



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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glendaleca.gov

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**June 20, 2020**

**Applicant:**

Yepremian Consulting  
Shoghig Yepremian  
P.O. Box 583  
Sierra Madre, CA 91025

**RE: 1143 EAST BROADWAY  
ADMINISTRATIVE USE PERMIT CASE NO. PAUP 2003156  
(HAVLABAR RESTAURANT)**

The Director of Community Development will render a final decision on or after July 1, 2020, for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to allow the on-site sales, service, and consumption of alcoholic beverages (ABC License Type 47) at an existing full-service restaurant (Havlabar).

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

**DRAFT CONDITIONS OF APPROVAL**

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals, and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
4. That at all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.

5. That no patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverage that was purchased from outside of the restaurant, unless the restaurant has an established corkage policy allowing and regulating such.
6. That there shall be no video machine(s) maintained upon the premises.
7. That no live entertainment is permitted without a "Live Entertainment Permit". No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male or female entertainment is provided.
8. That music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
9. That the front and back doors of the restaurant shall be kept closed at all times while the location is open for business, except in case of emergency.
10. That the establishment (restaurant) that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a separate Conditional Use Permit. Taverns include bars, pubs, cocktail lounges and similar establishments.
11. That the sale of alcohol for consumption off the premises is strictly prohibited.
12. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
13. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
14. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
15. That a Business Registration Certificate be applied for and issued for a full service restaurant with sales, service and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
16. That the owner shall obtain all necessary building permits for the change of use from retail to a restaurant from the Building and Safety Division.

## PROJECT BACKGROUND

### Previous Permits for the Site:

On March 15, 1979, Certificate of Use and Occupancy No. 2197 was issued for “Flowers & Gifts by Helene”, a flower and gift shop located at 1143 East Broadway.

On July 29, 1975, Certificate of Use and Occupancy No. 7348 was issued for “Video Supreme”, a video rentals and sales store located at 1143 East Broadway.

On August 10, 1990, Certificate of Use and Occupancy No. 11999 was issued for “Seroj Boghouzian”, a retail grocery and liquor store located at 1143 East Broadway.

On November 15, 2013, Zoning Use Certificate No. PZUC 1326505 was issued for “Premier Liquor & Meat”, a retail market located at 1143 East Broadway.

On May 23, 2019, Business Registration Certificate No. 03315995 was issued for “Havlabar Restaurant”, a full-service restaurant located at 1143 East Broadway. This certificate expired on May 22, 2020 and a condition of approval requires that a new one be obtained.

### Related Concurrent Permit Application(s):

On October 13, 2019, Building Permit No. BB 1907570 was issued for a change of use from a market to a restaurant in an existing 1,550 square-foot commercial tenant space. This building permit expired on April 16, 2019. A condition of approval will require that the business owner obtain the necessary building permits for the operation.

**Environmental Determination:** The project is exempt from CEQA as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 (e) of the State CEQA Guidelines because the discretionary permit request is to allow for on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant and there is no added floor area proposed.

**General Plan:** Neighborhood Commercial

**Zone:** C1 (Neighborhood Commercial) Zone

### Description of Existing Property and Uses:

The project site is currently developed with a one-story, 5,040 square-foot, multi-tenant commercial building located on the northwest corner of North Chevy Chase Drive and East Broadway. The commercial building was originally developed in 1979 and currently features a nail salon, the subject restaurant, a donut shop, a bakery, and a retail cigarette stand. The shopping center features a total of 14 parking spaces in a surface parking lot with access from existing driveway aprons on both street frontages. The existing full-service restaurant, “Havlabar” is 1,550 square-feet in size and has been operating at this location since 2019. No outdoor seating is proposed at this location.

**Neighboring Zones and Uses:**

<b>Direction:</b>	<b>Zone</b>	<b>Existing Land Use</b>
North	C1 – Neighborhood Commercial Zone	Multi-tenant commercial building
South	C3 – Commercial Service Zone	Commercial Shopping Center
East	C1 – Neighborhood Commercial Zone R-1650 – Medium-High Density Residential Zone	Public Elementary School
West	C1 – Neighborhood Commercial Zone	Retail store
Project Site	C1 – Neighborhood Commercial Zone	One-story multi-tenant commercial building

