and the surrounding and nearby uses, as it offers the surrounding and nearby uses a new and convenient location for on-site consumption of alcoholic beverages in conjunction with a meal. The sale of alcoholic beverages for on-site consumption with a meal will remain ancillary to the business' primary commercial activity as a full service restaurant.

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

This application does not include any new floor area or proposed modifications to the existing site, which was developed as a shopping center and has been utilized by commercial uses for more than 45 years. Adequate public and private facilities, such as

utilities, landscaping, and parking spaces are all existing and will continue to be provided for the proposed use without issue. Evropa Restaurant will occupy one of the existing tenant spaces of an existing shopping center on site. The site has been fully developed since 1974 and is located in a developed commercial district with all required utilities such as gas, electricity, water, sewers, and landscaping already in place.

The applicant's request is not expected to create a negative parking or traffic related impact, as it is not anticipated that the proposed on-site sales, service and consumption of alcoholic beverages in conjunction with a meal will significantly increase the amount of patrons to the subject property that is developed with a shopping center with multiple businesses and has been serving many patrons over four decades. Because the subject tenant space was previously occupied by a massage parlor (personal service use) with floor area of less than 2,000 square feet, Evropa Restaurant qualifies for exemption of additional parking requirements under GMC 30.32.030(C); therefore, there will be no increase in required parking. There are 61 parking spaces available on-site, which will continue to adequately serve all the tenants and patrons at the shopping center. The Circulation Element identifies North Verdugo Road as a Major Arterial and Chevy Chase Drive as a Minor Arterial; these streets are fully improved and can adequately services the subject site and surrounding commercial developments.

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

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

- 1) That such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration as described above in finding B.
- 2) That such use does not or will not tend to encourage or intensify crime within the district as described above in finding B.
- 3) That such 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, or residential use) as described above in findings B and C.
- 4) That the proposed use satisfies its transportation or parking needs as described above in finding D.
- 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, sale of alcoholic beverages for off-site consumption serves a public convenience for the area. The applicant's request to allow on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant serves public convenience 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 business and residential uses.

For more information or to submit comments, please contact Minjee Hahm, at (818) 937-8178 or mhahm@glendaleca.gov.

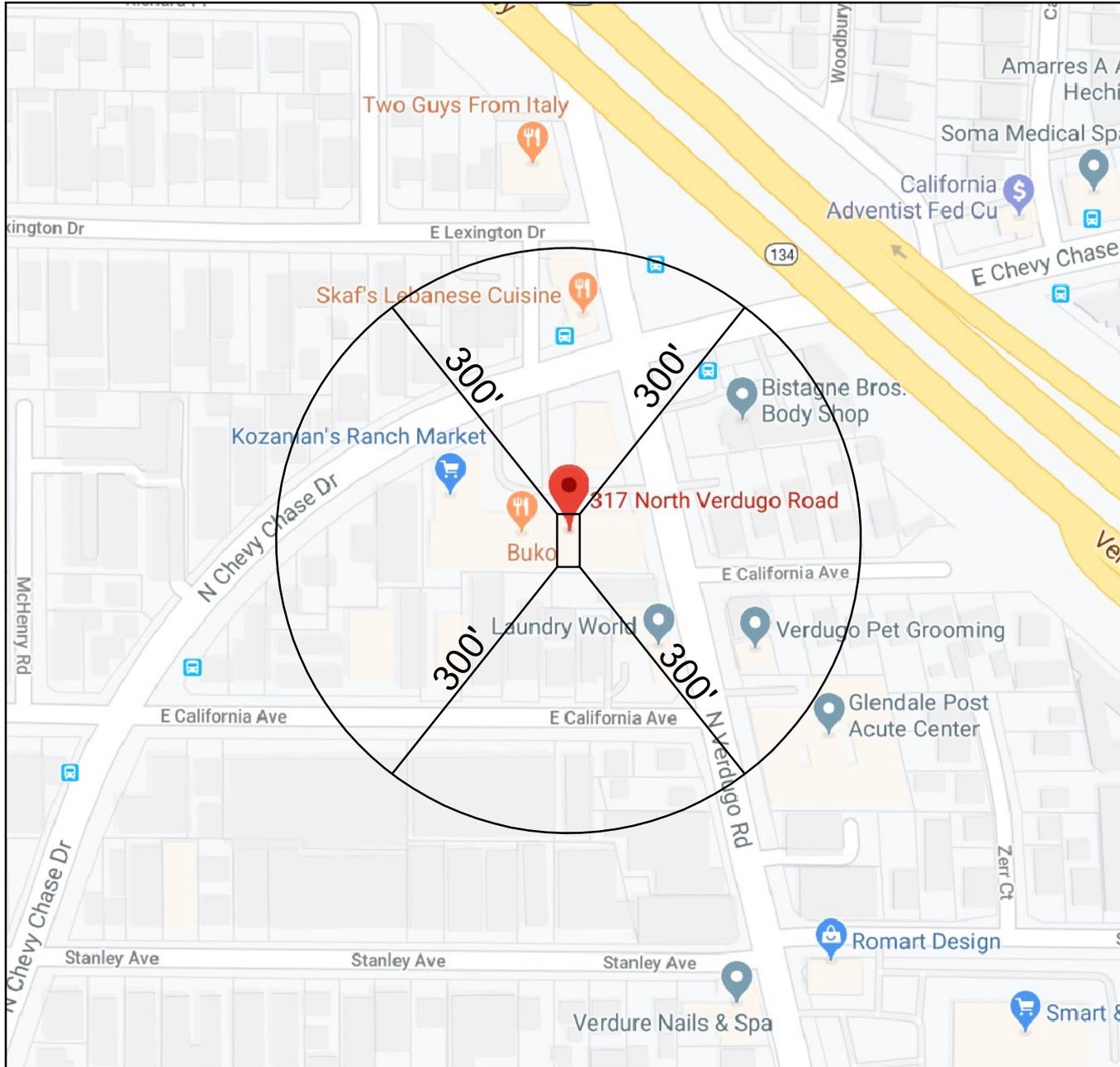
ATTACHMENT:

