



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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

August 28, 2020

Applicant:

Michael Bialek
c/o Art Rodriguez Associates
4718 San Fernando Road
Glendale, CA 91204

**RE: ADMINISTRATIVE USE PERMIT NO. PAUP2006894
931 South Brand Boulevard (“Topline Wine & Spirit”)**

The Director of Community Development will render a final decision on or after **August 28, 2020** for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow on-site tasting, and sales for off-site consumption, of a full line of alcohol beverages (ABC Type 86 and 21 Licenses, respectively) at a new 2,174 square-foot (SF) retail store in the Commercial Auto Zone.

The proposed hours of operation are 10 a.m. to 6 p.m. Monday through Saturday, and 12 p.m. to 5 p.m. on Sunday. The applicant is currently operating at 556 Riverdale Drive in Glendale, with an active ABC license addressed as 4718 San Fernando Drive, Unit A in Glendale. The applicant will be relocating to 931 South Brand Boulevard and transferring their ABC license(s) to the new address.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. Any expansion or modification of the facility or use which intensifies the existing business shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.
2. The subject site’s parking lot spaces shall be restriped to conform to the site plan approved as part of Conditional Use Permit PCUP 2007-014 and Variance PVAR 2007-026.
3. The project site shall comply with the State Accessibility Standards for parking and building entrance accessibility, as required by the Building and Safety Division.

4. 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.
5. 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.
6. All necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
7. Additional building code requirements and/or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plan check and permits.
8. A Business Registration Certificate for 931 South Brand shall be obtained for a retail store with on-site tasting and sales for off-site consumption for a full line of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
9. No live entertainment is permitted without a "Live Entertainment Permit." No karaoke, bikini activities or events, lingerie activities or events, swimwear activities or events, nor any similar activities or events are 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.
10. Sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities. These measures shall particularly be addressed to the loading dock, parking lot, and south and west portions of the subject site.
11. The loading dock must be maintained as a loading dock and may not be used for outdoor seating or any other expansion of floor area to the outside.
12. Entertainment shall be limited to incidental recorded background music; a pianist or string quartet, or small jazz band (up to five musicians) may be utilized provided that all noise will be confined to the interior of the building.
13. 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.
14. No speakers shall be utilized in the parking lot or on the loading dock.

15. The front and back doors to the business shall be kept closed at all times while the location is open for business, except in case of emergency.
16. 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.
17. The parking area shall be kept adequately illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking area in those areas where street lights do not effectively illuminate the premises. No lighting shall be installed or maintained which shines or reflects onto adjacent properties.
18. The premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
19. Adequate means shall be provided for the collection of solid waste generated at the site and 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.
20. All signs displayed shall conform to the requirements of the Glendale Municipal Code.
21. There shall be no video poker machine(s) maintained upon the premises.
22. The business shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
23. Access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
24. The service of alcohol shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
25. 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.
26. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 6 a.m. to 2 a.m.

27. Unless otherwise restricted, an instructional tasting event may only take place between the hours of 10 a.m. and 9 p.m.
28. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishment, 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.
29. No charge of any sort shall be made for tastings at an instructional tasting event.
30. A person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits at any instructional tasting event.
31. The Type 86 (Instructional Tasting) ABC license shall not authorize any on-sale retail sales to consumers attending the instructional tasting event.
32. The Type 86 (Instructional Tasting) ABC license holder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.
33. At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier.
34. The Type 86 (Instructional Tasting) ABC license holder shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.
35. An instructional tasting event shall be limited to a single type of alcoholic beverage. "Type of alcoholic beverage" means distilled spirits, wine, or beer.
36. A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce.
37. No more than three tastings of distilled spirits or wine shall be provided to any person on any day.
38. The tasting of beer is limited to eight ounces of beer per person per day.
39. The wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the Type 86 (Instructional Tasting) ABC license under its requisite off-sale license.

40. Any unused wine, beer, or distilled spirits remaining from the tasting shall be removed from the off-sale license licensed premises by the “authorized licensee” or its designated representative.
41. If an instructional tasting event is conducted by a designated representative, the designated representative shall not be owned, controlled, or employed directly or indirectly by the holder of the Type 86 (Instructional Tasting) ABC license on whose premises the instructional tasting event is held.

PROJECT BACKGROUND

Previous Permits for the Site:

Note: Various permits were granted over time for the subject floor area (west side of first floor of the building addressed as 929 South Brand), under different addresses. All relevant permits are listed below.

On November 27, 1991, Standards Variance No. 8869-S (amended on January 30, 1992) and Conditional Use Permit No. 8894-CU were approved with conditions for the subject site to allow a 2,900 square foot restaurant and bar to be established at 929-933 South Brand (the first floor of a 7-story building), while maintaining the adjacent, 35-space, legal nonconforming parking lot with compact parking spaces (addressed as 101-117 West Acacia Avenue). Approval of the variance and CUP were conditioned on a parking covenant being recorded to tie the parking site to the building site. The parking covenant was recorded on April 1, 2019 (Los Angeles County Recorder Document Number 20190280522). Other conditions addressed the restaurant operating hours and capacity, live music, and the operation of alcohol sales to ensure compatibility with the neighborhood.

On January 23, 1997, Variance Case No. 9606-U&S was conditionally approved to install an unmanned, two-way messaging communications facility at 929 South Brand, where such a use on the lot size was not permitted at the time.

On September 2, 1997, Use & Standards Variance No. 9721-U&S was conditionally approved to allow a 1,900 square-foot specialty retail/wholesale wine store (a store selling alcohol for off-site consumption that was not integrated with a restaurant) on the west half of the first floor of the existing building at 929 South Brand, with its storage/warehousing and office uses located on the other six stories of the building, and to continue the legal nonconforming parking deficiency. The project excluded the existing full-service restaurant located on the east half of the first floor of the building.

On April 5, 2001, Use and Occupancy certificate number BUO-19990024 was issued for “The Wine Vault,” a 25,000 square-foot retail use located at 929 South Brand.

On October 16, 2007, Variance Case No. PVAR2007-026 was conditionally approved to allow a wine tasting bar within an existing wine retail store located at 929 South Brand, in the "CS" – Commercial Specialty Zone where the use was not permitted.

Subsequently, Conditional Use Permit (CUP) Case No. 2007-014 was approved on February 12, 2008, to permit the continued sale, service and consumption of a full line of alcoholic beverages in a full service restaurant. The project address processed for the case was 929-933 South Brand.

On January 8, 2008, Zoning Use Certificate Number PZUC20070769 was issued for "Palate Food and Wine," a 2,439 square-foot, full-service restaurant located at 933 South Brand Boulevard.

On May 9, 2008, Zoning Use Certificate Number PZUC20080339 was issued for "Palate Food and Wine," a 2,000 square-foot, retail wine sales/wine tasting use located at 929 South Brand Boulevard.

On May 2, 2018, Administrative Use Permit Case Number PAUP1725399 was approved with conditions to allow the on-site sales, service and consumption of a full line of alcoholic beverages and the sale of beer and wine for off-site consumption at a new full service, 5,320 SF restaurant located at 933 South Brand Boulevard.

On January 28, 2019, building permit number BB1806497 was issued establishing 933 South Brand Boulevard in the east side of the first floor of the subject building. PAUP1725399 was modified to apply only to this tenant space.

It appears that in past discretionary permits for 929-933 South Brand, the relationship between the addresses and uses on the site was not clear. The project currently under consideration with this application will convert 2,174 square feet on the west side of the first floor into a retail store, which will be addressed as 931 South Brand Boulevard. The east half of the first floor is occupied by a full service restaurant and is addressed as 933 South Brand Boulevard. The second to seventh floors of the building operate as a wine storage/warehousing/retail operation and are addressed as 929 South Brand Boulevard.

This application relates to the retail store at 931 South Brand Boulevard only.

Related Concurrent Permit Application(s): No concurrent permit applications are being processed for the subject site.

Environmental Recommendation:

The project is exempt from CEQA review pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities, because the discretionary permit request is to allow the tasting and sale of alcoholic beverages at a new retail store in an existing building.

General Plan:

Land Use Element: Commercial Auto Zone. The project complies with the intent of the General Plan Elements as more thoroughly described in Draft Finding A below.

Zone:

Commercial Auto (CA)

Description of existing property and uses:

The project site features a 42,710 square-foot (SF), seven-story commercial building constructed in 1929 and addressed as 929-933 South Brand Boulevard (Portion of Lot 28, Watts Subdivision of a Part of the Rancho San Rafael), and an adjacent 35-space parking lot addressed as 115 West Acacia Avenue (Lot 2, Tract Number 1375). The two lots are tied together by a Parking Covenant (Los Angeles County Recorder Document Number 20190280522, recorded April 1, 2019).

The building and parking lot are located on two lots totaling 18,944 square feet at the corner of Brand Boulevard and Acacia Avenue which is zoned as Commercial Auto (CA). The total first floor area is approximately 5,990 SF, consisting of a 3,192 SF full-service restaurant at the east side (933 South Brand Boulevard), the proposed 2,174 SF retail store at the west side (931 South Brand Boulevard), and a commonly-shared, 623 SF elevator and loading area at the northwest corner of the floor. The remaining six stories of the building are used for a wine storage/warehousing/retail operation (929 South Brand Boulevard).

