



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

July 20, 2020

Applicant:

R. D. Olson Development
c/o Anthony Wrzosek, Vice President
520 Newport Center Drive, Suite 600
Newport Beach, CA 92660

**RE: ADMINISTRATIVE USE PERMIT NO. PAUP2006259
199 N. Louise Street
(Glendale Marriott Residence Inn)**

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

Project proposal: An application for an administrative use permit (AUP) to allow the on-site sales, service, and consumption of alcoholic beverages (Type 70) at a new hotel for guests offered by the hotel manager's reception and sell prepackaged closed alcoholic beverages out of the hotel's sundry/gift shop. A Type 70 license authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary".

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 as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.

3. That the on-site sales of alcoholic beverages at the hotel's sundry/gift shop shall be ancillary to the main hotel use.
4. That the sale of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
5. No lighting shall be installed or maintained that shines or reflects onto adjacent properties.
6. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
7. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
8. That access to the premises shall be made available to all City of Glendale Planning Division, 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.
9. That no exterior signs advertising the sales of alcoholic beverages shall be permitted.
10. That any expansion or modification of the facility or use which intensifies this administrative use permit shall require a new administrative use permit application. Expansion shall constitute adding floor area, changes to the use or operation, or any physical change as determined by the Director of Community Development.
11. That a Business Registration Certificate be obtained for the operation of the hotel use with the on-site sales, service and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
12. That sale of alcoholic beverages at the hotel shall be incidental to the hotel's sundry shop only to be consumed on the premises.
13. That no alcoholic beverages shall be sold to be taken from the premises by patrons for off-site consumption.
14. That there shall be no video machine(s) maintained on the premises.
15. That music or noise shall be contained within the edifice of the establishment. The business shall comply with the state and local noise ordinances concerning excessive noise and disturbing the peace.

16. That all music, lighting, noise and odors shall be confined to the occupancy so as not to disturb occupants of other businesses or properties and patrons on the public right-of-way.
17. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
18. 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.
19. 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.
20. That the hotel shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
21. That live entertainment is permitted with the exception that 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. A Live Entertainment permit must be obtained in accordance with G.M.C 5.60.
22. The hotel and/or sundry/gift shop shall provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
23. Display racks in the hotel's sundry/gift shop shall be positioned such that they are in a clear line of sight by management and staff with no restricting view.
24. Signs shall be posted clearly specifying no sales to minors or intoxicated persons.

PROJECT BACKGROUND

Previous Permits for the Site:

BB1802010 (shoring for a new 6-story hotel with 2-levels underground), BB1807922 (new six story hotel) and BB1904304 (steel stairs). In addition, additional permits

associated with the above building permits including mechanical, electrical and plumbing are active.

On August 29, 2017, the City Council approved the following for the hotel project:

- Variance Case No. PVAR 1704506 to allow the construction of a new six-story hotel project exceeding the maximum allowed FAR, providing kitchen facilities with each guest room and increasing building wall height adjacent to a paseo on the south side.

-Design Review Stage II Case No. PDR 1706367 for a new six-story hotel with 147 guest rooms over a 147-car subterranean parking structure.

-Instrument Imposing Covenants on Real Property between the City, Olson Real Estate Group, Inc., and First Baptist Church of Glendale for the development of a 147 room hotel.

- On May 1, 2019, the Planning Hearing Officer granted with conditions Variance Case No. PVAR 1903165 to allow the installation of two wall signs facing Louise Street where only one wall sign is allowed.

There were no previous permits for the site relating to sales, service and consumption of alcoholic beverages on file.

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

Environmental Determination: An addendum to the certified 2006 Program DSP EIR was prepared to evaluate the hotel project's development within the context of the DSP Final Program EIR. The current proposal involves an Administrative Use Permit request to allow the on-site sales, service and consumption of alcoholic beverages at the new hotel.

General Plan: The site is designated Downtown Specific Plan (DSP), Downtown "Art and Entertainment" District in the Land Use Element of the General Plan.

Zone: "DSP" – (Downtown Specific Plan), Downtown Arts and Entertainment District

Description of existing property and uses: Currently, the hotel site is under construction. The subject site is located on the southwest corner of Wilson Avenue and Louise Street, immediately north and east of the former Five-Star Theater. The First Baptist Church is located across Wilson on the north, and the Glendale YMCA located to the east across Louise Street. Both of these buildings are of historical importance and the YMCA residence is listed on the Glendale and National Registers. The surrounding neighborhood includes mixed-use buildings, retail, office and service uses west on Brand Boulevard, and lower-scale multi-family projects to the north and east.

This site is approximately 30,000 square feet in size with 195 of frontage along Louise Street.

The property is zoned Downtown Specific Plan (DSP)/Downtown “Art and Entertainment” District. This district features a full range of retail, office and personal service uses and encourages entertainment uses, such as restaurant, taverns, theaters, indoor recreation facilities and nightclubs along Maryland Avenue.

Neighboring zones and uses:

	Zoning	Existing Uses
North	R-1250 & DSP/TD	First Baptist Church
South	DSP/Downtown “A & E”	Vacant Theatre
East	DSP/EB	Glendale YMCA
West	DSP/Downtown “A & E”	Vacant Theatre
Project Site	DSP/Downtown “A & E”	Hotel under construction

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various city divisions/departments. Standard conditions have been received from the Glendale Police Department and incorporated to ensure that any potential negative impact will be appropriately mitigated.

PROJECT ANALYSIS

The applicant is requesting an administrative use permit to allow the on-site sales, service and on-site consumption of alcoholic beverages offered by the Hotel’s managers reception to hotel guests and to sell prepackaged alcoholic beverages at the hotel’s sundry/gift shop. The sales, service and consumption of alcoholic beverages at the hotel is ancillary to the primary hotel use and is consistent with the elements and objectives of the general plan. The subject site is located in the Downtown Specific Plan (DSP), Downtown “Art and Entertainment” District Zone and the General Plan – Land Use Element designation of “Downtown Specific Plan”. One of the purposes of “Downtown Specific Plan” land use designation is to encourage the location of a wide range of activities to maintain a dynamic environment. This area contains a wide mix of land uses including: retail, service uses, restaurants, offices, multi-family residential, hotels as well as entertainment uses. As such, the primary goal and objective of the DSP is to create an exciting and vibrant urban center which offers a variety of goods and services within a short walking distance. The new hotel and the ancillary sales, service and consumption of alcoholic beverages is a permitted use in the DSP and will be an integral component in Downtown Glendale. The site is surrounded by DSP properties. The request to serve and sell alcoholic beverages in conjunction with the proposed hotel will not create any traffic-related impacts on area streets over and above existing conditions since these are services provided to the guests staying at the hotel.