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

DRAFT

LOCATION MAP

317 N VERDUGO
GLENDALE, CA 91206



EVROPA

317 N. VERDUGO RD. GLENDALE, CA 91206

SCOPE OF WORK

- CHANGE OF USE - FROM SERVICE (MESSAGE PARLOR) TO RESTAURANT.
- REPLACE FINISHES, DAMAGED HANGING CEILING MEMBERS, DRYWALL
- NO STRUCTURAL CHANGES
- NO EXTERIOR CHANGES
- EXT'G RESTAURANT KITCHEN TO REMAIN

SITE MAP



NOTES

A. SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING :

1. MECHANICAL PLAN
2. ELECTRICAL PLAN
3. PLUMBING PLAN
4. ANY NEW SIGNAGE

B. AMERICAN WITH DISABILITIES ACT ARE FEDERAL OBLIGATIONS ONLY AND IS NOT REVIEWED BY LOCAL ENFORCEMENT AGENCIES. THIS PROJECT SHALL COMPLY WITH THE DISABLED ACCESS PROVISIONS SET FORTH IN THE CURRENT CALIFORNIA BUILDING CODE. IT IS THE PROPERTY OWNER'S AND THEIR AGENTS RESPONSIBILITY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES

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 105.1.1

PROJECT INFORMATION

PROJECT LOCATION 317 N. VERDUGO RD. GLENDALE, CA 91206	OWNER ROBERT LIKE 317 N. VERDUGO RD. GLENDALE, CA 91206
PROJECT DESIGNER DESIGNNRK 213 N. ORANGE ST. UNIT: E GLENDALE, CA 91203 OFFICE: 318.823.7286 FAX: 888.424.8125 E-MAIL: INFO@DESIGNNRK.COM	NEW TENANT EVROPA

SHEET INDEX

ARCHITECTURAL SHEETS:	
A0.1	COVER SHEET
A0.2	SITE PLAN
A1.1	ACCESSIBILITY NOTES
A1.2	ACCESSIBILITY NOTES
A2.1	PROPOSED FLOOR PLAN / DOOR SCHEDULE
A2.2	RCP / EQUIPMENT PLAN / DETAILS

PROJECT INFO & LEGAL DESCRIPTION

LOT AREA	61,420 SQ. FT.
EXT'G BUILDING AREA (NO CHANGE)	1,535 SQ. FT.
EXT'G USE / OCCUPANCY :	SERVICE (MESSAGE PARLOR) / B
NEW USE / OCCUPANCY:	RESTAURANT / B
OCCUPANCY LOAD :	
CUSTOMER AREA : 715 SQ. FT. / 15	47
KITCHEN AREA : 351 SQ. FT. / 200	2
TOTAL OCCUPANT LOAD :	49