Neighboring zones and uses:

	Zone	Existing Uses
North	CA	One-story automobile dealership
South	CA & R-1650 (Medium-High Density Residential)	One-story automobile rental agency, two-story multi-family building
East	CA	Parking lot
West	CA	One-story automobile dealership
Project Site	CA	Seven-story commercial building

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various City divisions/departments for the proposed retail store. Standard conditions of approval were recommended by the Police Department and are incorporated into the draft conditions to ensure any potential negative impacts will be appropriately mitigated.

The applicant's request to allow the on-site tasting, and sale for off-site consumption, of alcohol at a new retail store are 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 proposed use will be consistent with the General Plan's nine (9) Elements (sections): Land Use, Housing, Circulation, Historic Preservation, Open Space and Conservation, Recreation, Noise, Safety and Air Quality.

- Land Use – The project site is located within the Commercial Auto (CA) Zone. The purpose of the zone is to provide for a district that promotes the maintenance and expansion of vehicle dealers while still providing for alternate complementary commercial uses in conformance with the goals of the comprehensive general plan. The area is designed to be an attractive, pedestrian-friendly urban auto row with a mix of commercial uses and to provide visual interest on all sides of buildings for the benefit of residential and commercial uses and people living and visiting in the area. A retail store selling alcohol is appropriate in this zone as it provides a complementary commercial use to the automobile and residential uses surrounding it; therefore, it is consistent with the desired land use for this district.
- Housing – The project does not include any housing units and does not impact nearby housing in the neighborhood other than to provide an amenity in an area otherwise dominated by automobile sales/rental/storage uses.
- Circulation – The Circulation Element designates Brand Boulevard as a “Major Arterial” and Acacia Avenue as an “Urban Collector.” The predominant use and character of frontage property specified in the plan for Brand Boulevard includes regional commercial, automobile retail and light industrial; for Acacia Avenue it includes low- and moderate- density residential. A retail store selling alcohol is an appropriate use for these street types.
- Historic Preservation – The building (929-933 South Brand) associated with the project site is listed on the California Register of Historical Resources and is recognized as having a Gothic Revival influenced Art Deco style. The project scope does not include any alterations to the exterior face of the building.
- Open Space and Conservation & Recreation –The project site is not located within or adjacent to any open space or natural resource, nor is it identified for recreational use in the Recreation Element. The activity being evaluated under this application does not directly impact resource conservation.
- Noise – The project site is located on two streets recommended by the Noise Element not to exceed a noise level of 70 CNEL (Community Noise Equivalent Level, a weighted average sound level over a 24-hour period with 60 CNEL being

appropriate for residential neighborhoods). The Conditions of Approval address potential noise impacts to the community from this project.

- **Safety** – The Safety Element calls for ongoing management of local crime by the Police Department. The Police Department reviewed this project and reported it is located in census tract 3024.01, where the suggested limit by ABC for on-sale alcohol establishments is six, and for off-sale licenses is three. Currently, there are twelve on-sale and eight off-sale establishment licenses located in this tract. The license for the off-site sale of alcoholic beverages at the subject location would be transferred from Topline Wine & Spirit's current location within the same census tract (4718 San Fernando Drive, Unit A); therefore, no new license will be added to the census tract as a result of this permit.

Based on arrests and Part 1 (violent and property) crime statistics in year 2019 for this census tract, there were 570 crimes, which is 241% above the citywide average of 167; however, it is important to note that while this census tract has a higher crime rate than average, it is not necessarily related to the 900 block of South Brand but the areas nearby. The Los Feliz Boulevard corridor, which is within this census tract, is generally regarded by Glendale Police Department as one of the busiest areas in the city based on calls for service and arrests. Most calls are generated from the Von's Shopping Center at Central Avenue and Los Feliz Boulevard and the CVS lot at Los Feliz Boulevard and San Fernando Road. The existing Topline Wine & Spirit retail store located at 4718 San Fernando Road Unit A has been operating with a Type 21 ABC license since 1994 with no issues based on recent records. The Police Department has suggested conditions of approval that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare.

- **Air Quality** – The project is not a source of or contributor to air pollution; however, the Conditions of Approval require the project to comply with the City's Fresh Air Ordinance.

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

The on-site instructional tasting, and sale for off-site consumption, of alcoholic beverages at a retail store is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The project has been reviewed by the Police Department and the Neighborhood Services, Building & Safety and Planning Divisions within the Community Development Department to identify potential negative impacts of the project on the public health, safety, general welfare or environment. Conditions of Approval have been included with the staff recommendation to ensure there are no detrimental impacts to the public health, safety, general welfare or environment. As more fully described in Finding A, the

project has been found to be consistent with and appropriate to the adjacent land uses and not a likely source of harmful environmental, noise or safety impacts to the community. The existing Topline Wine & Spirit retail store located at 4718 San Fernando Road Unit A has been operating with a Type 21 ABC license since 1994 with no issues based on recent records. Given these facts, the use and its associated structures and facilities will not be detrimental to the public health or safety, the 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 instructional tasting, and sale for off-site consumption, of alcoholic beverages at a retail store will not conflict with the adjacent land uses because the draft conditions will mitigate or prevent negative impacts to the neighborhood from the use. Further, the proposed project will not impede the normal development of surrounding property because it is a complementary use to surrounding development. The project site is located within the Commercial Auto (CA) Zone of the General Plan Land Use Element. The CA Zone is a commercial district supporting vehicle dealers and providing for complementary commercial uses. A retail store selling alcohol with on-site instructional tasting is appropriate in this area and will provide an amenity to commercial and residential tenants in the area; therefore, it is consistent with the desired land use for this district. Within walking distance (1/4 mile) to the site, there are two schools (Theodore Roosevelt Middle School and Horace Mann Elementary School), one church (Armenian Church of the Nazarene/Armenian Evangelical Union), two parks (Palmer Park and Maryland Park), and multi-family residential development running north-south at the midpoints between Glendale Avenue, Brand Boulevard, Central Avenue and the main thoroughfares extending east and west beyond. While these facilities and uses are within close proximity to the project site, the conditions of approval will ensure any potential negative impacts to surrounding properties will be appropriately mitigated. Therefore, the project is not anticipated to be detrimental to the community or adversely conflict with the community's normal development.

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

This application does not include any new floor area or proposed modifications to the existing site, which was developed as a commercial site and has been utilized by commercial uses for decades. The subject building relies on the 35-space, adjacent parking lot and this parking arrangement predates the City's parking requirements; therefore, the number of parking spaces was granted legal nonconforming status in the 1991-approved Standards Variance (No. 8869-S) with the condition that the parking be maintained as presented in the plans submitted with the Standards Variance. Site photos indicate the parking lot striping has fallen into disrepair and

does not accurately reflect the conditions as presented in said plans. The conditions of approval require the parking to be restriped to comply with the prior approved parking layout design. Adequate utilities and traffic circulation measures are already provided. As identified in the Circulation Element, both Brand Boulevard and Acacia Avenue are fully developed "Major Arterial" and "Urban Collector" streets, respectively, and can adequately handle the existing traffic circulation adjacent to the site.

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

That the following criteria set forth in Glendale Municipal Code Section 30.49.030 (E) be considered in making the findings in subsection A through D above.

- 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 that 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 noted in the "Safety" section of Finding A above, the on-site and off-site uses in the census tract exceed the recommended maximum concentration; however, the conditions of approval will mitigate or prevent the intensification of adverse impacts to the surrounding area caused by such over concentration. Additional recommended Conditions address the mitigation or prevention of noise, loitering, crime, parking congestion, advertising of alcohol service, and untidy premises. Those Conditions contribute to minimizing any intensification of adverse impacts to the surrounding area which may be caused by overconcentration of on-site and off-site alcohol sales.

- 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 1 crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district.** As noted in the "Safety" section of Finding A, the crime rate in the subject census tract is 241% above the city average for Part 1 crime statistics in year 2019; however, the high crime rate in this census tract is not necessarily related to the 900 block of South Brand but rather the areas nearby. No evidence has been presented that would indicate that the on-site instructional tasting, and sale for off-site consumption, of alcoholic beverages at a new retail store at the subject site would encourage or intensify crime within the district. Further, the existing Topline Wine & Spirit retail store located at 4718 San Fernando Road Unit A has been operating with a Type 21 ABC license since 1994 with no issues based on

recent records. Suggested conditions of approval from the Police Department have been incorporated into the staff recommendation to ensure any potential negative impacts will be appropriately mitigated.