The project is located on the southwest corner of Wilson Avenue and Louise Street. The Circulation Element designates Wilson Avenue as a Minor Arterial Street and

Louise Street as an Urban Collector Street. The streets are fully improved serving a multitude of businesses and residential developments. The proposed hotel is currently under construction and is located alongside other commercial/service and entertainment type businesses. Presently, the 30,000 square-foot site is under construction with a new six-story hotel with 147 guest rooms. The main entry to the hotel and driveway are accessed from Louise Street. The driveway will lead to a guest drop-off area, on-grade parking and ramp to a two-level subterranean parking garage. A service dock will be located off the alley west of the site. The project site has 195 feet of linear frontage along Louise Street and 147 feet of frontage along Wilson Avenue.

The sales, service and consumption of alcoholic beverages at the hotel is ancillary to the primary hotel use; the primary use will provide a much needed business and family hotel to serve Glendale and surrounding communities. The on-site sales, service and consumption of alcoholic beverages for hotel guests and the sales of prepackaged alcoholic beverages at the hotel's sundry/gift shop is a common ancillary use for this type of business and will further assist in making downtown Glendale a dynamic destination with a unique service type use in the Downtown area. Other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Elements will not be impacted as a result of the project.

The applicant is requesting approval of an administrative use permit to serve alcoholic beverages for hotel guests during the hotel's "Manager's Reception", which takes place Monday through Thursday from 4:00 p.m. to 9:00 p.m. In addition, the hotel is proposing to sell alcoholic beverages in the hotel's sundry/gift shop. The hotel has applied for a Type 70 license from the Alcoholic Beverage Control, which permits the on-site sales, service consumption of alcoholic beverages.

The subject site is located on the southwest corner of Wilson and Louise, immediately north and east of a movie theatre. The First Baptist Church is located across Wilson on the north, and the Glendale YMCA located to the east across Louise Street. Both of these buildings are of historical importance and the YMCA residence is listed on the Glendale and National Registers. The surrounding neighborhood includes mixed-used buildings and retail, office and service uses west on Brand Boulevard and lower-scale multi-family projects to the north and east. Residential uses exist nearby are not adjacent to the subject site. Any redevelopment of nearby properties should not be impacted given that the proposed on-site sales, service and consumption of alcoholic beverages is a conditionally permitted use, through the approval of an administrative use permit (AUP) in the DSP and ancillary to the primary hotel use. Given the commercial nature of the area, the on-site sales of alcoholic beverages for on-site consumption at the existing business would not adversely impact surrounding uses in the area. There are multi-family residences located on along Wilson Avenue and Louise Street, northeast and to the south along Louise Street. However, the proposed request to allow the on-site sales, service and consumption of alcoholic would not result in any significant impacts to the existing residential uses in the area due to the proposed conditions that would be imposed on the requested AUP.

The approval of the administrative use permit for the on-site sales, service and consumption of alcoholic beverages at this location would not be detrimental to the safety and public welfare of the neighborhood in general. The proposed on-site sales, service and consumption of alcoholic beverages offered to hotel guests during the manager's reception and sold at the hotel's sundry/gift shop is incidental to the hotel primary use and its associated structures and facilities would not be detrimental to the public health or safety, the general welfare, or the environment. The operation of a hotel use offering hotel guests alcoholic beverages during the manager's reception and the sales of prepackaged alcoholic beverages at the sundry/gift shop to hotel guests will not present negative impacts. The area surrounding the use is home to a variety of commercial establishments including other retail/services, restaurants, and offices. Further, there are similar existing uses in the downtown area that have an alcohol beverage component that have proven not to have a detrimental effect on surrounding uses. The hotel is the primary use – the on-site sales, service and consumption of alcoholic beverages, the reason why the AUP is requested, is an ancillary service to the primary use.

According to the Glendale Police Department, the hotel is located in census tract 3020.02 which allows for 3 on-sale and 2 off-sale licenses. Currently, there are 23 on-sale and 6 off-sale establishments in this tract. With the proposed hotel, the total number of on-site licenses will increase to 24 on-sale and 7 off-sale licenses. This area contains more on- and off-sale establishments than is suggested for the census tract. However, with the new hotel, the over concentration of alcohol service in this census tract is unlikely to cause significant issues of public drunkenness or other alcohol-related crimes.

Based on arrests and Part 1 crime statistics for census tract 3020.02 in 2019, there were 251 crimes, 50% above the city wide average of 167. While this area has significantly more crimes than many other areas of the city, it may be attributed to the high concentration of retail uses, entertainment uses in the area. As noted above, it is unlikely that the proposed request for the on-site sales, service and consumption of alcoholic beverages at the hotel will pose or increase crime in the area above the existing conditions. The Glendale Police Department did not cite concerns related to this administrative use permit and particularly the number of establishments serving alcohol or the amount of crime.

The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. It is not anticipated that the ancillary sales, services and on-site consumption of alcoholic beverages at the hotel will be detrimental to existing nearby residential uses. The sales, service and consumption of alcoholic beverages at the hotel will be an ancillary service offered to hotel guests. The area surrounding the hotel along towards the west, is home to a variety of commercial establishments including retail/services, movie theatres, restaurants, and offices. There are similar existing uses in the existing vicinity that have an alcohol beverage component and have proven not to have a detrimental effect on surrounding uses. The residential uses located nearby have not and will not be impacted by the request to

offer alcoholic beverages during the hotel manager's reception and sell prepackaged alcoholic beverages at the sundry/gift store. Furthermore, the recommended conditions of approval will ensure that the sales and consumption of alcoholic beverages offered to hotel guests will not become a nuisance nor be detrimental to the public.

There are churches, a public school and day care facilities near the proposed hotel. First United Methodist Church and Preschool is located 0.1 miles east of the subject site and the First Baptist Church is located across Wilson on the north, Allan F. Daily High School is located 0.1 miles to the east, the Glendale Public Library is located 0.2 miles to the south and the Glendale YMCA is located across the street to the east. It is not anticipated that the administrative use permit request will be detrimental to the nearby church, schools, day care, and other nearby uses in the area given the relative distance the hotel has from these amenities and that similar uses already co-exist adjacent or nearby subject site. The addition of alcohol sales and on-site consumption in conjunction with the hotel should not impact the surrounding uses since the hotel is the primary use and the service of alcoholic beverages is ancillary to that use. Overall, the applicant's desire to sell and serve alcoholic beverages at the proposed hotel is supportable based on the facts surrounding this application and the findings.

The hotel will be six stories over a two-level subterranean parking garage. The building is currently under construction and nearing completion. The property will be fully improved with all necessary utilities. Wilson Avenue is considered a Minor Arterial Street and Louise Street is an Urban Collector Streets in the Circulation Element and are fully improved. The service of alcoholic beverages at a proposed hotel is not anticipated to generate additional traffic. The hotel was approved with the required number of parking spaces for a hotel use. The demand for parking will not be impacted by the on-site sales, service and consumption of alcoholic beverages due to this service being provided to guests staying at the hotel and, therefore, will not impact or require additional parking above what was approved. Further, the project does not involve a floor area expansion. The administrative use permit request to allow the sales, service and on-site consumption of alcoholic beverages will not result in inadequate parking.