LEGAL DESCRIPTION	WATTS SUB OF A PART OF THE RANCHO SAN RAFAEL LOT COM AT MOST N COR OF LOT 2 TRACT NO 4582 TH S 0001 W 163.33 FT TH S 89.6219' E 24 FT TH N 90.01' E 21 FT
APN	5645-004-038
TRACT	4582
LOT	2
YEAR BUILT	1974
ZONING	C1
NUMBER OF STORIES	1 STORY (EXTG)
FIRE SPRINKLER	NO
CONSTRUCTION TYPE	V-8
CAL CLIMATE ZONE	9
HIGH FIRE HAZARD ZONE	NO

PROJECT SHALL COMPLY W/ THE 2016 CBC, CMC, CEC, CPC, CFC & CALIFORNIA ENERGY CODE AS WELL AS THE 2017 GLENDALE BUILDING & SAFETY CODE. CBC SECTION 105.1.1

CITY OF GLENDALE FIRE DEPT NOTES:

1. **ADDRESS NUMBERS:** APPROVED 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 A MINIMUM 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 ELEC. 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.)
8. **FIRE PERMITS ;** THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPT.
 - INDUSTRIAL WASTE
 - HOOD
9. **REQUIRED FIRE DEPARTMENT INSPECTIONS:**
FOR ALL INSPECTIONS CALL 818-548-4810
 - INDUSTRIAL WASTE

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

PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.

REVISIONS:

213 n. orange st. ste e
glendale, ca 91203
818.823.7286 o.
888.424.8125 f.
www.designnrk.com
info@designnrk.com