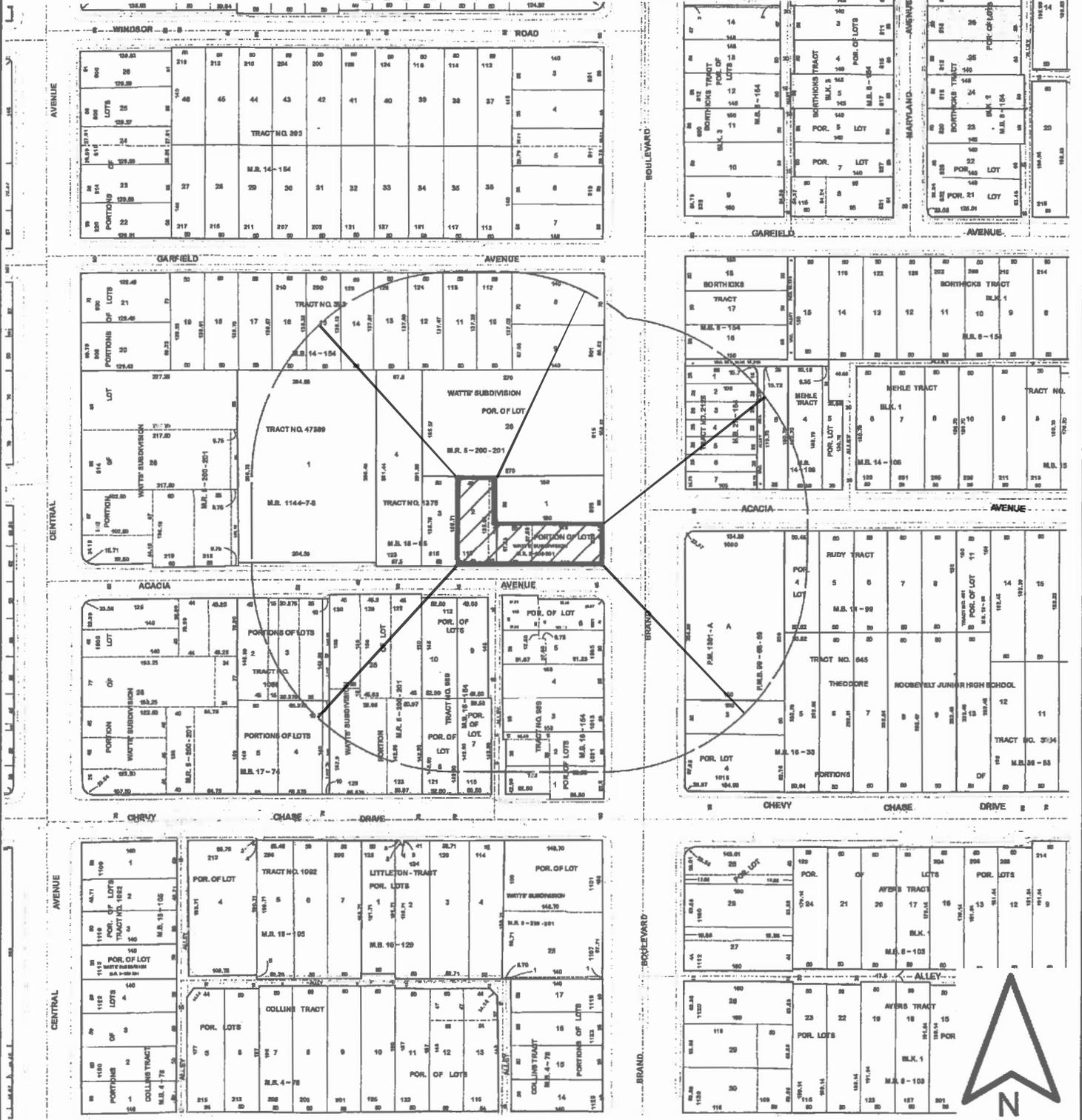
- 3) **That the existing or proposed use does not or will not adversely impact any church, public or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area.** As more fully detailed in Finding C above, several church, school, park and residential uses are within walking distance (1/4 mile) to the site. While these facilities and uses are within close proximity to the project site, the suggested conditions of approval made by the Police Department have been incorporated into the staff recommendation to ensure any potential negative impacts will be appropriately mitigated.
- 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.** The site is fully developed with no proposed changes and adequate parking and loading facilities are currently provided under the entitlement still in effect (1991-approved Standards Variance Case No. 8869-S). The Conditions of Approval call for the parking lot striping to be brought into compliance with the still-applicable parking entitlement. Further, the retail store is not anticipated to intensify traffic circulation or parking demand because it is a continuation of the same use that has been at this site for years.
- 5) **That, notwithstanding consideration of the criteria in subsections 1 through 4 above, the existing or proposed use does or will serve a public necessity or public convenience purpose for the area.** The applicant's request to allow the on-site instructional tasting and sale for off-site consumption of alcoholic beverages at a new retail store does serve a public convenience because it serves local residents, businesses, and the surrounding community. Conditions of approval placed on the permit will ensure it will not adversely impact nearby businesses and residential uses.

For more information or to submit comments, please contact the case planner, Cassandra Pruett, by email at cpruett@glendaleca.gov or by telephone at 818-937-8186.

ATTACHMENTS:

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

CITY OF GLENDALE



300' RADIUS - LOCATION MAP



0.43 NET AC.

SITE LOCATION:
931 S. BRAND BLVD.
GLENDALE CA 91204

RADIUS MAPS ETC

3544 PORTOLA AVENUE
LOS ANGELES CA 90032
OFF/FAX (323) 221-4555
RADIUSMAPSETC@YAHOO.COM

OWNER:
NANCY HATHAWAY
APPLICANT:
MICHEAL CRAIG BIALEK
REPRESENTATIVE:
ART RODRIGUEZ & ASSOCIATES
(626) 683-9777

CASE NO.

DATE: 03 - 09 - 2020
SCALE: 1" = 200'
APN: 5641-017-095

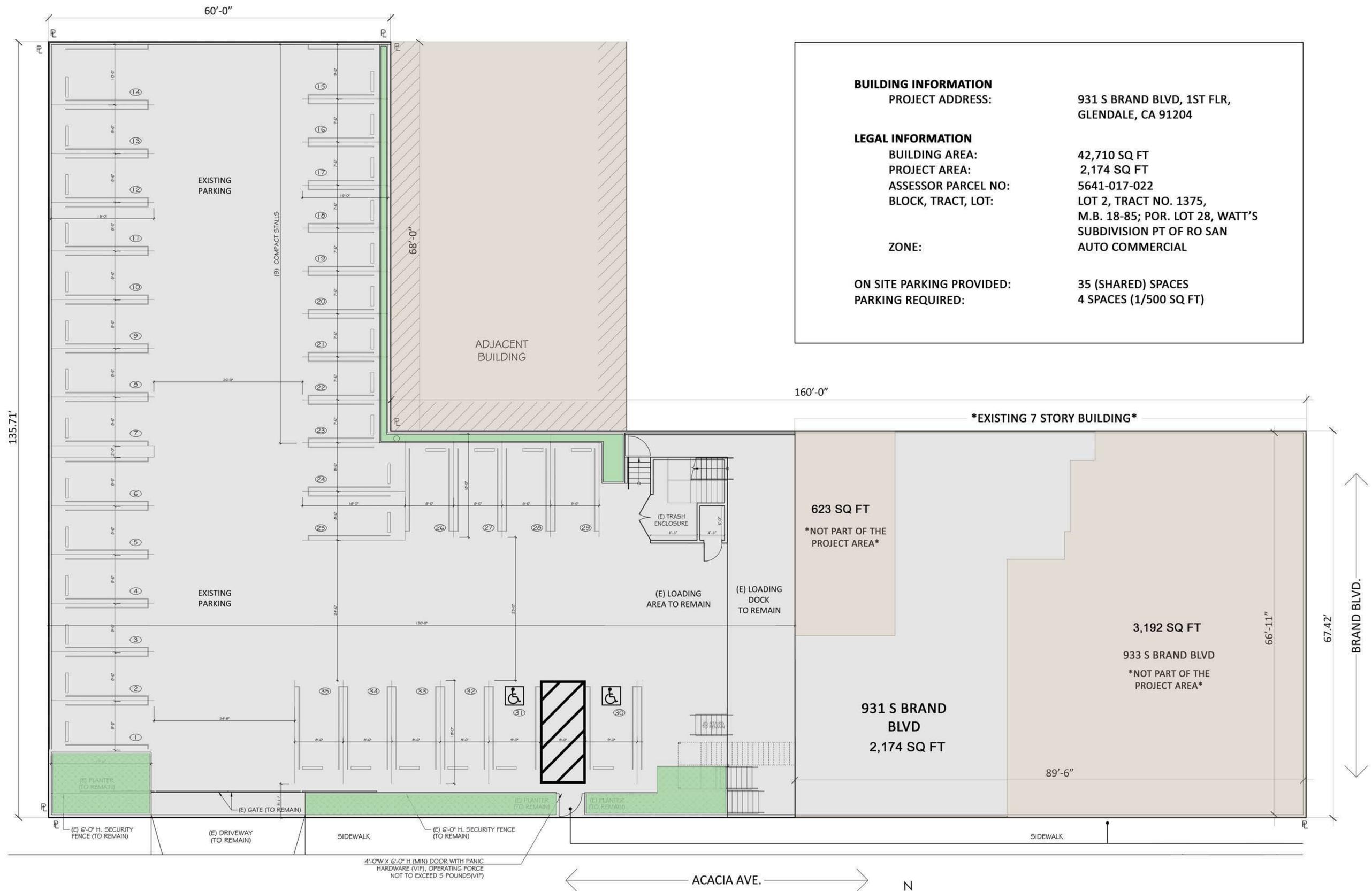
LOCATION MAP

REVISIONS	BY

APPLICANT:
MICHAEL BIALEK
 4718 SAN FERNANDO RD.,
 GLENDALE, CA 91204

JOB TITLE: **TOPLINE WINE & SPIRITS**
 JOB ADDRESS: **931 S BRAND BLVD., 1ST FLR, GLENDALE, CA 91204**
 DWG. TITLE: **PROPOSED SITE PLAN**