Overall, the applicant's desire to sell and service alcoholic beverages for on-site consumption at the new hotel for its guests complements the eclectic mix of goods and services that are offered in this commercial district and 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 an administrative use permit to allow the on-site sales, service and on-site consumption of alcoholic beverages offered by the hotel's managers reception to guests staying at the hotel and sell prepackaged alcoholic beverages at the hotel's sundry/gift shop. The subject site is zoned DSP/A&E (Downtown Specific Plan – Downtown Art and Entertainment District) and within the

Downtown Specific Plan designation of the Land Use Element of the General Plan. The Circulation Element designates Wilson Avenue as a Minor Arterial Street and Louise Street as an Urban Collector Street. The streets are fully improved serving a multitude of businesses and residential developments. The proposed hotel is currently under construction and is located alongside other commercial/service and entertainment type businesses.

A hotel is a permitted use in this zone; however, the on-site sales, service and on-site consumption of alcoholic beverages offered by the hotel's managers reception to guests staying at the hotel and selling prepackaged alcoholic beverages at the hotel's sundry/gift shop requires the approved Administrative Use Permit. The consumption of alcoholic beverages is incidental to the hotel operation. The project is located on the southwest corner of Wilson Avenue and Louise Street. Presently, the 30,000 square-foot site is under construction with a new six-story hotel with 147 guest rooms. The main entry to the hotel and driveway are accessed from Louise Street. The driveway will lead to a guest drop-off area, on-grade parking and ramp to a two-level subterranean parking garage.

The sales, service and on-site consumption of alcoholic beverages at the new hotel will be consistent with the elements and objectives of the General Plan. The subject site is located in the Downtown Specific Plan (DSP), Downtown "Art and Entertainment" District Zone and the General Plan – Land Use Element designation of "Downtown Specific Plan". The sales, service and consumption of alcoholic beverages at the hotel is ancillary to the primary hotel use and is consistent with the elements and objectives of the general plan. One of the purposes of "Downtown Specific Plan" land use designation is to encourage the location of a wide range of activities to maintain a dynamic environment. This area contains a wide mix of land uses including: retail, service uses, restaurants, offices, multi-family residential, hotels as well as entertainment uses. As such, the primary goal and objective of the DSP is to create an exciting and vibrant urban center which offers a variety of goods and services within a short walking distance. The new hotel with an ancillary consumption and retail sales of alcoholic beverages at the hotel's sundry/gift is a permitted use in the DSP and will be an integral component in Downtown Glendale. The site is surrounded by DSP properties. The request to serve and sell alcoholic beverages offered to hotel guests will not create any traffic-related impacts on area streets over and above existing conditions since these are services provided to the guests staying at the hotel.

The sales, service and consumption of alcoholic beverages at the hotel is ancillary to the primary hotel use. The primary use will provide a much needed business and family hotel to serve Glendale and surrounding communities. The on-site sales, service and consumption of alcoholic beverages for hotel guests is a common ancillary use for a hotel business, and will further assist in making downtown Glendale a dynamic destination with a unique service type use in the Downtown area. Other elements of the General Plan, including the Open Space, Recreation,

Housing and Noise Elements will not be impacted as a result of the project. No private or public improvements are required as a result of the AUP request.

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 proposed on-site sales, service and consumption of alcoholic beverages offered to hotel guests during the manager's reception and sales of prepackaged closed alcoholic beverages at the hotel's sundry/gift shop is incidental to the hotel primary use and its associated structures and facilities would not be detrimental to the public health or safety, the general welfare, or the environment. The operation of a hotel use offering guests alcoholic beverages during the manager's reception and the sales of prepackaged alcoholic beverages at the sundry/gift shop will not present negative impacts. The area surrounding the use is home to a variety of commercial establishments including other retail/services, restaurants, and offices. Further, there are similar existing uses in the downtown area that have an alcohol beverage component that have proven not to have a detrimental effect on surrounding uses. The hotel is the primary use – the on-site sales, service and consumption of alcoholic beverages, the reason why the AUP is requested, is an ancillary service to the primary use.

According to the Glendale Police Department, the hotel is located in census tract 3020.02 which allows for 3 on-sale and 2 off-sale licenses. Currently, there are 23 on-sale and 6 off-sale establishments in this tract. With the proposed hotel, the total number of on-site licenses will increase to 24 on-sale and 7 off-sale licenses. This area contains more on- and off-sale establishments in this than is suggested for the census tract. However, with the new hotel, the over concentration of alcohol service in this census tract is unlikely to cause significant issues of public drunkenness or other alcohol-related crimes.

Based on arrests and Part 1 crime statistics for census tract 3020.02 in 2019, there were 251 crimes, 50% above the city wide average of 167. While this area has significantly more crimes than many other areas of the city, it may be attributed to the high concentration of retail uses, entertainment uses in the area. As noted above, it is unlikely that the proposed request for the on-site sales, service and consumption of alcoholic beverages at the hotel will pose or increase crime in the area above the existing conditions. The Glendale Police Department did not cite concerns related to this administrative use permit and particularly the number of establishments serving alcohol or the amount of crime.

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

The hotel's request to serve and sell alcoholic beverages will not adversely affect or conflict with adjacent uses or impede the normal development of

surrounding property, since no change to the existing land use designation are proposed. The proposed hotel is located within a commercial district and surrounded by complementary uses. The focus of the operation is a hotel use. In this regard, the sales/service of alcoholic beverages for on-site sales, service and consumption is an enhancement to the hotel experience.

It is not anticipated that the ancillary sales, services and on-site consumption of alcoholic beverages will be detrimental to existing on-site and nearby residential uses. The sales and service of alcoholic beverages at the hotel will be an ancillary service offered to hotel guests. The area surrounding the hotel along Wilson Avenue towards the west, is home to a variety of commercial establishments including retail/services, movie theatres, restaurants, and offices. There are similar uses in the existing vicinity that have an alcohol beverage component and have proven not to have a detrimental effect on surrounding uses. The residential uses located nearby have not and will not be impacted by the request to offer alcoholic beverages during the hotel manager's reception and sell prepackaged alcoholic beverages at the sundry/gift store. Furthermore, the recommended conditions of approval will ensure that the sales and consumption of alcoholic beverages offered to hotel guests will not become nuisances nor be detrimental to the public.

There are churches, a public school and day care facilities near the proposed hotel. First United Methodist Church and Preschool is located 0.1 miles east of the subject site and the First Baptist Church is located across Wilson on the north, Allan F. Daily High School is located 0.1 miles to the east, the Glendale Public Library is located 0.2 miles to the south and the Glendale YMCA is located across the street to the east. It is not anticipated that the administrative use permit request will be detrimental to the nearby church, schools, day care, and other nearby uses in the area given the relative distance the hotel has from these amenities and that similar uses already co-exist adjacent or nearby subject site. The addition of alcohol sales and on-site consumption in conjunction with the hotel should not impact the surrounding uses since the hotel is the primary use and the service of alcoholic beverages is ancillary to that use. Overall, the applicant's desire to sell and serve alcoholic beverages at the proposed hotel is supportable based on the facts surrounding this application and the findings

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.