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

**PROJECT ANALYSIS**

The applicant is requesting approval of an Administrative Use Permit to allow the on-site sales, service, and consumption of alcoholic beverages at an existing full-service restaurant. According to City records, the existing full-service restaurant, “Havlabar” has been in operation at this location since 2019. The subject site is located within the C1 – Neighborhood Commercial Zone. The Land Use Element of the Glendale General Plan designates the subject site as Neighborhood Commercial. Goods and services offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The on-site sales, service, and consumption of alcoholic beverages within the existing full-service restaurant, “Havlabar”, is appropriate in an area of the city zoned for commercial uses and approval of the AUP will provide the option for the dining public to enjoy alcoholic beverages with their meals. The land use designation of the site is Neighborhood Commercial where restaurant uses along a minor arterial, like East Broadway, are desired. The applicant’s request to operate a full-service restaurant with the on-site sales, service, and consumption of alcoholic beverages will be consistent with the elements of the General Plan. 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 Chevy Chase Drive and East Broadway as minor arterials. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant’s request to operate a full-service restaurant with the sale of alcoholic beverages for on-site consumption is not anticipated to create any negative traffic-related impacts along these streets and other businesses over and above the existing conditions.

According to the Glendale Police Department, the subject property is located in Census Tract 3020.04, where the suggested limit for on-sale alcohol establishments is four. Currently, there is one on-sale establishment located in this tract and "Havlabar" will be the second license in this Tract. Based on Part 1 crime statistics for this Census Tract, there were 73 crimes in 2019, 56% below the citywide average of 167. Within the last calendar year, there were two calls for police service at this location related to the business selling alcohol to customers without a liquor license. The first call was on August 5, 2019 and no units were available to check the location due to a high priority call during the same time, and when units were available, the location was already closed. The second call came in from the same individual on August 13, 2019, to report the business selling alcohol without a liquor license, and when officers arrived at the location, there was no evidence of a crime. Approval of the Administrative Use Permit will require the applicant to obtain the necessary license from the State Department of Alcoholic Beverage Control. Additionally, the Glendale Police Department has suggested conditions of approval to ensure that there are no negative impacts to the public health, safety, general welfare, or the environment.

The on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant, "Havlabar" will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The restaurant operation will not impede normal development within the surrounding area, since the project site is already fully developed and given the proposed administrative use permit is for alcoholic beverage sales for on-site consumption at the existing restaurant.

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

There are four public facilities within the immediate area of the subject site: John Marshall Elementary School at 1201 East Broadway (directly across the street to the east), Tufenkian Pre-school located at 1200 Carlton Drive (0.1 miles to the south east), The Church of Jesus Christ of Latter Day Saints located at 1130 East Wilson Avenue (0.2 miles to the north), and Wilson Mini Park located at 1101 East Wilson Avenue (0.3 miles to the northwest). While these facilities and uses are within close proximity, the applicant's request will not impede the operation of or conflict with such land uses. The low-intensity nature of the on-site consumption of alcoholic beverages would not negatively impact this facility in the way that other establishments like a tavern, bar, or nightclub would.

Adequate public and private facilities such as utilities, landscaping, parking spaces, and traffic circulation measures are provided for the existing restaurant use. The project site is already developed as are the associated facilities. There are a total of 14 parking spaces available on-site for the commercial tenant. Access to the parking area is taken from existing driveways located off north Chevy Chase Drive and East Broadway. The parking demand is

not anticipated to intensify based on the applicant's request to allow for the on-site sales, service and consumption of alcoholic beverages at the existing restaurant. The Circulation Element identified North Chevy Chase Drive and East Broadway as minor arterials. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages will not require any new city services, nor will it require any changes to the parking or traffic circulation, as it is ancillary to the primary restaurant use.

Overall, the applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant, "Havlabar", is supportable based on the facts surrounding this application and the findings as described below.

## **DRAFT FINDINGS**

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

The on-site sales, service, and consumption of alcoholic beverages at an existing full-service restaurant will be consistent with the various elements and objectives of the general plan. The project site is located within the Neighborhood Commercial Zone (C1). Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The Land Use Element of the Glendale General Plan designates the subject site as Neighborhood Commercial where restaurant uses along a minor arterial, like East Broadway, are desired. The project site is already developed and the applicant's request to allow the sales, service and consumption of alcoholic beverages 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 alcoholic beverages with their meals.

The Land Use Element is most directly related to the approval of this use. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements, will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The proposal to allow the sales, service and on-site consumption of alcoholic beverages at an existing full-service restaurant 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 Chevy Chase Drive and East Broadway as minor arterials. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request to operate a full-service restaurant with the sale of alcoholic beverages for on-site consumption is not anticipated to create any negative traffic-related impacts along North Chevy Chase Drive and East Broadway and other businesses over and above the existing conditions.