designNRK
residential +
commercial
design

COVER SHEET & SITE PLAN

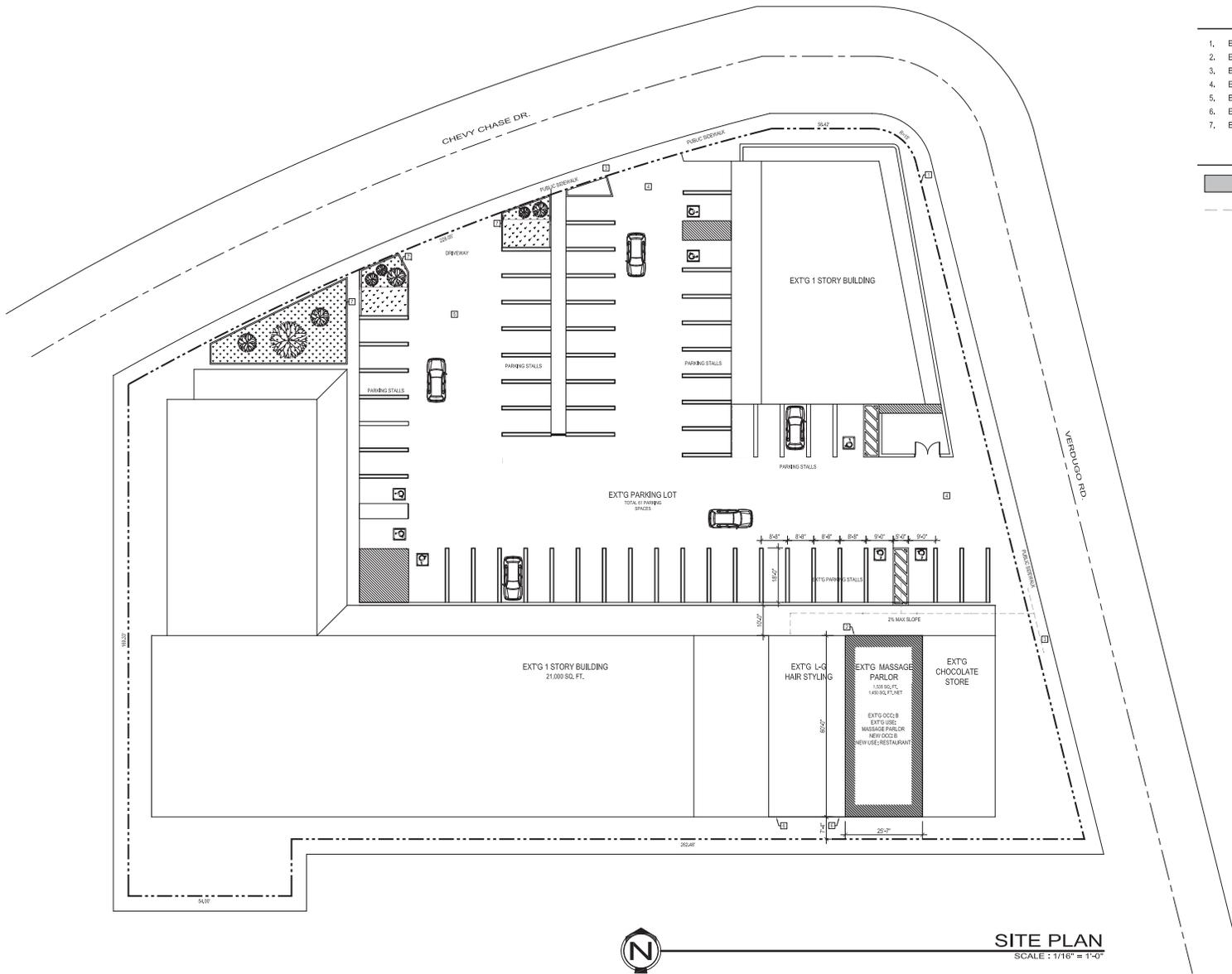
NEW RESTAURANT
317 N. VERDUGO RD. GLENDALE, CA. 91206

DATE:	12/2019
DRAWN BY:	NRK
JOB NO.	19085

SHEET NO.
A0.1

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.

THE EXISTING IS PROPERTY OF SHAWPARK. IT SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCES. THE EXISTING OWNER WARRANTS THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE EXISTING OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE EXISTING OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE EXISTING OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



SITE PLAN KEYED NOTES

1. EXT'G PROPERTY LINE
2. EXT'G FLOOR WALL LINE
3. EXT'G SIDEWALK
4. EXT'G DRIVEWAY TO REMAIN
5. EXT'G PARKING LAYOUT TO REMAIN
6. EXT'G BUILDING ENTRANCES
7. EXT'G LANDSCAPE TO REMAIN

SITE PLAN LEGEND

- EXT'G PROPOSED PROJECT BUILDING
- HANDICAPPED ACCESSIBLE PATH OF TRAVEL

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

REVISIONS:

213 n. orange st. ste e
glendale, ca 91203
918.323.7286 o.
988.777.8125 f.
www.designnrk.com
info@designnrk.com

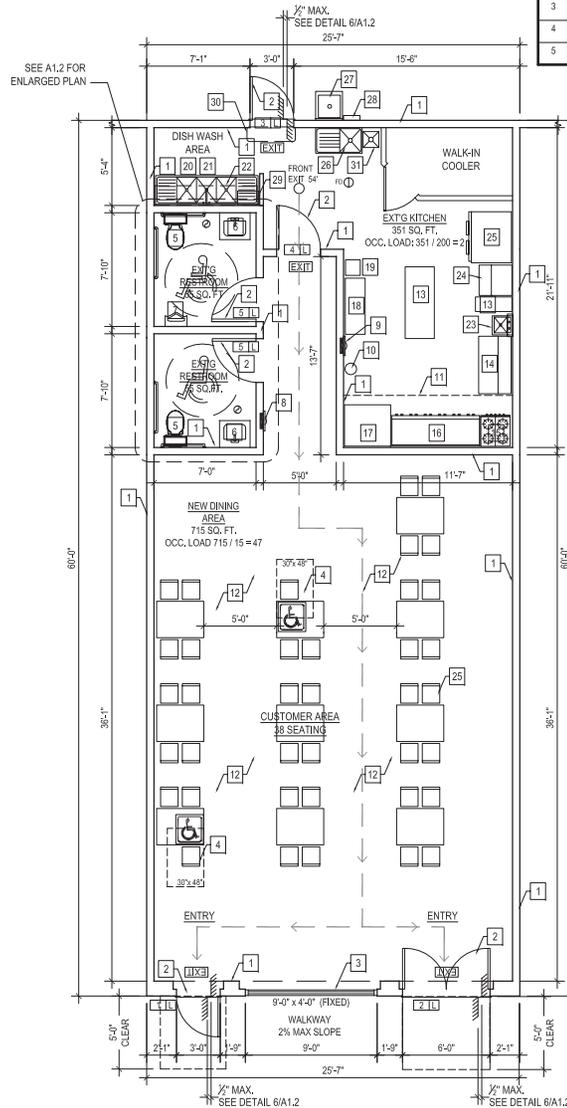
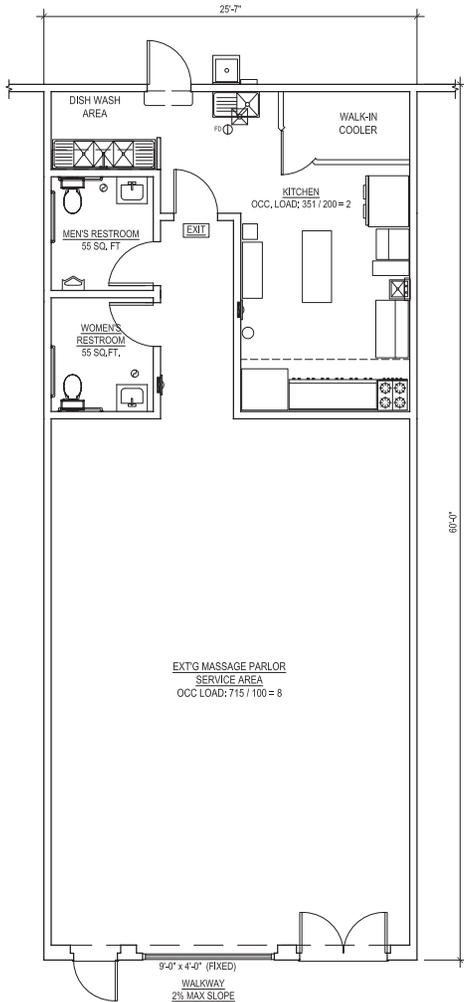
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SITE PLAN
NEW RESTAURANT
317 N. VERDUGO RD., GLENDALE, CA. 91206