The request to serve and sell alcoholic beverages to hotel guests will not result in inadequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures will be provided for the proposed use. This application does not include any new floor area or proposed modifications to the site plan approved by the City Council for the hotel development. The project was designed and approved as a six-story hotel over a two-level subterranean parking garage. Adequate hotel guest parking, landscaping, and open space will be

provided in compliance with the Downtown Specific Plan and the Zoning Code. As part of the development, the property is and will be fully improved with all necessary utilities. Glendale Water and Power did not cite any concerns related to providing service to the project.

Once construction of the hotel is complete, the site will be fully developed. Further, the site is located in a developed commercial district with all required utilities such as gas, electricity, water, sewer, 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 ancillary on-site sales, service and consumption of alcoholic beverages at the hotel will significantly increase the amount of patrons. The alcoholic beverage service will be offered to guests staying at the hotel. Wilson Avenue is considered a Minor Arterial Street and Louise Street is an Urban Collector Streets in the Circulation Element and are fully improved. The hotel development was approved with the Code-required number of parking spaces for a hotel use. The sales, service and on-site consumption of alcoholic beverages for hotel guests will not impact or require additional parking above what was approved. Further, the project does not involve a floor area expansion. Therefore, the administrative use permit request to allow the sales, service and on-site consumption of alcoholic beverages will not result in inadequate parking.

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 will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration. The Glendale Police Department noted no concerns with this proposal as noted in finding B above.
 - 2) That such use will not tend to encourage or intensify crime within the district. No evidence has been presented which would indicate that a hotel with sales, service, and consumption of beer and wine in this location has or would encourage or intensify crime within the district as noted in finding B above.
 - 3) That such use will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use) as described in findings B and C above.

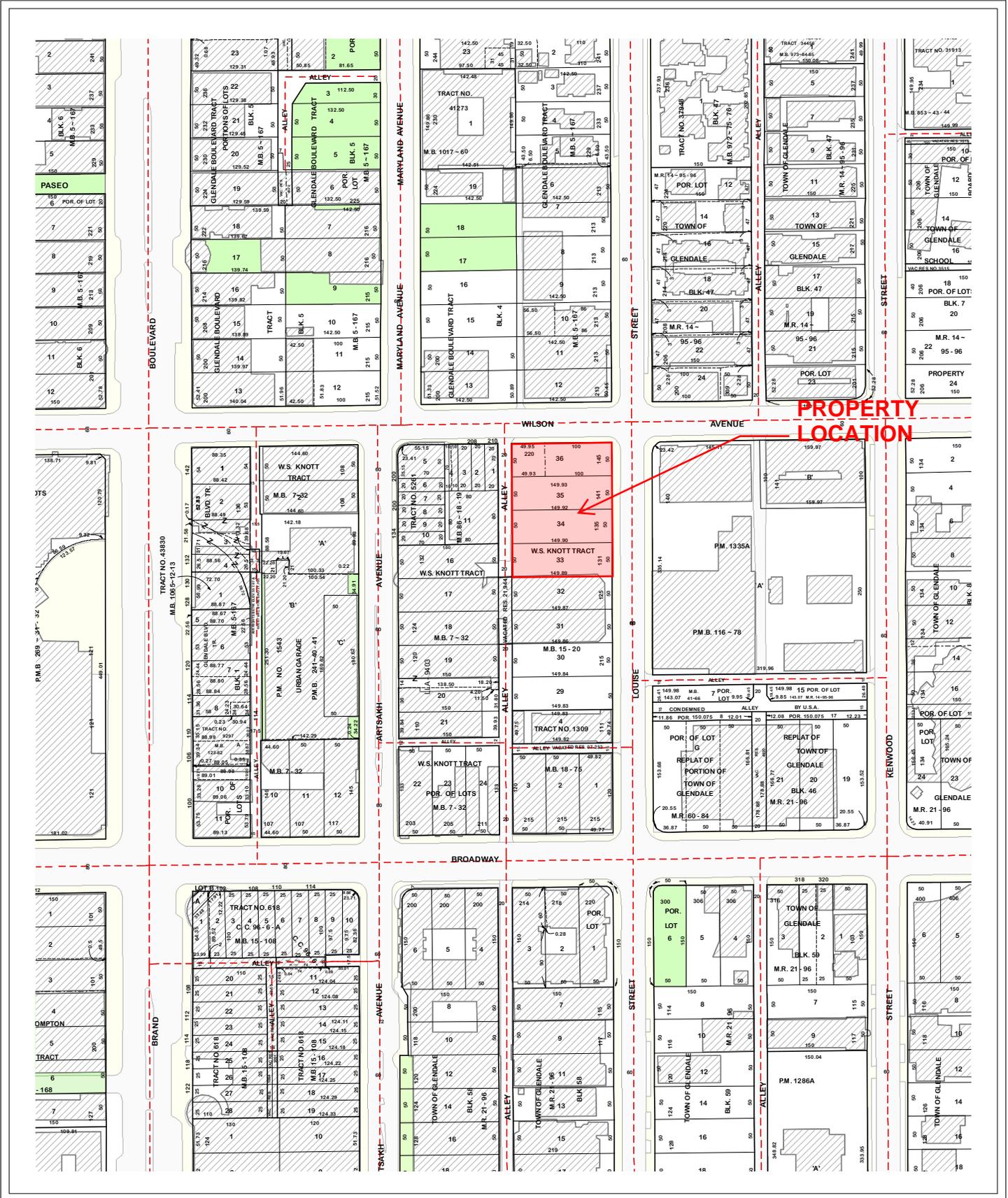
- 4) That the proposed use satisfies its transportation or parking needs as described above because, as noted in Finding D above, adequate access, parking and delivery spaces are available to serve this use.

- 5) That the proposed sales and service of alcoholic beverages at the hotel will serve a public necessity or public convenience for the area this serves as an added amenity for the guests of the hotel. Conditions placed on the approval of the project will ensure that it will not adversely impact business and residential uses in the area.

For more information or to submit comments, please contact the case planner, Milca Toledo, at 818-937-8181 or mitoledo@glendaleca.gov.