**B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.**

The operation of a full-service restaurant with the sale of alcoholic beverages for on-site consumption will not be detrimental to the health, safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3020.04, where the suggested limit for on-sale alcohol establishments is four. Currently, there is one on-sale establishment located in this tract and "Havlabar" will be the second license in this Tract. Based on Part 1 crime statistics for this Census Tract, there were 73 crimes in 2019, 56% below the citywide average of 167. Within the last calendar year, there were two calls for police service at this location related to the business selling alcohol to customers without a liquor license. The first call was on August 5, 2019, and no units were available to check the location due to a high priority call during the same time, and when units were available, the location was already closed. The second call came in from the same individual on August 13 2019, to report the business selling alcohol without a liquor license, and when officers arrived at the location, there was no evidence of a crime. Approval of the Administrative Use Permit will require the applicant to obtain the necessary license from the State Department of Alcoholic Beverage Control. Additionally, the Glendale Police Department has suggested conditions of approval to ensure that there are no negative impacts to the public health, safety, general welfare, or the environment.

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

The on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant, "Havlabar" will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The restaurant operation will not impede normal development within the surrounding area, since the project site is already fully developed and given the proposed administrative use permit is for alcoholic beverage sales for on-site consumption at an existing restaurant.

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

There are four public facilities within the immediate area of the subject site: John Marshall Elementary School at 1201 East Broadway (directly across the street to the east), Tufenkian Pre-school located at 1200 Carlton Drive (0.1 miles to the south east), The Church of Jesus Christ of Latter Day Saints located at 1130 East Wilson Avenue (0.2

miles to the north), and Wilson Mini Park located at 1101 East Wilson Avenue (0.3 miles to the northwest). While these facilities and uses are within close proximity, the applicant's request will not impede the operation of or conflict with such land uses. The low-intensity nature of the on-site consumption of alcoholic beverages would not negatively impact this facility in the way that other establishments like a tavern, bar, or nightclub would.

**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 existing restaurant use. The project site is already developed as are the associated facilities. There are a total of 14 parking spaces available on-site for the commercial tenant. Access to the parking area is taken from existing driveways located off North Chevy Chase Drive and East Broadway. The parking demand is not anticipated to intensify based on the applicant's request to allow for the on-site sales, service and consumption of alcoholic beverages at the existing restaurant. The Circulation Element identified North Chevy Chase Drive and East Broadway as minor arterials. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages will not require any new city services, nor will it require any changes to the parking or traffic circulation, as it is ancillary to the primary restaurant use.

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

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

- 1) That 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. As described above in Finding B the existing restaurant, "Havlabar" will be the second license in this tract, where four is the recommended maximum. As such, there will not be an over concentration of on-site sales of alcoholic beverages.
- 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 described in Finding B above.

