

July 21, 2016

The Americana at Brand, LLC
Attn: Rick Lemmo
101 The Grove Drive
Los Angeles, CA 90036

RE: 757AMERICANA WAY
Minor Administrative Permit No. PMAP 1614992
(Bacaro Restaurant)

Dear Mr. Lemmo:

Pursuant to the provisions of the Glendale Town Center Specific Plan, Chapter 3 A, the application for a Minor Administrative Permit to allow an Alcohol Use Approval for the sales and services of alcoholic beverages for on-site consumption at Bacaro Restaurant and to allow an outdoor eating area incidental to the restaurant within the Americana at Brand development, located at **757 Americana Way**, is hereby **APPROVED WITH CONDITIONS** based on the following findings:

REQUIRED/MANDATED FINDINGS

a. *How is the proposed use consistent with the City of Glendale General Plan?*

The Glendale General Plan serves as the long-term planning guide for future development throughout the City. More specifically, the Land Use Element within the General Plan encourages, among many things, improved commercial activities within the central Glendale area. The operation of the Americana at Brand project increases downtown commercial activity. The proposed Bacaro Restaurant within this development is part of this improvement. The sales and services of alcoholic beverages for on-site consumption and an outdoor eating area are natural extensions of the permitted restaurant use.

b. *How will the proposed use and application be consistent with the Town Center Specific Plan?*

The Glendale Town Center Specific Plan permits outdoor areas incidental to restaurants and Alcohol Use Approvals which include the sales and service of alcoholic beverages for on-site consumption with approval of a Minor

Administrative Permit. The sales and service of alcoholic beverages will be incidental to the proposed Bacaro Restaurant. The Specific Plan is intended to facilitate the creation of a high-quality, comprehensive and functionally integrated open air district. Bacaro Restaurant with an outdoor eating area and incidental alcohol service for on-site consumption is one component of this district.

c. *Why will the establishment and operation of the proposed use at the location proposed not endanger or constitute a menace to the public health or safety of persons residing or working within or in the immediate vicinity of the Town Center Specific Plan site?*

The proposed Bacaro Restaurant with an outdoor eating area and alcohol services for on-site consumption is located within the downtown Glendale. The downtown already contains many restaurants with outdoor eating areas that include serving alcohol, the majority of which have not created a health or safety problem. Approval of this Minor Administrative Permit is subject to certain conditions, which will ensure the safety of residents, employees and patrons of the Americana.

CONDITIONS OF APPROVAL

Approval of the Minor Administrative Permit shall be subject to the following conditions:

1. That the development shall be in substantial compliance with the plans submitted with the application and any conditions made a part of the approval of this project.
2. That the applicant shall comply with all of the conditions contained in Chapter 5, Table 3 of the Town Center Specific Plan entitled "Conditions for On-site Consumption Permits".
3. That the applicant shall comply with all of the conditions contained in Section 3.B.5 of the Town Center Specific Plan entitled "Outdoor eating areas incidental to cafes or restaurants, full service or otherwise."

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the

appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **August 5, 2016**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: <http://www.glendaleca.gov/appeals>

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Roger Kiesel, at 818-937-8152 or rkiesel@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development



Erik Krause
Interim Deputy Director of Planning

EK:RAK:sm

cc: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (A. Jimenez); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Environmental Management (M. Oillataguerra); Ana Limon-Starpoint Properties; and case planner-Roger Kiesel.