ATTACHMENT:

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



WATG

Project: Glendale Marriott Residence Inn

Description: Location Map (Scale: 1"=200')

Address: 199 N. Louise St., Glendale, CA 92106

SK No.: _____

strategy planning architecture landscape interiors
 irvine | CA | 949 574 8500 watg.com

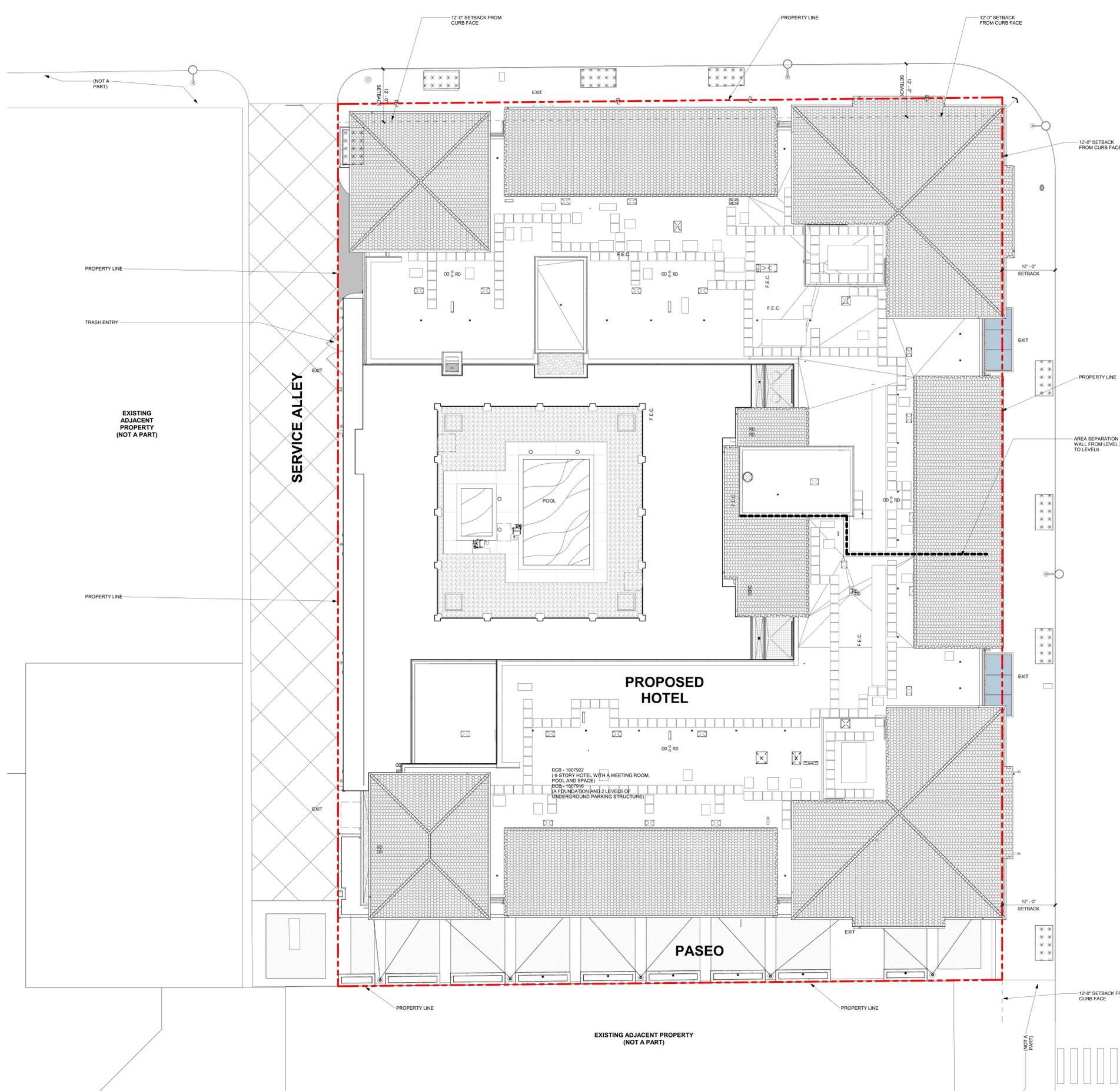
Reference Dwg.: _____ Date: _____

Project No.: 164112 Scale: 1" = 200'

printed

the original size of this drawing is 8.5"x11" Copyright © 2020 WATG. All rights reserved.

EAST WILSON AVENUE



1 ARCHITECTURAL PLOT PLAN
1/8" = 1'-0"

KEYNOTES / LEGENDS

PROJECT AREA SUMMARY (ZONING)
 SITE AREA: 30,068 SF (NOT INCLUDING THE PUBLIC ALLEY)
BUILDING AREA ALLOWED: F.A.R. (B/A): 3.2 (30,068 X 3.2) (96,218 SF MAX ALLOWED BASED ON CITY COUNCIL APPROVAL PVAR #1704508 AND ON CITY PLANNING APPROVAL. FOR MORE INFO SEE CONDITIONS OF APPROVAL FORMS ON SHEETS A0-105 AND A0-106. FOR TABULATED AREA CALCULATIONS SEE SHEET A0-109)
BUILDING AREA PROVIDED: F.A.R. (B/A): 3.19 (96,155 SF)
OPEN SPACE REQUIRED: 3,307.5 SF
 10% + ADDITIONAL OPEN SPACE AT A RATIO OF 1% FOR EVERY 0.5 FAR OVER 3.0 FAR. (3,006.8 + 300.68 = 3,307.5 SF)
OPEN SPACE PROVIDED: 28.6% OF THE SITE AREA 7,996 SF (EXCLUDING PUBLIC ALLEY). MINIMUM OF 20'-0" X 20'-0" REQUIRED (1,933 SF PUBLIC OPEN SPACE PROVIDED AT THE PASEO WALKWAY OFF OF NORTH LOUISE STREET)
PUBLIC USE REQUIRED: 5% OF THE REQUIRED OPEN SPACE (3,307.5 X 5% = 165.375 SF)
PUBLIC USE PROVIDED: 1,933 SF - 88.4% OF THE OPEN SPACE AREA (PEDESTRIAN PASSAGEWAY IS PUBLIC USE) (3,307.5 X 10% = 330.75 SF)
LANDSCAPE REQUIRED: 10% OF THE REQUIRED OPEN SPACE (3,307.5 X 10% = 330.75 SF)
LANDSCAPE PROVIDED: 513 SF - 15.5% OF THE OPEN SPACE AREA (210 SF LANDSCAPE AT THE GROUND LEVEL AND 303 AT LEVEL 2)
 (FOR TABULATED AREA CALCULATIONS SEE SHEET A0-109)

BUILDING AREA
(GUSD AREA)

LEVEL 1	11,102 SF
LEVEL 2	18,392 SF
LEVEL 3	18,214 SF
LEVEL 4	18,214 SF
LEVEL 5	17,704 SF
LEVEL 6	17,704 SF
TOTAL SF	101,330 SF
(GUSD AREA)	
LEVEL P1	28,807 SF
LEVEL P2	28,807 SF
TOTAL SF	57,614 SF

TOTAL BUILDING AREA
158,944 SF

PARKING SUMMARY

TYPE	COUNT
LEVEL P2	
8' 6" x 18'	50
8' 6" x 18' - CLEAN AIR/VANPOOLEV	5
8' 10" x 18'	10
8' x 18' (8' Aisle) - ACCESSIBLE	1
	66
LEVEL P1	
8' 6" x 18'	45
8' 6" x 18' - CLEAN AIR/VANPOOLEV	3
8' 10" x 18'	8
8' x 18' (8'-10" Aisle) - ACCESSIBLE	2
8' x 18' (8' Aisle) - ACCESSIBLE	1
	59
LEVEL 1	
8' 6" x 18'	2
8' 6" x 18' - CLEAN AIR/VANPOOLEV	3
8' x 18' (8' Aisle) - VAN ACCESSIBLE	1
	6
	131
PARKING SPACES - ON SITE (ACC. STALLS IN BRACKETS)	126 (5)
TOTAL	131