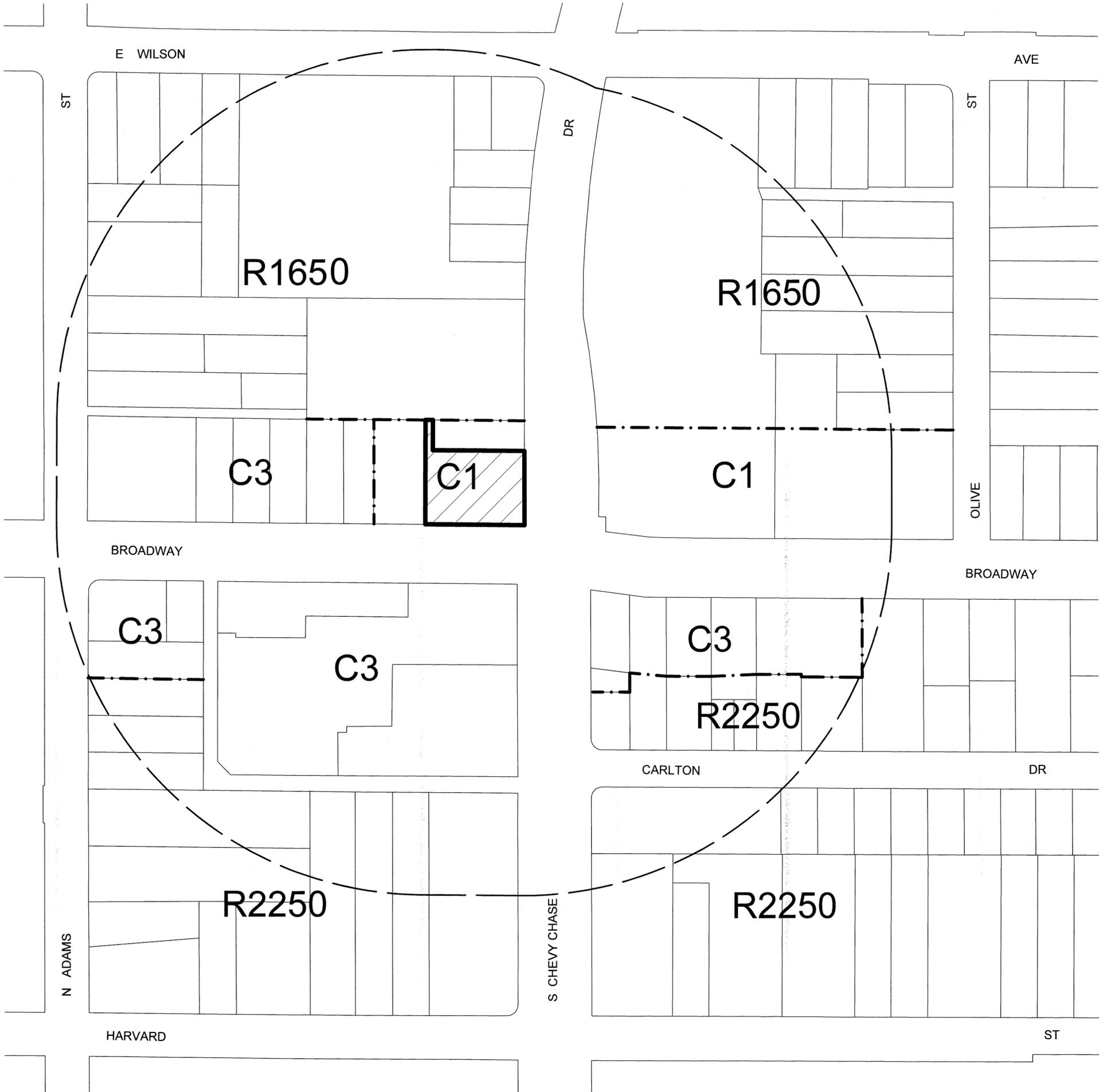
- 3) That such use will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use), as noted in Finding C above.
- 4) That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.
- 5) That notwithstanding consideration in subsections 1 through 4 above, the operation of a full-service restaurant with the sales, service and consumption of alcoholic beverages for on-site consumption does serve a public convenience for the area because it would provide alcoholic beverages in conjunction with food service at a full-service restaurant for local residents, businesses, and the surrounding community. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

***For more information or to submit comments, please contact the case planner, Vista Ezzati, at 818-937-8180 or [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov).***

**ATTACHMENT:**

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

# CITY OF GLENDALE



## 500' RADIUS MAP

SITE ADDRESS:  
1143 E. BROADWAY



### GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850  
gcmapping@radiusmaps.com

#### LEGEND

**C1** - ZONING  
- - - - ZONE LINE

CASE NO.  
DATE: 10-30-2019  
SCALE: 1" = 100'

### ZONING MAP



EQUIPMENT SCHEDULE		ELECTRICAL		PLUMBING					NOTES	
		HP	VOLT	PH	BTU	GAS	HW	CW		DRAIN
1	3 COMP SINK						X	X	DIRECT	EXISTING
2	PREP SINK						X	X	FLOOR	EXISTING
3	HAND SINK						X	X	DIRECT	EXISTING
4	MOP SINK w/ BROOM ROCK AND CHEMICAL SHELVES						X	X	DIRECT	EXISTING
5	BEVERAGE REFRIGERATOR									EXISTING
6	RESEPTION									EXISTING
7	MICRO SWITCH AIR CURTAIN									EXISTING
8	CHARBROILER									EXISTING
9	RANGE w/ CONV. OVEN									EXISTING
10	S.S. PREP TABLE									EXISTING
11	S.S. WIRE SHELVING TOTAL 24' 6 TRAY 4'									EXISTING
12	CONV. OVEN									EXISTING
13	S.S. SHELVING									EXISTING
14	WATER HEATER									EXISTING
15	S.S. WIRE SHELVING 5' & 6"									EXISTING
16	EMPLOYEE LOCKER 18X24									EXISTING
17	2 DOOR REFRIGERATOR									EXISTING

**HEALTH DEPARTMENT NOTES:**

ALL EXTERIOR & RESTROOM DOORS SHALL BE PROVIDED WITH A SELF-CLOSURE DEVICE. DOORS MUST BE "TIGHT FITTING" WITH NO MORE THAN 1/4" OPENING AT THRESHOLD.

ALL WALLS IN THE KITCHENS, RESTROOMS & FOOD PREP. AREAS WILL BE SMOOTH & IMPERVIOUS & PAINTED WITH A LIGHT COLORED SEMI-GLOSS ENAMEL. WALLS IN OFFICES & HALLS MAY FEATURE OTHER FINISHES. (VERIFY BEFORE APPLICATION).