DATE: **04/06/2020**
 SCALE: **AS SHOWN**
 DRAWN:
 APPROVED:
 JOB :
 SHEET:
A-1
 OF 2 SHEETS



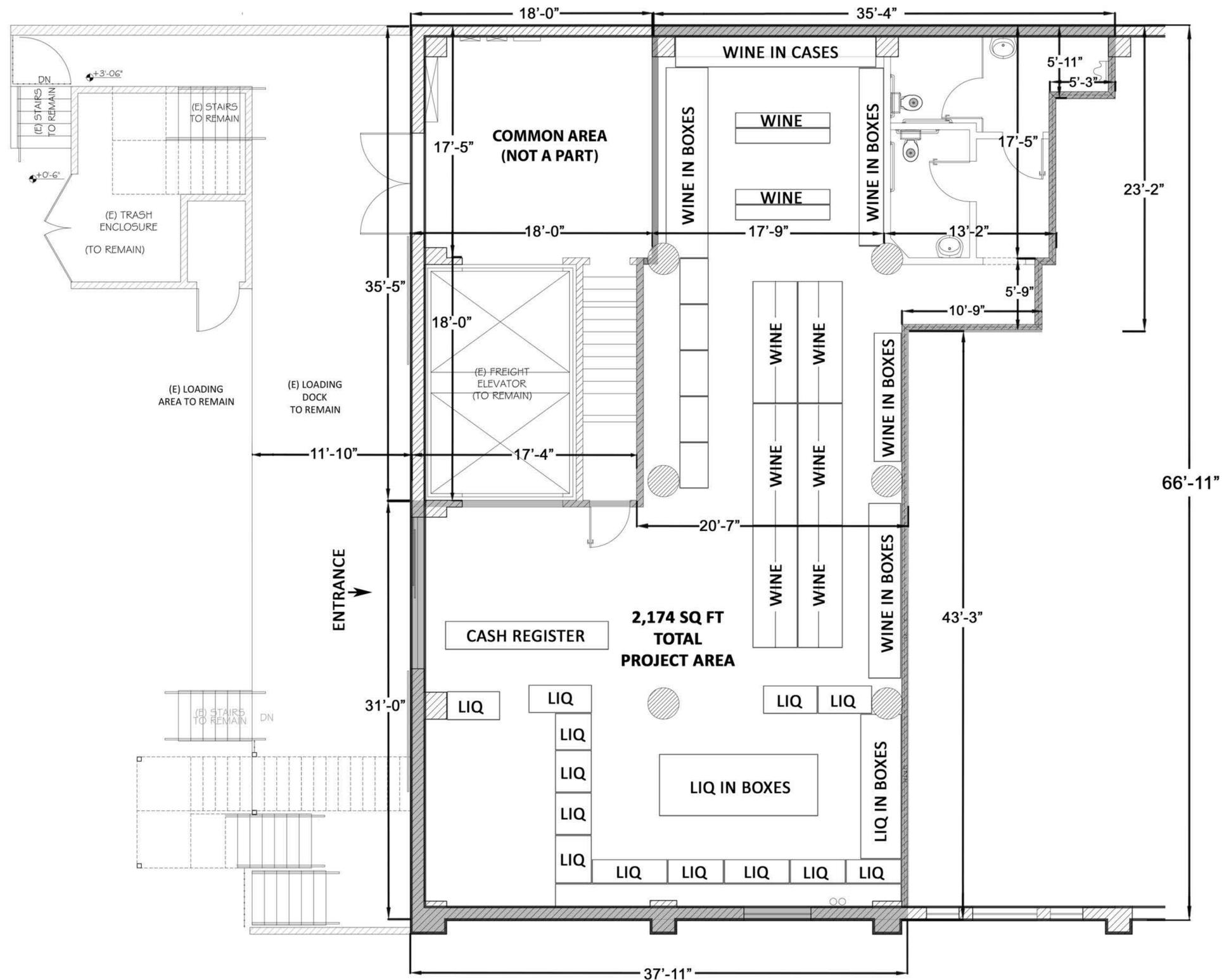
BUILDING INFORMATION
 PROJECT ADDRESS: **931 S BRAND BLVD, 1ST FLR, GLENDALE, CA 91204**

LEGAL INFORMATION
 BUILDING AREA: **42,710 SQ FT**
 PROJECT AREA: **2,174 SQ FT**
 ASSESSOR PARCEL NO: **5641-017-022**
 BLOCK, TRACT, LOT: **LOT 2, TRACT NO. 1375, M.B. 18-85; POR. LOT 28, WATT'S SUBDIVISION PT OF RO SAN**
 ZONE: **AUTO COMMERCIAL**

ON SITE PARKING PROVIDED: **35 (SHARED) SPACES**
PARKING REQUIRED: **4 SPACES (1/500 SQ FT)**

1 **SITE PLAN**
SCALE 1/8" = 1'-0"

THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF J.P. ENGINEERING. ALL INFORMATION CONTAINED HEREIN IS RESTRICTED TO USE ON THE SPECIFIED SITE AND PROJECT. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J.P. ENGINEERING. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FRAUDULENT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. J.P. ENGINEERING SHALL PROVIDE ONLY APPROVED CITY PLAN CHECK - CARE IS NOT THE RESPONSIBILITY FOR ANY LEGAL, BUT WORKING DRAWING CONTRACTOR AND/OR ARCHITECT DESIGN. J.P. ENGINEERING SHALL NOT PROVIDE CONSTRUCTION ADMINISTRATION, ESTIMATE, SUPERVISION AND AS BUILT DRAWINGS.



PROJECT INFORMATION:

PROJECT ADDRESS = 931 S BRAND BLVD., GLENDALE, CA 91204

**BLDG AREA = 42,710 SQ FT
PROJECT AREA = 2,174 SQ FT**

ZONE = AUTO COMMERCIAL

LEGAL = LOT 2, TRACT NO. 1375, M.B. 18-85; POR. LOT 28, WATT'S SUBDIVISION PT OF RO SAN RAFAEL, M.R. 5-200\201

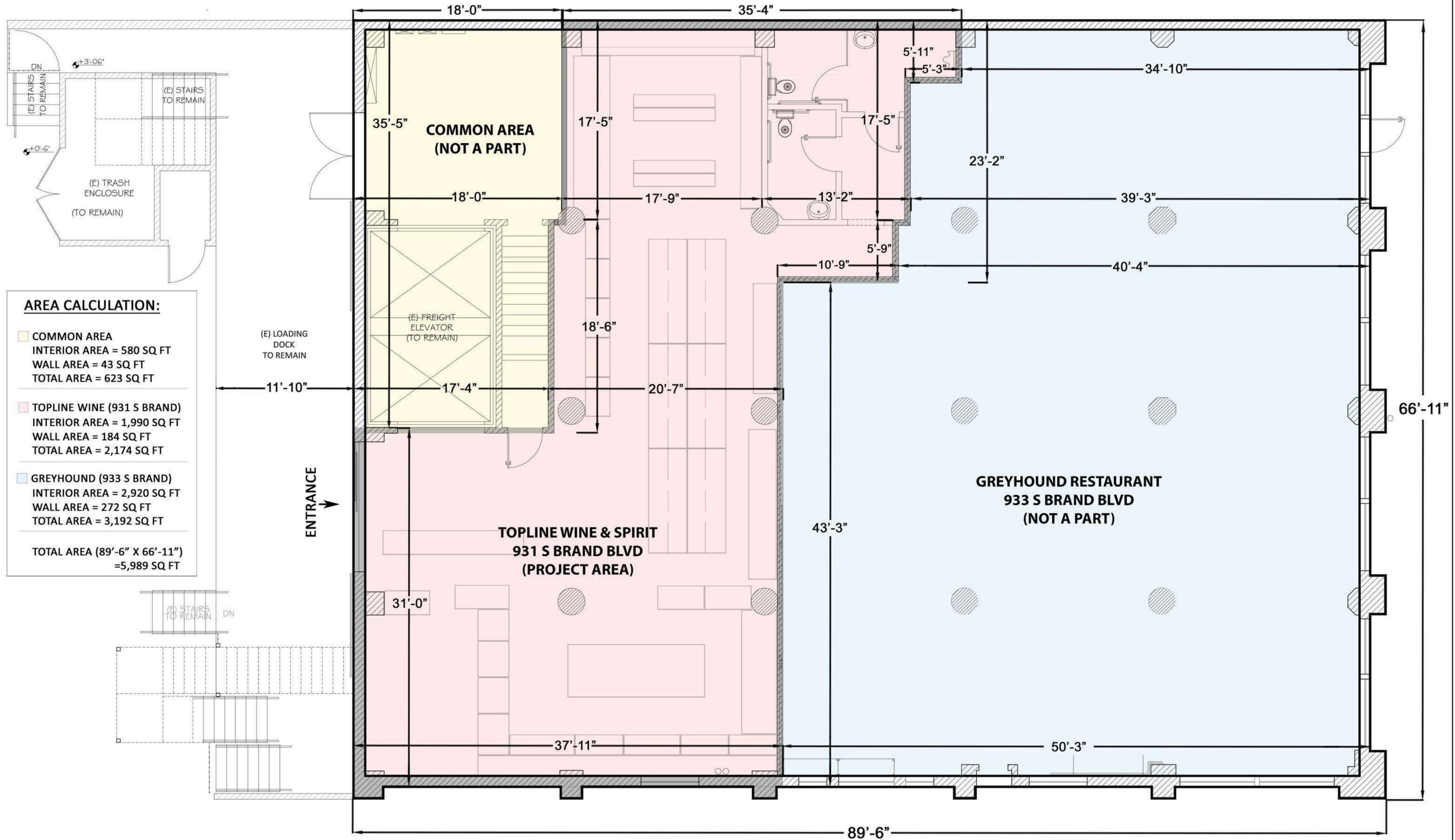
1 FLOOR PLAN
SCALE 1/4" = 1'-0"