DATE: 12/2019
DRAWN BY: NRK
JOB NO.: 19085

SHEET NO.
A0.2

THE COMPANY IS PROVIDING THIS SET OF DRAWINGS FOR YOUR INFORMATION ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



DOOR SCHEDULE									
#	MATERIAL	WIDTH	HEIGHT	THICK	GLAZE TEMP	SOLID CORE	FINISH	HARDWARE TYPE	NOTES
1	METAL FRAMED	3'-0"	7'-0"	1 3/4"	•		PAINTED	L	EXT'G DOOR - SELF CLOSING
2	METAL FRAMED	6'-0"	7'-0"	1 3/4"	•		PAINTED	L	EXT'G DOUBLE DOOR - SELF CLOSING KEVED FROM OUTSIDE
3	METAL FRAMED	3'-0"	6'-8"	1 3/4"	•		PAINTED	L	EXT'G DOOR - SELF CLOSING / KEVED FROM OUTSIDE
4	METAL FRAMED	3'-0"	6'-8"	1 3/8"	•		PAINTED	L	EXT'G DOOR - SELF CLOSING / TIGHT-FITTING
5	WOOD	3'-0"	6'-8"	1 3/8"	•		PAINTED	L	EXT'G DOOR - SELF CLOSING / SELF LATCHING

DOOR NOTES : FOR ALL EXT'G DOORS

HARDWARE : - 1" LEVER TYPE HARDWARE - DOOR HANDLE TO BE 34" TO 44" ABOVE FINISH FLOOR ALL HARDWARE

1. SHAPE OF OPERATING DEVICES MUST BE EASY TO GRASP WITH ONE HAND
2. NO TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE
3. LEVERS AND U-SHAPED HANDLES ARE ACCEPTABLE
4. NO SPECIFIC PROJECTION IS REQUIRED FOR PULLS
5. EXT'G TOILET TO REMAIN
6. FROM DOOR OPEN POSITION OF 70 DEGREE TO 3" FROM LATCH, THE SWEEP PERIOD SHALL BE ADJUSTED TO BE 3 SECONDS MIN.
7. ENTRANCE DOORS ARE SELF-CLOSING TIGHT-FITTING AND VERMIN PROOF

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

FLOOR PLAN KEYED NOTES :