EQUIPMENT: ALL EQUIPMENT MUST MEET N.S.F., A.G.A., AND/OR I.L.L. APPROVAL. EQUIPMENT MUST BE ON 4" LEGS OR CASTERS; AND/OR SEALED TO THE FLOORS, CABINETS, OR WALLS.

ALL SINKS MUST MEET N.S.F. APPROVAL; IF A HAND SINK, OR A JANITOR SINK ARE PROVIDED, SINKS WILL BE SIZED PROPERLY & DRAIN DIRECTLY TO WASTE. FACILITIES WITH PREPARATION OF VEGETABLES, MEAT, FISH OR POULTRY SHALL PROVIDE A FOOD PREPARATION SINK, DRAINING TO A FLOOR SINK. ALL SINKS FEATURE HOT & COLD WATER UNDER PROPER PRESSURE.

FLOOR SINKS: ALL FLOOR SINKS SHALL BE INSTALLED "FLUSH" TO FINISHED FLOOR. ALL WASTE LINES LEADING TO FLOOR SINKS SHALL BE "RIGID" & TERMINATE 1" ABOVE FLOOR SINK. WASTE LINES SHALL NOT CROSS ANY AISLE TRAFFIC AREA OR DOOR OPENING. ALL DRAIN LINES TO FLOOR SINKS MUST SLOPE A MIN. 1/4" PER FOOT & NOT TOUCH FLOOR AT ANY TIME.

LAVATORIES (HANDWASHING): HANDWASHING FACILITIES SHALL BE PROVIDED WITHIN, OR ADJACENT TO, TOILET ROOMS & SHALL BE EQUIPPED WITH AN ADEQUATE SUPPLY HOT & COLD RUNNING WATER UNDER PRESSURE. HANDWASHING CLEANSER & SINGLE USE SANITARY TOWELS, OR HOT-AIR BLOWERS, SHALL BE PROVIDED IN DISPENSERS AT ALL HANDWASHING FACILITIES. HANDWASHING FACILITIES SHALL BE PROVIDED WITHIN EACH FOOD PREPARATION AREA.

LIGHTING: IN EVERY ROOM & AREA IN WHICH FOOD IS PREPARED, PROCESSED OR PACKAGED, OR IN WHICH UTENSILS ARE CLEANED, LIGHTING SHALL BE PROVIDED TO PRODUCE AN INTENSITY OF NOT LESS THAN 20 FOOT-CANDELS AS MEASURED THIRTY (30') ABOVE THE FLOOR, EXCEPT THAT THE WORKING SURFACES ON WHICH ALCOHOLIC BEVERAGES ARE PREPARED, OR WHERE UTENSILS USED IN THE PREPARATION OR SERVICE OF ALCOHOLIC BEVERAGES ARE CLEANED, SHALL BE PROVIDED WITH AT LEAST 10 FOOT-CANDELS OF LIGHT. FIXTURES IN AREAS WHERE FOOD IS PREPARED OR WHERE OPENED FOOD IS STORED, OR WHERE UTENSILS ARE CLEANED, SHALL BE OF SHATTERPROOF CONSTRUCTION OR SHALL BE PROTECTED WITH A SHATTERPROOF SHIELD AND SHALL BE READILY CLEANABLE.

TOILET FACILITIES: IN EACH FOOD ESTABLISHMENT, THERE SHALL BE PROVIDED TOILET FACILITIES FOR USE BY EMPLOYEES. THE NUMBER OF TOILET FACILITIES REQUIRED SHALL BE IN ACCORDANCE WITH LOCAL BUILDING & PLUMBING ORDINANCES. TOILET ROOMS SHALL BE SEPARATED FROM OTHER PORTIONS OF THE FOOD ESTABLISHMENT BY WELL-FITTING, SELF-CLOSING DOORS. IF ALCOHOLIC BEVERAGES ARE SOLD FOR ON-SITE CONSUMPTION, A RESTROOM FOR EACH SEX SHALL BE PROVIDED FOR PATRON USE & MEN'S RESTROOMS WILL FEATURE A URINAL.

VENTILATION: ALL ROOMS & RESTROOMS WILL BE PROPERLY VENTILATED WITH VENTILATION IN RESTROOMS TRIGGERED WITH THE LIGHT SWITCH. A WINDOW WITH PROPER SCREENING MAY BE SUBSTITUTED.