PARKING REQUIRED PER ROOM: 145 STALLS
 1 STALL PER GUESTROOM (BASED ON CITY COUNCIL APPROVAL PVAR #1704508 AND ON CITY PLANNING APPROVAL. FOR MORE INFO SEE CONDITIONS OF APPROVAL FORMS ON SHEETS A0-107 AND A0-108. FOR TABULATED AREA CALCULATIONS SEE SHEET A0-109)

PARKING PROVIDED: 131 STALLS

BICYCLE PARKING REQUIRED: ONE (1) SPACE PER 10,000 SF OF FLOOR AREA (PER GMC TABLE 30.32-F) (96,155 / 10,000 SF = 10 BICYCLE STALLS)
BICYCLE PARKING PROVIDED: 36 BICYCLE PARKING STALLS

TDM PARKING REDUCTION: (PER TABLE 30.32-B1)
 CARPOOL / VANPOOL PROGRAM: 2 POINTS
 SHUTTLE SERVICES: 4 POINTS
 MARKETING OUTREACH: 1 POINT
 TRAVEL TRAINING: 2 POINTS
 ON-SITE AMENITIES: 2 POINTS
TOTAL: 6-11 POINTS

(6-9 POINTS = 10% PARKING REDUCTION)
 10% OF 145 STALLS = 14.5 STALLS
 145 - 14.5 = 130.5 STALLS (131 STALLS)

TOTAL STALLS REQUIRED: 131 PARKING STALLS
 (TOTAL STALLS PROVIDED: 131 STALLS)

- PER GMC 30.32.172.A.3: IN-LIEU PARKING FEE IN THE DSP ZONE. NEW CONSTRUCTION PROJECTS MAY PAY AN IN-LIEU OF EACH STALL PARKING FEE IN ORDER TO SATISFY ANY PORTION UP TO FIFTY (50) PERCENT OF REQUIRED PARKING.

CALGREEN SUMMARY

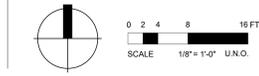
CLEAN AIR VEHICLES STALLS
 REQUIRED - 11
 PROVIDED - 11
 PER CG TABLE 5.106.5.2 (101-150)

EV CHARGING STALLS
 REQUIRED - 7
 PROVIDED - 7
 PER CG TABLE 5.106.5.3 (101-150)

BICYCLE PARKING - SHORT TERM
 REQUIRED - 5% OF 145 = 7.25
 PROVIDED - 31
 PER CG 5.106.4.1.1

BICYCLE PARKING - LONG TERM
 REQUIRED - 5% OF 30 (TENANT) = 1.5
 PROVIDED - 5
 PER CG 5.106.4.1.2
 ASSUME STAFF OF 30

SETBACKS & EASEMENTS (ALSO SEE SITE PLAN A0-201)
 LOUISE STREET: 12'-0" SETBACK FROM CURB FACE
 WILSON STREET: 12'-0" SETBACK FROM CURB FACE
 CITY ALLEY: 0'-0" SETBACK



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client | consultant



stamp | approval

key plan

no. date issue
 issues | revisions

Residence INN
 BY MARRIOTT
GLENDALE MARRIOTT RESIDENCE INN
 199 NORTH LOUISE STREET
 GLENDALE, CA 92106

project title

PLOT PLAN

sheet title

project no. 164112 date 01/15/20

checked by Checker
 drawn by: Author

component

X10-301

sheet no.



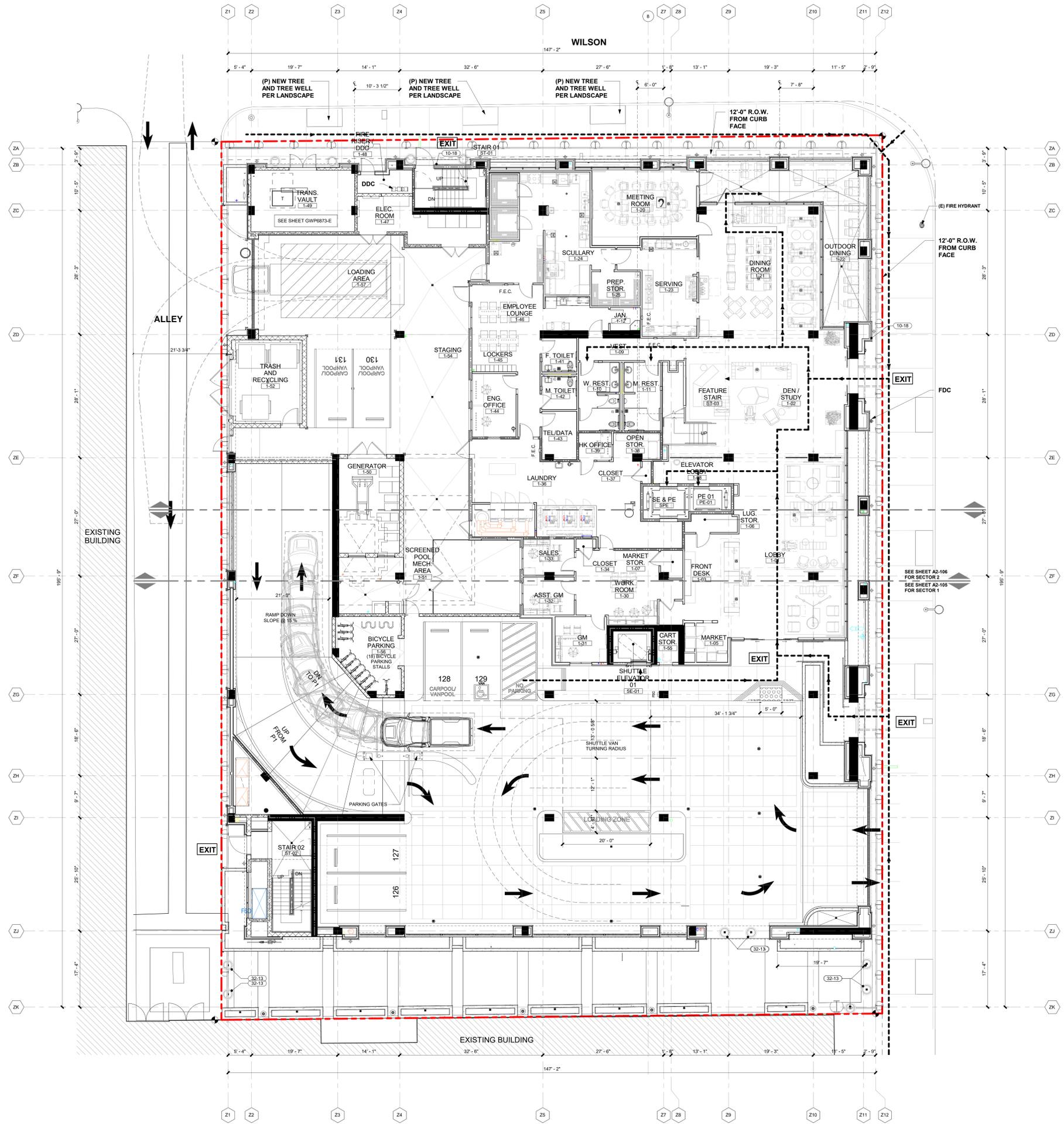
- GENERAL NOTES**
- DIMENSIONS ARE TO THE FACE OF STUD U.N.O.
 - UNIT DECK DIMENSIONS ARE FROM FACE OF STUD TO FACE OF BEAM U.N.O. SEE WALL SECTIONS FOR MORE INFO AND 101-114 FOR UNIT PLANS SEE SHEETS A5-101 THROUGH A5-200
 - FOR WINDOWS & LOUVERS SEE SCHEDULES ON SHEET A10-201 & A10-202
 - FOR DOORS SEE SCHEDULES ON SHEETS A10-01, A10-101 & A10-102
 - FOR FLOOR FINISHES SEE SHEET A10-300
 - FOR WALL TYPES SEE SHEET A9-101 FOR METAL FRAMING AND SHEET A9-102 FOR WOOD FRAMING
 - WALL RATING LINES ARE INTENDED TO SHOW OCCUPANCY SEPARATIONS ONLY. REFER TO LIFE SAFETY DRAWINGS FOR REQUIRED RATINGS OF VARIOUS BUILDING ELEMENTS
 - REFER TO SHEET A0-401 THROUGH A0-405 FOR CBC ACCESSIBILITY REQUIREMENTS FOR ACCESS AND CLEARANCE.
 - ELEVATOR DOORS IN 2 HOUR SHAWT WALLS SHALL BE RATED 90 MINUTES
 - PER CBC 1022.5 AND 1023.5, PLUMBING, DUCTS, AND CONDUITS SHALL NOT BE LOCATED IN STAIR ENCLOSURE OR EXIT PASSAGEWAY.
 - PROVIDE CONTINUOUS INSULATION AT OUTSIDE OF EXTERIOR METAL STUD WALL. REFER TO WALL DETALS AND SPEC. SLAB IS SLOPED TO FLOOR DRAINS.
 - CROSS SLOPE AT ALL PARKING TO BE LESS THAN 2%
 - ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20 (5%), DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. [11B-402.2]
 - THE RUNNING SLOPE OF ACCESSIBLE PATH OF TRAVEL SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2.08%). [11B-403.3] SEE ENLARGED PLANS FOR DIMENSIONS AND NOTES.

