

September 12, 2016

Applicant:

c/o Manuel Mier for El Sol Restaurant
2901 ½ Honolulu Avenue
Glendale, CA 91214

**RE: 2901 ½ HONOLULU AVENUE
ADMINISTRATIVE USE PERMIT CASE NO. PAUP 1611958
(EL SOL RESTAURANT)**

The Director of Community Development will render a final decision on or after **September 28, 2016**, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the continued on-site sales, service, and consumption of alcoholic beverages at an existing full service restaurant (EL SOL RESTAURANT).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities, including the City Clerk, shall be obtained and kept current at all times.
3. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
4. That the premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.
5. That there shall be no bar or lounge area upon the premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages by patrons.
6. That the sales/service of alcoholic beverages shall be in full accord with the regulations

and conditions established by the State Department of Alcoholic Beverage Control (ABC).

7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
8. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
9. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area
10. That 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. That 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.
12. That no alcoholic beverages shall be sold to be taken from the premises by patrons for off-site consumption.
13. That no patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverages that were purchased from outside of the establishment, unless the facility has an established corkage policy allowing and regulating such.
14. That at all times when the premises are open for business, the service of alcoholic beverages shall be made only in the areas as designated with the ABC license.
15. That the restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
16. That the front and back doors to the restaurant shall be kept closed at all times while the location is open for business, except in case of emergency.
17. That the sales, service, and consumption of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 10:00 p.m. each day of the week.
18. That there shall be no video machine(s) maintained on the premises.
19. That access to the premises shall be made available to all City of Glendale Community Development Department, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
20. That 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.

21. That adequate means be provided for the collection of solid waste generated at the site and that all recyclable items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Division of the City of Glendale
22. That the restaurant adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
23. That all necessary building permits and licenses be obtained in order to comply with the open Code Compliance Case No. NTBCLIC100438.
24. That no exterior signs advertising the service of alcoholic beverages shall be permitted.
25. That no live entertainment is permitted without a "Live Entertainment Permit". No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male or female entertainment is provided.
26. That authorization granted herein shall be valid for a period of 10 years until **September 28, 2026.**

PROJECT BACKGROUND

Previous Permits for the Site:

On December 30, 1982, Certificate of Use and Occupancy No. 5003 was issued for "El Sol Restaurant" located at 2901 ½ Honolulu Avenue.

On December 11, 2001, Certificate of Use and Occupancy No. PZUC-20010326 was issued for "Full Service Restaurant" located at 2901 ½ Honolulu Avenue.

On August 11, 2003, the Zoning Hearing Officer granted Conditional Use Permit Case No. 10530-CU with conditions to allow the sale, serving, and consumption of alcoholic beverages at an existing full-service restaurant. On August 1, 2006, this conditional use permit expired.

On April 7, 2009, the Zoning Administrator granted Conditional Use Permit Case No. PCUP 2008-030 with conditions to allow the sale, serving, and consumption of all types of alcoholic beverages at an existing full-service restaurant. On April 22, 2016, this conditional use permit expired.

Related Concurrent Permit Application(s):

There are no other related concurrent permit applications on file for the subject location.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301.

General Plan: Commercial-Neighborhood

Zone: C1- Neighborhood Commercial Zone

Description of existing property and uses: The existing project site is developed with a one-story, 8,865 square-foot multi-tenant commercial building. The property is located at the northeast corner of Honolulu Avenue and Glenwood Avenue. The existing full-service restaurant, "El Sol Restaurant", is approximately 1,044 square feet and occupies the middle portion of the building. Additional uses on the site include a 1,800 square-foot liquor store, 585 square-foot hair salon, 540 square-foot barber shop, 675 square-foot cleaners, 756 square-foot restaurant, and 3,496 square-foot laundry. The subject restaurant includes a kitchen, a storage room, bathroom, and inside seating area. The site has a parking area to the south of the lot that is accessed from Honolulu Avenue from the south and Glenwood Avenue from the west. The parking area is striped for 99 spaces. The existing full-service restaurant has been operating at this site since 1982 and has been serving alcoholic beverages for on-site consumption since 2003.