**PLUMBING:**

ALL PLUMBING MUST MEET STATE & LOCAL CODES. A PROPER SIZED WATER HEATER IS PROVIDED. 1 1/2" AIR VENTS ARE MANDATORY FOR ALL SINKS & FLOOR SINKS. ALL FLOOR SINKS WILL BE 12"x12" COMMERCIAL GRADE, CAST-IRON & WILL FEATURE SAFETY GRATES. ALL DRAINAGE MUST SLOPE PER CODE.

ELECTRICAL: ALL ELECTRICAL WORK MUST MEET STATE & LOCAL CODES. ALL WIRES WILL BE INDIVIDUAL CIRCUIT IF DRAWING MORE THAN 12 AMPS.

FLOORS & COVEBASES: FLOORS IN THE KITCHEN, STORAGE, & FOOD HANDLING AREAS WILL BE EITHER SEALED CONCRETE OR CERAMIC TILE (SEE FINISH SCHEDULE). A CERAMIC COVING WILL BE FEATURED, 6" HIGH BY 3/8" COVE RADIUS. FLOORS IN OFFICES, DINING AREAS & HALLS CAN BE OF VINYL & CARPET OR OTHER FINISHES (VERIFY BEFORE APPLICATION) WITH A VINYL OR WOOD COVEBASE.

CEILING: CEILING IN THE KITCHEN, STORAGE & FOOD HANDLING AREAS WILL BE SMOOTH & IMPERVIOUS, PAINTED WITH A LIGHT COLORED ENAMEL OR T-BAR TYPE WITH FOOD RATED PANELS THAT ARE EASILY CLEANABLE. (SEE FINISH SCHEDULE). CEILING IN OFFICES, DINING AREAS & HALLS MAY FEATURE OTHER FINISHES. (VERIFY BEFORE APPLICATION).

FOOD STORAGE: ADEQUATE & SUITABLE SPACE SHALL BE PROVIDED FOR THE STORAGE OF FOOD. APPROXIMATELY TWENTY-FIVE PERCENT (25%) OF THE FOOD PREPARATION AREA, & AT LEAST THIRTY-TWO (32) LINEAL FEET OF APPROVED SHELVING FOR EACH 100 SQUARE FEET OF STORAGE AREA IS CONSIDERED ADEQUATE (EXCLUDING REFRIGERATION), EXCEPT FOR LARGE OR BULKY FOOD CONTAINERS. ALL FOOD SHALL BE STORED AT LEAST SIX INCHES (6") OFF THE FLOOR. (ADEQUATE STORAGE WILL BE VERIFIED BY THE FIELD INSPECTOR).

INSPECTIONS: ALL CONSTRUCTION & EQUIPMENT INSTALLATION ARE SUBJECT TO ON-SITE INSPECTIONS. DURING THE COURSE OF CONSTRUCTION & PARTICULARLY WELL BEFORE YOU PLAN TO OPEN, YOU ARE ADVISED TO CALL, IF YOU HAVE ANY QUESTIONS. FINAL INSPECTION: FINAL INSPECTION & APPROVAL IS REQUIRED PRIOR TO BEGINNING OPERATION. THE DEPARTMENT REQUIRES AT LEAST THREE WORKING DAYS PRIOR NOTICE TO ARRANGE FOR FINAL INSPECTION. UNDER NO CIRCUMSTANCES ARE YOU TO OPEN OR BEGIN OPERATION WITHOUT FINAL ISSUANCE OF A TEMPORARY OPERATING PERMIT.

**GENERAL NOTES:**

- PROJECT SHALL COMPLY WITH THE 2016 EDITIONS OF THE CALIFORNIA BUILDING / PLUMBING / MECHANICAL CODES AND THE 2016 EDITION OF THE CALIFORNIA ELECTRICAL CODE THAT ADOPT THE 2016 UBC, 2016 UMC, 2016 UPC, AND THE 2016 NEC.
- SUSPENDED CEILING SHALL COMPLY WITH UBC TABLES 25-A, 16-O AND 16-B.
- THERE ARE NO STRUCTURAL & PLUMBING WORK. LESS THAN 50% OF LIGHTING WILL BE ALTERED & SUPPLIED FROM EXISTING LINE.