PARKING SUMMARY

TYPE	COUNT
LEVEL P2	
8'6" x 18'	50
8'6" x 16' - CLEAN AIR/VAN/POOLVEY	5
8'10" x 18'	10
9' x 18' (8' Aisle) - ACCESSIBLE	1
	66
LEVEL P1	
8'6" x 18'	45
8'6" x 16' - CLEAN AIR/VAN/POOLVEY	3
8'10" x 18'	6
9' x 18' (5-10' Aisle) - ACCESSIBLE	2
9' x 18' (8' Aisle) - ACCESSIBLE	1
	59
LEVEL 1	
8'6" x 18'	2
8'6" x 16' - CLEAN AIR/VAN/POOLVEY	3
8'10" x 18'	1
9' x 18' (8' Aisle) - VAN ACCESSIBLE	6
	131

*PARKING REQUIRED PER TDM MEASURES 14% REDUCTION ALLOWED

- KEYNOTE LEGEND**
- 10-18 KNOX BOX - FIRE DEPARTMENT ACCESS BOX CONTAINING GATE KEYS FOR FIRE EGRESS AND POOL ENCLOSURE GATES. SEE LANDSCAPE DRAWINGS FOR REFERENCE. GC SHALL ORDER THE KNOX BOX EITHER AT THE FIRE DEPARTMENT COUNTER OR ONLINE AT WWW.KNOXBOX.COM
 - 32-13 SITE PLANTER - SEE LANDSCAPE DWGS



1 OVERALL FLOOR PLANS - LEVEL 1
 1/8" = 1'-0"

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

DATE: 5-14-2020 **DUE DATE: 6-1-2020**
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Milca Toledo **Tel. #** 8181

PROJECT ADDRESS: 199 N. Louise Street
 Applicant: R. D. Olsen Development c/o Anthony Wrzosek
 Property Owner: First Baptist Church

PROJECT DESCRIPTION:

The applicant is requesting an Administrative Use Permit to allow the sales, service and on-site consumption of alcoholic beverages (Type 70) at a new hotel for transient occupancy guests, and sell prepackaged closed beer & wine out of the sundry shop.

PLEASE CHECK:

- | | |
|---|---|
| <p><u> </u> A. CITY ATTORNEY</p> <p>B. COMMUNITY DEVELOPMENT:</p> <p><u> X </u> • (1) Building & Safety</p> <p><u> X </u> • (2) Economic Development</p> <p><u> </u> • (3) Housing</p> <p><u> </u> • (4) Neighborhood Services</p> <p><u> </u> • (5) Planning & Urban Design
EIF/Historic District</p> <p><u> </u> D. COMMUNITY SERVICES/PARKS:</p> <p><u> X </u> E. FIRE ENGINEERING (PSC)</p> <p>F. GLENDALE WATER & POWER:</p> <p><u> </u> • (1) Water</p> <p><u> </u> • (2) Electric</p> | <p><u> </u> G. INFORMATION SERVICES
(Wireless Telecom)</p> <p>H. PUBLIC WORKS (ADMINISTRATION):</p> <p><u> </u> • (1) Engineering & Land Development</p> <p><u> X </u> • (2) Traffic & Transportation</p> <p><u> </u> • (3) Facilities (city projects only)</p> <p><u> X </u> • (4) Integrated Waste</p> <p><u> </u> • (5) Maintenance Services/Urban Forester</p> <p><u> X </u></p> <p><u> </u> J. GLENDALE POLICE</p> <p>K. OTHER:</p> <p><u> </u> • (1) STATE-Alcohol Beverage Control (ABC)</p> <p><u> </u> • (2) Tribal Consultations (EIFs)</p> <p><u> </u> • (3) City Clerk's Office</p> |
|---|---|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP2006259
 ADR/DRB Case No.: _____

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

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

Project

Address: _199 N.Louise St. _____

Project

Case No.:_ PAUP2006259

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:5-17-2020

Print Name: Sarkis Hairapetian

Title: Pr. BCS. Dept. B&S. Tel.:X-3209.

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

DATE: 5-14-2020 **DUE DATE: 6-1-2020**
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Milca Toledo **Tel. #** 8181

PROJECT ADDRESS: 199 N. Louise Street
 Applicant: R. D. Olsen Development c/o Anthony Wrzosek
 Property Owner: First Baptist Church

PROJECT DESCRIPTION:

The applicant is requesting an Administrative Use Permit to allow the sales, service and on-site consumption of alcoholic beverages (Type 70) at a new hotel for transient occupancy guests, and sell prepackaged closed beer & wine out of the sundry shop.