REVISIONS	BY

APPLICANT: MICHAEL BIALEK 4718 SAN FERNANDO RD., GLENDALE, CA 91204
SHEET TITLE: FLOOR PLAN
PROJECT NAME: TOPLINE WINE & SPIRITS 931 S BRAND BLVD., 1ST FLR, GLENDALE, CA 91204
DATE: 04/06/2020
DRAWN:
SHEET: A-2 OF 2 SHEETS

FIRST FLOOR PLAN



FLOOR PLAN
 SCALE 1/4" = 1'-0"



REVISIONS	BY

APPLICANT:
 MICHAEL BIALEK
 4718 SAN FERNANDO RD.,
 GLENDALE, CA 91204

JOB TITLE: TOPLINE WINE & SPIRITS
JOB ADDRESS: 931 S BRAND BLVD., 1ST FLR, GLENDALE, CA 91204
DWG. TITLE: FLOOR PLAN WITH AREAS

DATE: 06/25/2020
SCALE: AS SHOWN
DRAWN:
APPROVED:
JOB :
SHEET:

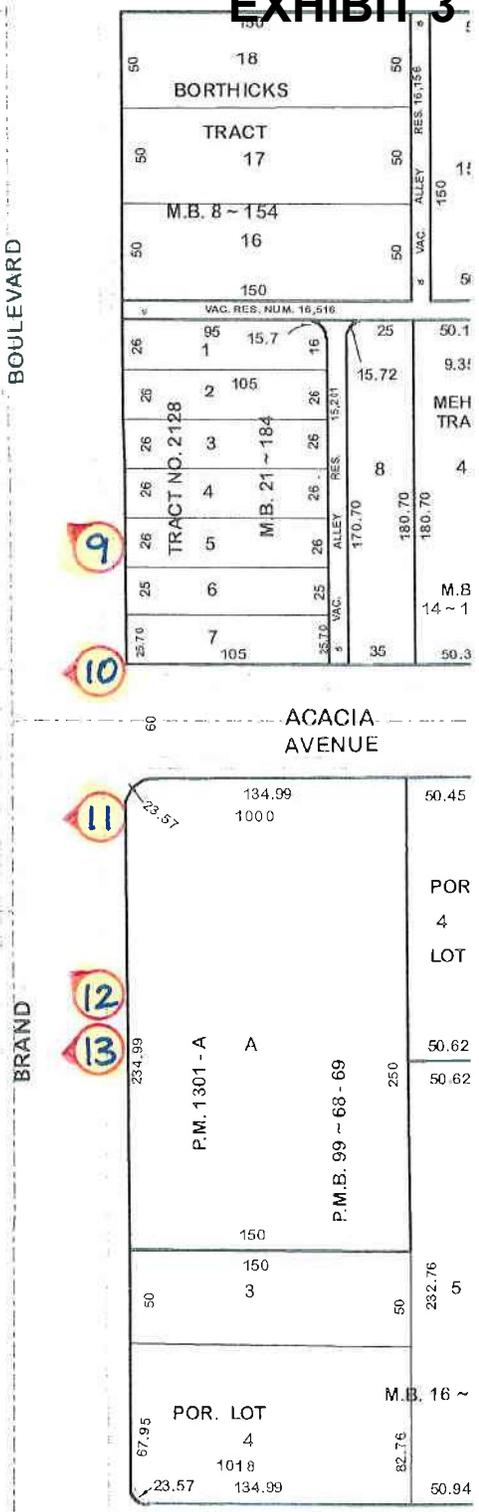
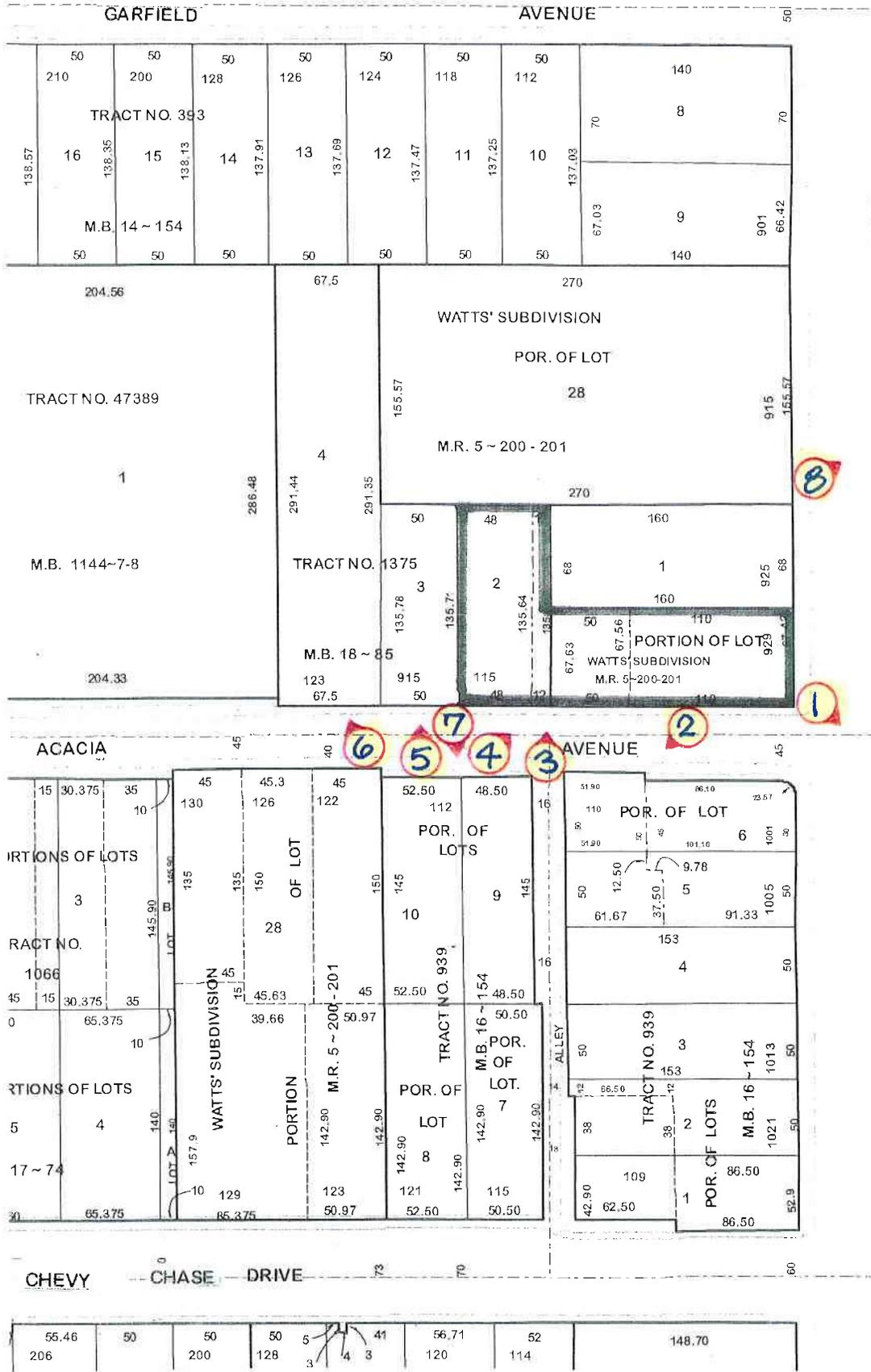


PHOTO BROCHURE

RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX (323) 221-4555
 RADIUSMAPSETC@YAHOO.COM