- (S.D.) SELECTED BY OWNER OR CONTRACTOR
1. EXT'G WALLS TO REMAIN
 2. EXT'G DOOR TO REMAIN
 3. EXT'G STOREFRONT TO REMAIN
 4. NEW 30" X 48" ACCESSIBLE SEATING AREA
 5. EXT'G TOILET TO REMAIN
 6. EXT'G SINK TO REMAIN
 7. EXT'G URINAL TO REMAIN
 8. EXT'G FIRE EXTINGUISHER 2A-10BC TOP NO HIGHER THAN 48" A.F.F.
 9. FIRE EXTINGUISHER K-CLASS
 10. EXT'G FIRE PROTECTION SYSTEM
 11. EXT'G HOOD ABOVE TO REMAIN
 12. NEW CUSTOMER SEATING
 13. EXT'G PREP TABLE
 14. EXT'G PREP TABLE WITH SHELVES
 15. EXT'G RESTAURANT RANGE WITH 4 BURNERS FROM COOKRITE
 16. EXT'G KABOB BROILER BY IDEAL COMMERCIAL COOKING PRODUCTS
 17. EXT'G DOUBLE DECK BAKERY OVEN FROM BLODGETT
 18. EXT'G SHELVING
 19. EXT'G 5 TIER METAL LOCKER
 20. EXT'G 3-COMPARTMENT SINK WITH INTEGRAL METAL DOUBLE DRAIN BOARDS
 21. EXT'G SPLASH GUARD (18" ABOVE SINK)
 22. EXT'G SHELF ABOVE SINK
 23. EXT'G WALL MOUNTED HAND SINK WITH SPLASH GUARDS AND SOAP DISPENSER
 24. EXT'G ICE MACHINE FROM ICE-O-MATIC
 25. EXT'G 2-DOOR REFRIGERATOR
 26. EXT'G PREP SINK
 27. EXT'G MOP SINK w/ INTEGRAL VACUUM BREAKER FAUCET
 28. EXT'G CHEMICAL SHELF AND BROOM HANGER
 29. EXT'G "AMERICAN" TANKLESS WATER HEATER
 30. EXT'G AIR CURTAIN
 31. EXT'G FLOOR SINK

WALL/SYMBOL LEGEND :

- WALLS TO REMAIN
- FIRE EXTINGUISHER, SEMI-RECESSED
- EXIT PATHWAY
- EXHAUST FAN

EGRESS ANALYSIS:

TOTAL OCCUPANT LOAD	49
OCCUPANCY :	B (RESTAURANT)
OCCUPANT LOAD :	49
NUMBER OF EXT'S REQ. :	1
TOTAL EXITS PROVIDE :	1
MIN. EXIT DOOR WIDTH REQUIRED :	3'-0"
MIN. EXIT DOOR WIDTH PROVIDED :	6'-0"

REVISIONS:

 213 n. orange st. ste e
 glendale, ca 91203
 818.323.286 o.
 888.749.8125 t.
 www.designnrk.com
 info@designnrk.com

designNRK
 residential +
 commercial
 design

FLOOR PLAN
EVROPA RESTAURANT
 317 N. VERDUGO RD. GLENDALE, CA. 91201

DATE: 12/2019
 DRAWN BY: NRK
 JOB NO. 19085

SHEET NO.
A2.1

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

DATE: March 11, 2020 **DUE DATE:** **March 23, 2020**
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Minjee Hahm **Tel. #** x8178

PROJECT ADDRESS: 317 N Verdugo Blvd
 Applicant: Nareg Khodadadi
 Property Owner: Rafik Khatchaturian)Trustees)

Project Description:

To allow the on-site consumption, sales, and service of alcoholic beverages at a new full-service restaurant.

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP2002988
 ADR/DRB Case No.: _____

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

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

**Project
Address:** **317 N Verdugo**

**Project
Case No.:** **PAUP2002988**

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: 3/9/20

Print Name: Jackie Jouharian

Title: CSR : **Dept.:** NS **Tel:** 3700

a. ADDITIONAL COMMENTS:

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

DATE: March 11, 2020 **DUE DATE:** **March 23, 2020**
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Minjee Hahm **Tel. #** x8178

PROJECT ADDRESS: 317 N Verdugo Blvd
 Applicant: Nareg Khodadadi
 Property Owner: Rafik Khatchaturian) Trustees)

Project Description:

To allow the on-site consumption, sales, and service of alcoholic beverages at a new full-service restaurant.

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP2002988
 ADR/DRB Case No.: _____

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

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

**Project
Address:** **317 N Verdugo**

**Project
Case No.:** **PAUP2002988**

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: March 18, 2020

Print Name: Jeff Newton

Title: Police Lieutenant **Dept.:** Police **Tel.:** 818-548-3290

a. ADDITIONAL COMMENTS:

Applicant Nareg Khodadadi is in the process of obtaining an Administrative Use Permit to allow the on-site consumption, sales and service of alcoholic beverages at a new full-service restaurant located at 317 N. Verdugo Road, no DBA.

This location is in within census tract 3020.04 which allows for 4 On-Sale establishments. There is currently one license in this tract. This location will bring the total to 2. Based on arrests and Part 1 crime statistics for census tract 3020.04 in 2019, there were 73 crimes, 56% below the city wide average of 167.

Per the ABC website, there are no “active” or “pending” 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.