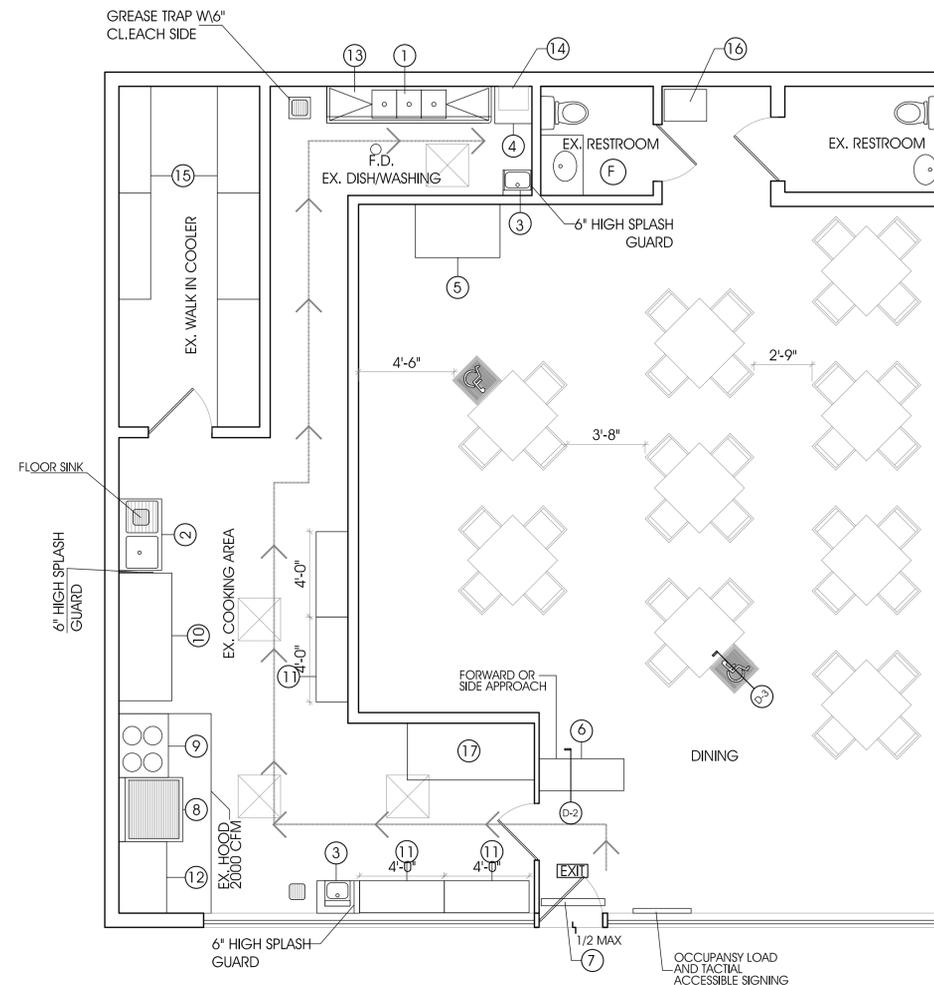
**LEGEND:**

- (F) ELECTRICAL FAN WITH MIN. 5 AIR CHANGE PER HOUR TO OUTSIDE. 50CFM  
ELECTRICAL FAN MUST BE CONNECTED TO THE LIGHT SWITCH.
- (X) LIGHT FIXTURES IN COOKING AND DISHWASHING AREAS TO BE FLUSH WITH CEILING

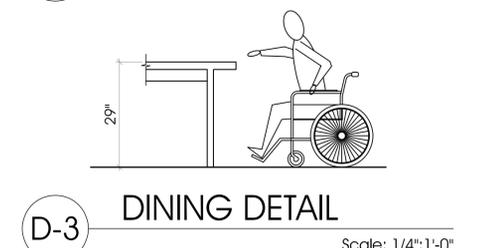
FINISH MATERIAL SCHEDULE				
	WALLS	CEILING	FLOOR	COVE BASE
DINING AREA	GYPSUM BOARD SMOOTH, SEMI-GLOSS PAINT	GYPSUM BOARD SMOOTH, SEMI-GLOSS PAINT	PORCELAIN TILE	PORCELAIN
COOKING AREA	S.S. SHEETS (WASHABLE)	GYPSUM BOARD SMOOTH, SEMI-GLOSS PAINT	QUARRY TILE	6" QUARRY TILE W/ 3/8" RADIUS
DISH/WASH. AREA	GYPSUM BOARD SMOOTH, SEMI-GLOSS PAINT	GYPSUM BOARD SMOOTH, SEMI-GLOSS PAINT	QUARRY TILE	6" QUARRY TILE W/ 3/8" RADIUS
RESTROOM	GYPSUM BOARD SMOOTH, SEMI-GLOSS PAINT	GYPSUM BOARD SMOOTH, SEMI-GLOSS PAINT	PORCELAIN TILE	6" CERAMIC TILE W/ 3/8" RADIUS