SITE LOCATION:
 929 S. BRAND BOULEVARD, 1ST FL
 GLENDALE, CA 91204

CASE NO.
 DATE: 03 - 09 - 2020
 SCALE: 1" = 100'
 APN: 5641-017-095

PHOTO MAP



GREYHOUND
BAR & GRILL
WINGS BEER BURGERS
OYSTERS WINE

HAPPY HOUR EVERY DAY
FREE PARKING IN BACK

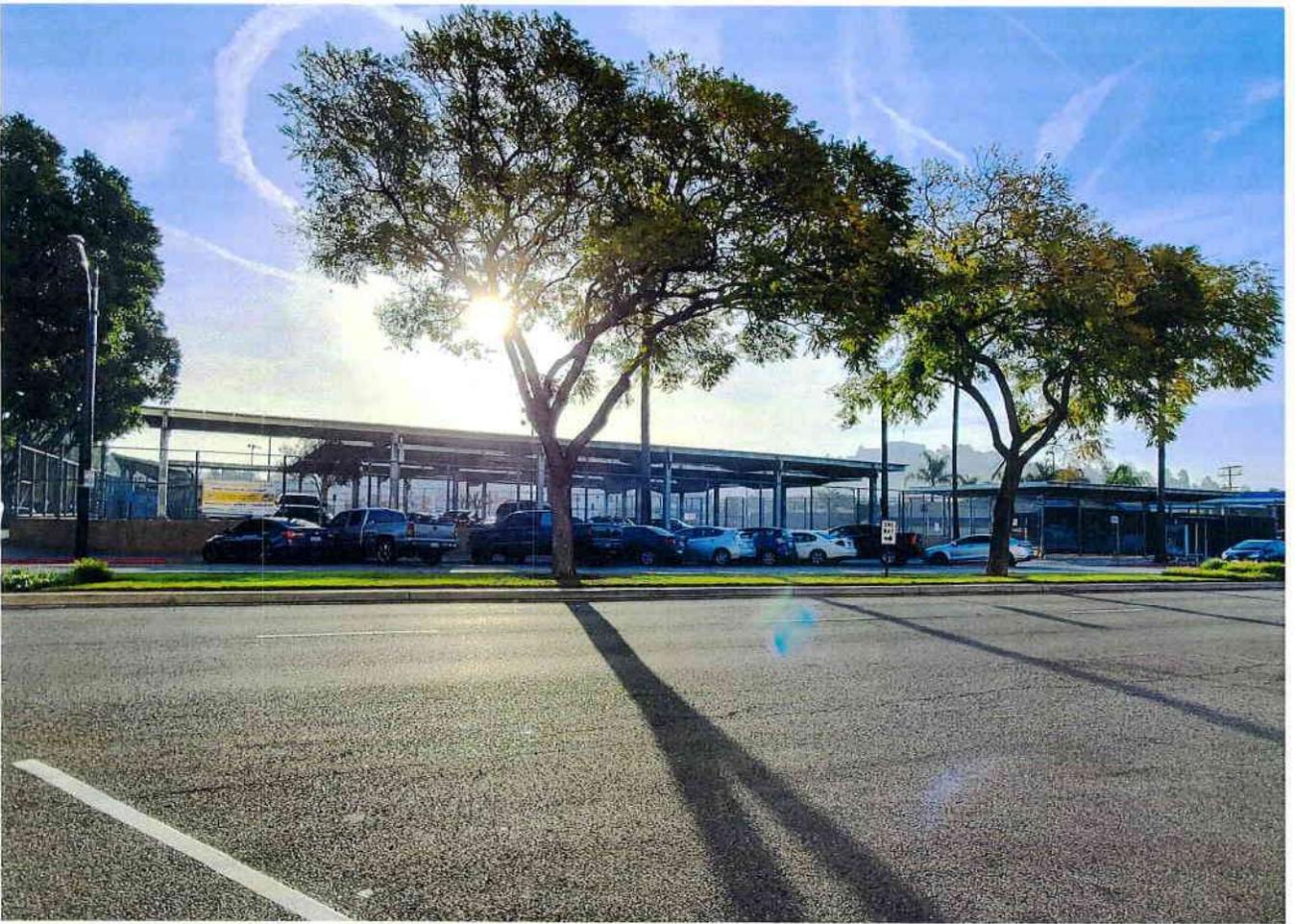
929

THE GREYHOUND BAR & GRILL

L.A. HYPERO JIV
& BOOTER SERVICE, INC.
PROFESSIONAL HAIR CLEANING
800-750-4426
6082

USE CROSSWALK

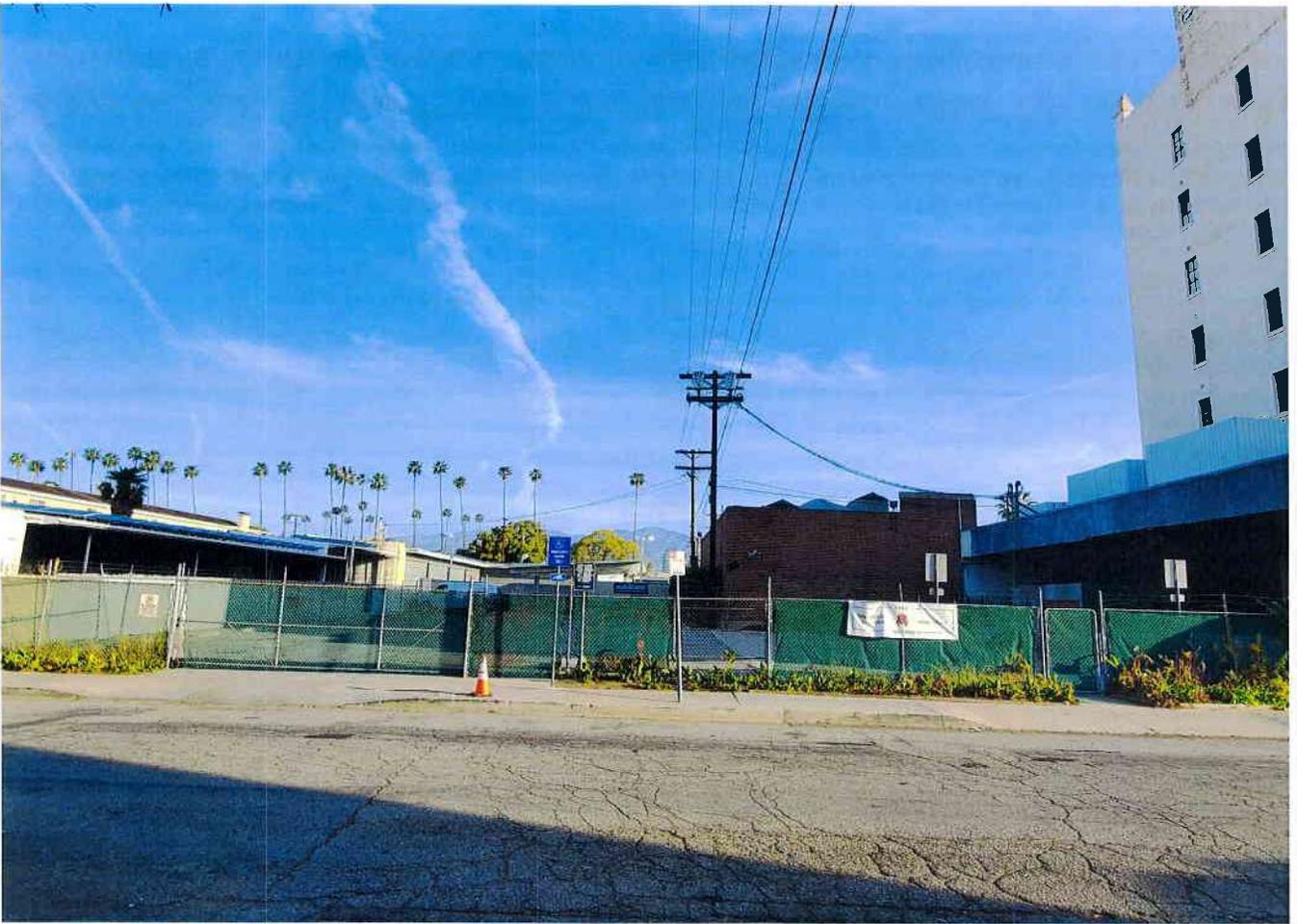
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2.



3.