PLEASE CHECK:

- | | |
|--|---|
| <p><u> </u> A. CITY ATTORNEY</p> <p>B. COMMUNITY DEVELOPMENT:</p> <p><u> X </u> • (1) Building & Safety</p> <p><u> X </u> • (2) Economic Development</p> <p><u> </u> • (3) Housing</p> <p><u> </u> • (4) Neighborhood Services</p> <p><u> </u> • (5) Planning & Urban Design
EIF/Historic District</p> <p><u> </u> D. COMMUNITY SERVICES/PARKS:</p> <p><u> X </u> E. FIRE ENGINEERING (PSC)</p> <p>F. GLENDALE WATER & POWER:</p> <p><u> </u> • (1) Water</p> <p><u> </u> • (2) Electric</p> | <p><u> </u> G. INFORMATION SERVICES
(Wireless Telecom)</p> <p>H. PUBLIC WORKS (ADMINISTRATION):</p> <p><u> </u> • (1) Engineering & Land
Development</p> <p><u> X </u> • (2) Traffic & Transportation</p> <p><u> </u> • (3) Facilities (city projects only)</p> <p><u> X </u> • (4) Integrated Waste</p> <p><u> </u> • (5) Maintenance Services/Urban
Forester</p> <p><u> X </u></p> <p><u> </u> J. GLENDALE POLICE</p> <p>K. OTHER:</p> <p><u> </u> • (1) STATE-Alcohol Beverage
Control (ABC)</p> <p><u> </u> • (2) Tribal Consultations (EIFs)</p> <p><u> </u> • (3) City Clerk's Office</p> |
|--|---|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP2006259
 ADR/DRB Case No.: _____

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

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

Project Address: <u>199 N.Louise St.</u>	Project Case No.: <u>PAUP2006259</u>
---	---

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: 5/27/20

Print Name: Foster McLean

Title: Asst. Fire Marshal **Dept.** Fire **Tel.:** 818-937-7706

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.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: 199 N. Louise St. _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:

Building and Safety – SARKIS HAIRAPETIAN

Neighborhood Services –JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK and MIKE FORTNEY

COMMUNITY SERVICES AND PARKS – ARSINE ISAYAN

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

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POLICE – LT. JEFF NEWTON and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation –PASTOR CASANOVA and WILLIE PANGILINAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and LOREN KLICK

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\\..\\..\\Environmental\\Tribal Consultation Sample Letters](#))

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

DATE: 5-14-2020 **DUE DATE: 6-1-2020**
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Milca Toledo **Tel. #** 8181

PROJECT ADDRESS: 199 N. Louise Street
 Applicant: R. D. Olsen Development c/o Anthony Wrzosek
 Property Owner: First Baptist Church

PROJECT DESCRIPTION:

The applicant is requesting an Administrative Use Permit to allow the sales, service and on-site consumption of alcoholic beverages (Type 70) at a new hotel for transient occupancy guests, and sell prepackaged closed beer & wine out of the sundry shop.

PLEASE CHECK:

- | | |
|--|---|
| <p><u> </u> A. CITY ATTORNEY</p> <p>B. COMMUNITY DEVELOPMENT:</p> <p><u> X </u> • (1) Building & Safety</p> <p><u> X </u> • (2) Economic Development</p> <p><u> </u> • (3) Housing</p> <p><u> </u> • (4) Neighborhood Services</p> <p><u> </u> • (5) Planning & Urban Design
EIF/Historic District</p> <p><u> </u> D. COMMUNITY SERVICES/PARKS:</p> <p><u> X </u> E. FIRE ENGINEERING (PSC)</p> <p>F. GLENDALE WATER & POWER:</p> <p><u> </u> • (1) Water</p> <p><u> </u> • (2) Electric</p> | <p><u> </u> G. INFORMATION SERVICES
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ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP2006259
 ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
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**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 199 N.Louise St. **Project**
Case No.: PAUP2006259

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COMMENTS:

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

Date: 5/18/2020

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.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: 199 N. Louise St. _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

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POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

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OTHERS:

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TRIBAL CONSULTATION (EIF Applications) –

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JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [.\\..\\..\\Environmental\\Tribal Consultation Sample Letters](#))

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

DATE: 5-14-2020 **DUE DATE: 6-1-2020**
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FROM: Milca Toledo **Tel. #** 8181

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PLEASE CHECK:

- | | |
|--|---|
| <p><u> </u> A. CITY ATTORNEY</p> <p><u> </u> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"> <u> X </u> • (1) Building & Safety <u> X </u> • (2) Economic Development <u> </u> • (3) Housing <u> </u> • (4) Neighborhood Services <u> </u> • (5) Planning & Urban Design
EIF/Historic District <p><u> </u> D. COMMUNITY SERVICES/PARKS:</p> <p><u> X </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> X </u> • (2) Traffic & Transportation <u> </u> • (3) Facilities (city projects only) <u> X </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> </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.: PAUP2006259
 ADR/DRB Case No.: _____

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

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

Project _____ **Project**
Address: _199 N.Louise St. _____ **Case No.:_ PAUP2006259**

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COMMENTS:

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

Date: ___ May 26, 2020 _____
Print Name: ___ Jeff Newton _____
Title: ___ Lieutenant _____ Dept. ___ Police _____ Tel.: ___ 818-548-4883 _____

a. ADDITIONAL COMMENTS:

- 1. Applicant R.D. Olsen Development c/o Anthony Wrzosek is requesting an Administrative Use Permit to allow the sales, service and on-site consumption of alcoholic beverages (Type 70) at a new hotel for transient occupancy guests, and sell prepackaged closed beer & wine out of the sundry shop.

This establishment is located in census tract 3020.02 which allows for 3 On-Sale and 2 Off-Sale licenses. There are currently 23 On-Sale and 6 Off-Sale establishments in this tract. This location will bring the total to 24 On-Sale and 7 Off-Sale licenses. Based on arrests and Part 1 crime statistics for census tract 3020.02 in 2019, there were 251 crimes, 50% above the city wide average of 167.

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

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)



1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant’s Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper “Dance” permit.
9. No live entertainment is permitted without a “Live Entertainment Permit”. No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male or female entertainment is provided.
10. Music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
11. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. An establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a “tavern” and requires approval of a separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.
13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.

14. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

Off-sale permit:

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

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: 199 N. Louise St. _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:

Building and Safety – SARKIS HAIRAPETIAN

Neighborhood Services –JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK and MIKE FORTNEY

COMMUNITY SERVICES AND PARKS – ARSINE ISAYAN

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – SITA DEMIRJIAN and FOSTER MCLEAN

GLENDALE WATER AND POWER:

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate) and FAUSTINO GARCIA

Electric – DARRELL HAHN and SEDA BOGHOSIAN and FAUSTINO GARCIA (Hovsep Barkhordian, Alternate)

POLICE – LT. JEFF NEWTON and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation –PASTOR CASANOVA and WILLIE PANGILINAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and LOREN KLICK

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\\..\\..\\Environmental\\Tribal Consultation Sample Letters](#))