**NOTE:**

- ALL WALLS AND CEILINGS SHALL BE SMOOTH, WASHABLE & LIGHT COLORED (70% LRV)
- FLOOR WILL SLOPE 1/4" TO ALL FLOOR DRAINS
- ALL EXTERIOR WINDOWS TO BE FIXED
- ALL LIGHTING TO REMAIN EXISTING ( NO CHANGE )
- PROVIDE 50' CANDELS OF LIGHTS IN KITCHEN DURING CLEANING AND HANDLING SHARP OBJECTS
- 96' TOTAL STORAGE SHELVING
- ALL DOORS INCLUDING RESTROOM DOOR ARE SELF CLOSING
- NO CHANGE TO (E) CEILING
- NO CHANGE IN KITCHEN AREA



**1 EX. RESTAURANT FLOOR PLAN**  
Scale: 1/4":1'-0"



**ARCH-DESIGN & CONSTRUCTION CO., INC.**  
TEL (818) 517-5224  
409 IRVING DR. BURBANK, CA 91504

OWNER: "TAMADA" CAVANI INC. ARMEN AWAZYAN 323-545-0119  
PROJECT: CHANGE OF USE FROM EX-MARKET TO RESTAURANT  
LOCATION: 1143 E. BROADWAY, GLENDALE, CA 91203

AS INSTRUMENT OF SERVICE, ALL DESIGN IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ARCH DESIGN & CONSTRUCTION. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ARCH DESIGN & CONSTRUCTION. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH WORK.

REVISIONS		
NO.	ISSUE	BY

DRAWN BY: A.A.  
CHECKED BY: ARAM M.  
DESIGN BY: ARAM M.  
SCALE:  
DATE:  
JOB NO.:

SHEET NUMBER:  
**A-2**  
OF SHEETS

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

**DATE:** March 9, 2020 **DUE DATE:** March 19, 2020  
**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Vista Ezzati, Planner **Tel. #** Ext. 8180

**PROJECT ADDRESS:** 1143 East Broadway (Havlabar Restaurant)  
 Applicant: Shoghig Yepremian (Consultant)  
 Property Owner: Capital Hill Investment

**PROJECT DESCRIPTION:**

The applicant is requesting an AUP to allow the on-site sales, service, and consumption of alcoholic beverages (ABC License Type 47) at an existing full-service restaurant (Havlabar).

**PLEASE CHECK:**

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

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
 AUP/~~CUP~~ Case No.: PAUP 2003156  
 ADR/DRB Case No.: \_\_\_\_\_

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

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

**Project**  
**Address: 1143 East Broadway**

**Project**  
**Case No.: PAUP 2003156**

***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 31, 2020**

**Print Name: Jeff Newton**

**Title: Lieutenant                      Dept. Police                      Tel.: 818-548-4883**

**a. ADDITIONAL COMMENTS:**

- 1. Applicant Shoghig Yepremian is in the process of obtaining an Administrative Use Permit to allow the on-site sales, service and consumption of alcoholic beverages (ABC license Type 47) at an existing full-service restaurant located at 1143 East Broadway DBA Havlabar.

Havlabar is located in census tract 3020.04 which allows for 4 On-Sale establishments. There is currently one other liquor license in this tract. Havlabar will bring the total to two. 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.

Within the last calendar year there were two calls for police service at the location regarding the business selling alcohol to customers without a liquor license. The first call came in as a suspicious circumstance on 08/05/2019 and it was reported that RP knew employees at the location and the owner told her they sell alcohol without a liquor license. No units were available to check the location due to a high priority call during the same time and when units were available, the location was already closed.

Same RP called again on 08/13/2019 to report the business selling alcohol without a liquor license. Officers arrived and the call had a disposition of NEOC.

Per the ABC website, there is no "pending" or "active" liquor license 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.

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

**DATE:** March 9, 2020 **DUE DATE:** March 19, 2020  
**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Vista Ezzati, Planner **Tel. #** Ext. 8180

**PROJECT ADDRESS:** 1143 East Broadway (Havlabar Restaurant)  
 Applicant: Shoghig Yepremian (Consultant)  
 Property Owner: Capital Hill Investment

**PROJECT DESCRIPTION:**

The applicant is requesting an AUP to allow the on-site sales, service, and consumption of alcoholic beverages (ABC License Type 47) at an existing full-service restaurant (Havlabar).

**PLEASE CHECK:**

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

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
 AUP/~~CUP~~ Case No.: PAUP 2003156  
 ADR/DRB Case No.: \_\_\_\_\_

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

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

**Project**  
**Address:** 1143 East Broadway

**Project**  
**Case No.:** PAUP 2003156

***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:** 3/9/2020

**Print Name:** Jackie Jouharian  
**Title:** CSR Dept. NS 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.