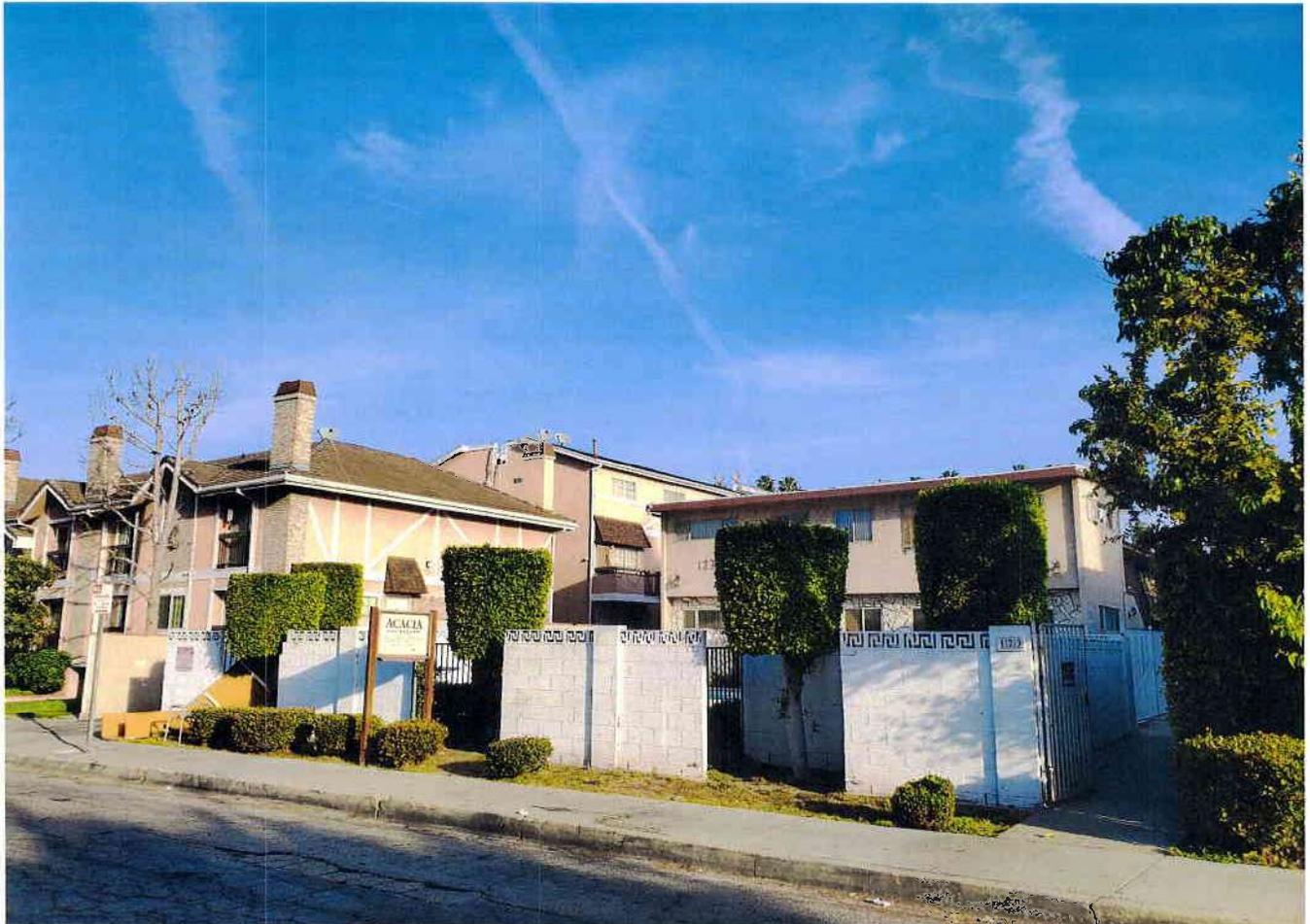
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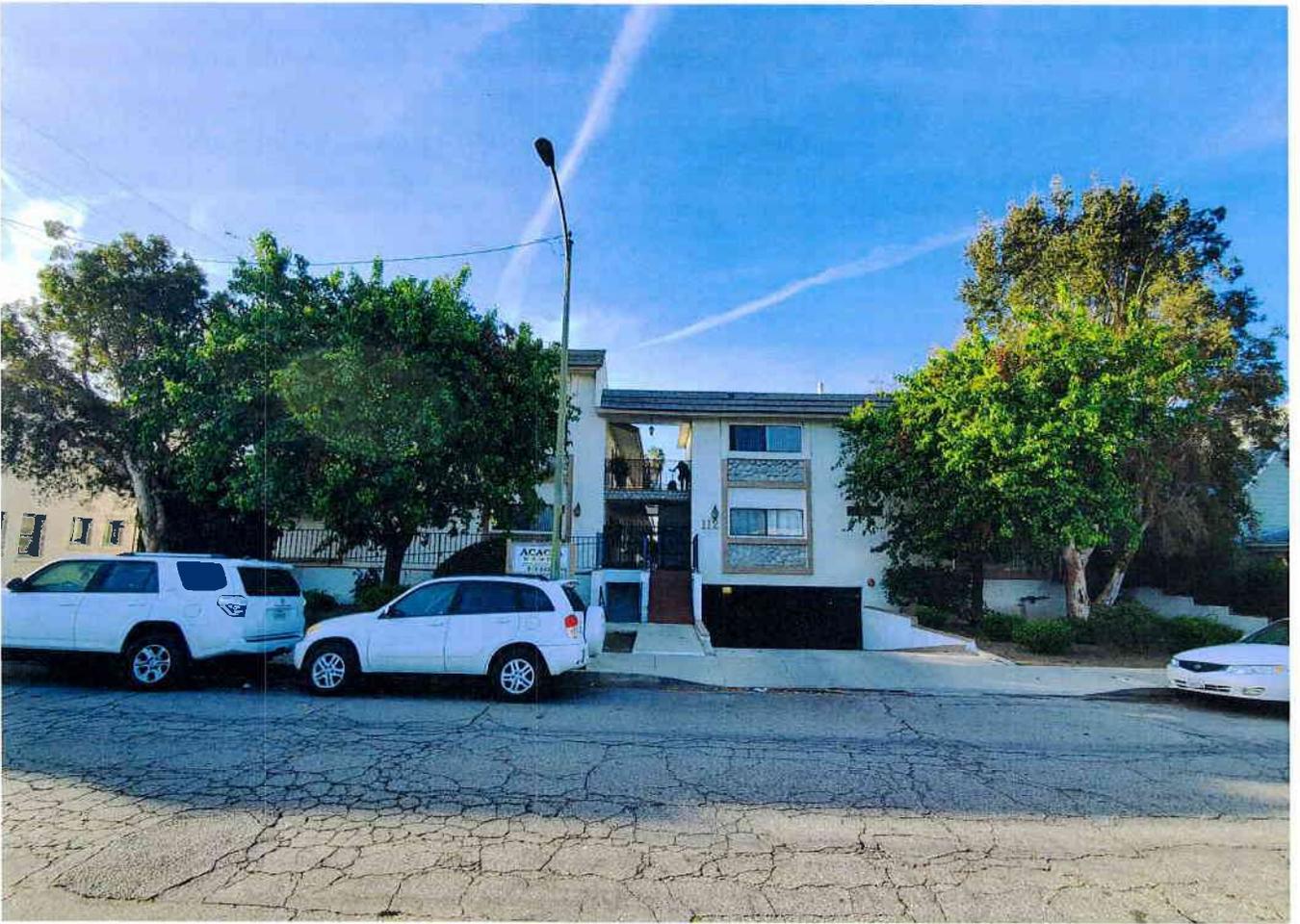
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6.



7.



8.



9.



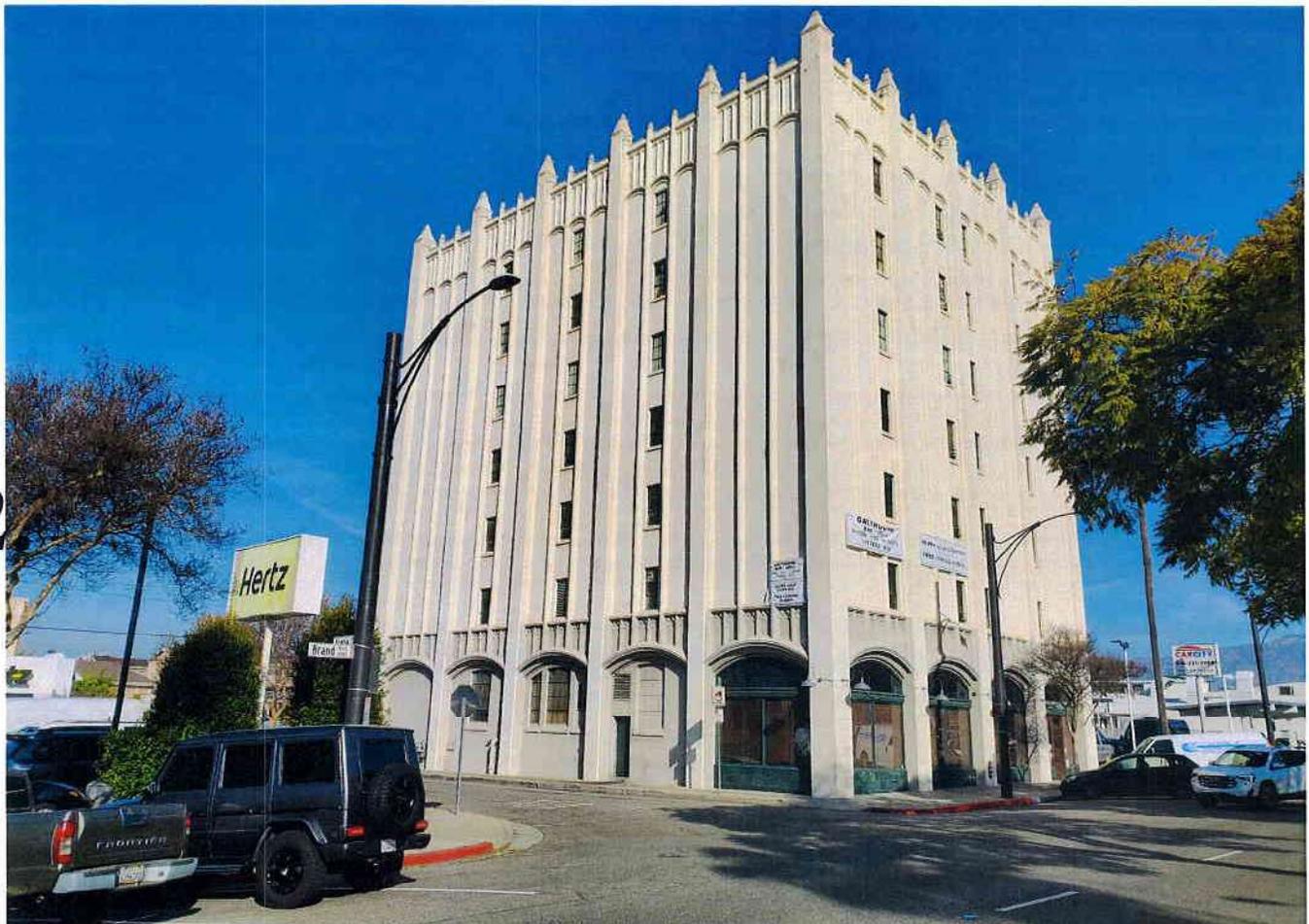
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11.

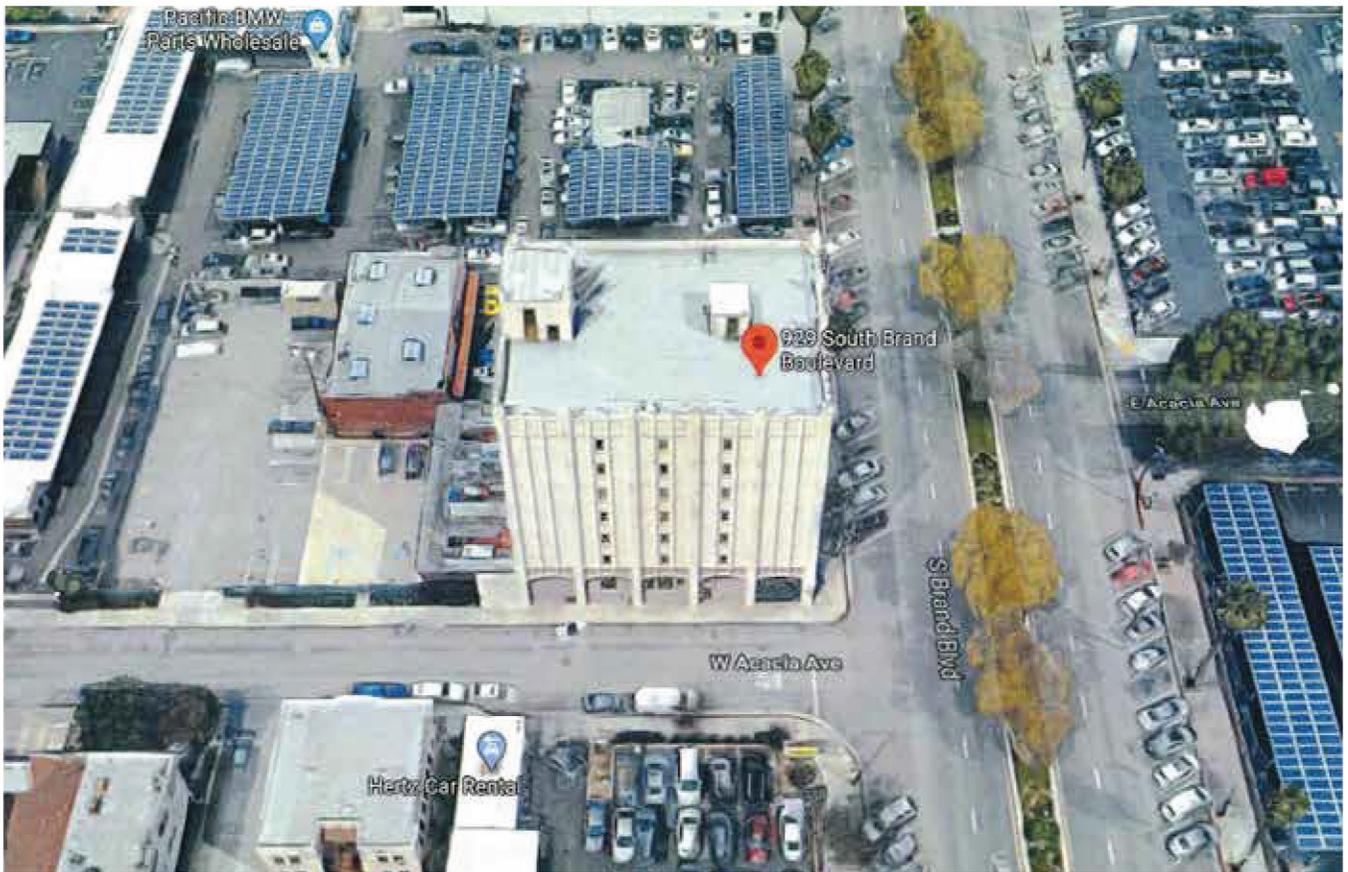


12



13.





Parking Lot & North Facade



Parking Lot Entrance & West Facade



Parking Lot Aerial View



Parking Lot Entrance from Acacia Avenue



Loading Dock & Trash Enclosure



Loading Dock & West Facade Entrance

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

Project Address: <u>931 South Brand Blvd.</u>	Project Case No.: <u>PAUP2006894</u>
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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: <u>May 26, 2020</u>
Print Name: <u>Jeff Newton</u>
Title: <u>Lieutenant</u> Dept.: <u>Police</u> Tel.: <u>818-548-3290</u>

a. ADDITIONAL COMMENTS:

- 1. New approximately 2,000 SF retail store in existing building, selling full line of alcoholic beverages and offering instructional tasting. New tenant space is located in west half of first floor of building. The space was previously addressed as 929-933 South Brand Boulevard.

This new establishment is located in census tract 3024.01 which allows for 6 On-Sale and 3 Off-Sale licenses. There are currently 12 On-Sale and 8 Off-Sale establishments. Based on arrests and Part 1 crime statistics for census tract 3024.01 in 2019, there were 570 crimes, 241% above the city wide average of 167. While this census tract has a higher crime rate than average, it is not necessarily related to the 900 block of South Brand but the areas nearby. The Los Feliz Boulevard corridor, which is within this census tract, is generally regarded by Glendale Police Department as one of the busiest areas in the city based on calls for service and arrests. The Von's Shopping Center at Central/Los Feliz and the CVS lot at Los Feliz/San Fernando being the biggest contributors to those numbers.

Per the ABC website, there is no "active" or "pending" ABC liquor license for this new 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 poker machine(s) 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.

Suggested Conditions to allow wine, beer and distilled spirit tasting

Obtain a ABC Type 86 liquor license

- No charge of any sort shall be made for tastings at an instructional tasting event.
- A person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits at the instructional tasting event.
- Unless otherwise restricted, an instructional tasting event may only take place between the hours of 10 a.m. and 9 p.m.
- The type 86 license shall not authorize any on-sale retail sales to consumers attending the instructional tasting event.
- The type 86 licenseholder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.
- At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier. The type 86 licenseholder shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.
- An instructional tasting event shall be limited to a single type of alcoholic beverage. “Type of alcoholic beverage” means distilled spirits, wine, or beer.
- A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce. No more than three tastings of distilled spirits or

wine shall be provided to any person on any day. The tasting of beer is limited to eight ounces of beer per person per day. The wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the type 86 license under its requisite off-sale license.

- Any unused wine, beer, or distilled spirits remaining from the tasting shall be removed from the off-sale license licensed premises by the “authorized licensee” or its designated representative.
- If the instructional tasting event is conducted by a designated representative, the designated representative shall not be owned, controlled, or employed directly or indirectly by the holder of the type 86 on whose premises the instructional tasting event is held.

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

Project Address: <u>931 South Brand Blvd.</u>	Project Case No.: <u>PAUP2006894</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: <u>5/19/2020</u>
Print Name: <u>Jackie Jouharian</u>
Title: <u>CSI</u> Dept.: <u>NS</u> Tel.: <u>3700</u>

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.

Pruett, Cassandra

From: Hairapetian, Sarkis
Sent: Tuesday, May 19, 2020 1:25 PM
To: Pruet, Cassandra
Subject: RE: Request for Comments - AUP for 931 S. Brand (alcohol sales)
Attachments: 931 S. Brand Blvd..docx

Hi Cassandra;

Building has no comments.
Thx.

From: Pruet, Cassandra <CPruett@Glendaleca.gov>
Sent: Tuesday, May 19, 2020 12:41 PM
To: Jouharian, Jacqueline <JJouharian@Glendaleca.gov>; Sada, Rene <RSada@Glendaleca.gov>; Hairapetian, Sarkis <SHairapetian@Glendaleca.gov>; Newton, Jeff <JNewton@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>; Patricia.Halpin@abc.ca.gov
Subject: Request for Comments - AUP for 931 S. Brand (alcohol sales)

Good afternoon,

Please find the attached Request for Comments form and supporting documents at this link ([click here](#)) for an Administrative Use Permit for alcohol sales at a new tenant space (931 South Brand Blvd) within and existing building (929 South Brand Blvd).



Your response by 6/2/20 would be much appreciated.

Thanks for your assistance and please let me know if you need any further information,

Cassandra Pruet, AICP | Planner | City of Glendale
633 East Broadway, Room 103 | Glendale, CA | 818-937-8186
cpruet@glendaleca.gov | www.glendaleca.gov | [Follow us!](#)