Neighboring zones and uses:

	Zoning	Existing Uses
North	RI-II	Single-family/Residential Use
South (across Honolulu Ave.)	C1	Commercial Use
East	C1	Commercial Use
West	C1	Commercial Use
Project Site	C1	Commercial Use

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various city divisions/departments for the full-service restaurant to continue the sale of alcoholic beverages for on-site consumption.

PROJECT ANALYSIS

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the continued on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant. The subject facility has been operating as a restaurant at this location since 1962. "El Sol Restaurant" has been operating in this location since 1982. The first Conditional Use Permit (CUP) was granted with conditions to allow the on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant in 2003. The CUP was renewed in 2009 and expired this year (2016).

The subject site is located within the C1 (Neighborhood Commercial) Zone. In comparison to other commercial zones in the city, the C1 zone is intended to offer limited services and goods for the surrounding residential neighborhoods. This zone has a limited list of permitted land uses, which are more restrictive than the uses in the C2 (Community Commercial) and C3 (Commercial Service) zones. The sale of alcoholic beverages for on-site consumption at this location is appropriate in an area of the city zoned for Neighborhood Commercial uses and the use will continue to provide an option for the community to purchase alcoholic beverages for on-site consumption with their meals in this restaurant.

The continued on-site sales, service, and consumption of alcoholic beverages at the existing

full-service restaurant will be consistent with the elements and objectives of the General Plan. The General Plan Land Use designation of the site is "Commercial-Neighborhood". These areas are generally located along the city's minor arterials, like Honolulu Avenue. Other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant's request. The project site is already developed and the applicant's request is only to continue the sale of alcoholic beverages for on-site consumption at the existing full-service restaurant. The subject use is surrounded by commercial uses including retail and service type uses on the east and west side of the subject tenant and across Honolulu Avenue. Residential uses (single-family) are located on the north side of the commercially-zoned area across an alley. No residential uses are immediately abutting the subject site. Currently, there are 99 parking spaces for the seven tenants in the building. This application does not include additions or modifications to the existing tenant space or the building; therefore, there will be no increase in the requirement for parking. The applicant's request to allow the continued on-site sales, service, and consumption of alcoholic beverages at an existing full-service restaurant is not anticipated to create any negative traffic-related impacts on Honolulu Avenue.

The on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant will not be detrimental to the safety and public welfare of the neighborhood. According to the Glendale Police Department, the subject property is located in Census Tract 3006 which allows for seven (7) On-Sale establishments. There are currently 31 On-Sale licenses in this tract. El Sol Mexican Restaurant is one of the existing 31. Based on arrests and Part 1 crime statistics for Census Tract 3006 in 2015, there were 215 crimes-above the city wide average of 178. Within the last calendar year, there were no calls for police service at the location. The Glendale Police Department did not cite any major concerns related to the continued on-site sales, service and consumption of alcoholic beverages at the existing restaurant.

The approval of the AUP to continue the on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant is not anticipated to be detrimental to the community or adversely conflict with the community's normal development or conflict with the adjacent land uses. There is a preschool and a church within the immediate area of the subject site. "Robbin's Nest Preschool" is located on Honolulu Avenue across the street from the subject property and "Church of the Living Hope" is located approximately 0.2 miles away along Honolulu Avenue from the subject site. The existing full-service restaurant has served the local clientele for almost 34 years. The restaurant had served alcoholic beverages with meals for almost 13 years and the on-site sales, service, and consumption of alcoholic beverages have not proven to impact surrounding or abovementioned uses. Therefore, it is not anticipated that the approval of the AUP to allow the continued on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant will negatively impact residential uses (located on the north side of the subject site, across an alley) or these public facilities or impede their existing operations.

Overall, the application to allow on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

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

The subject site is located in the C1 (Neighborhood Commercial) Zone and the General Plan Land Use Element designation is Neighborhood Commercial. The Circulation Element designates Honolulu Avenue as a Minor Arterial street. This street is fully improved serving a multitude of businesses and residential developments. It can adequately handle the existing traffic circulation around the site. The existing full-service restaurant is located in a commercial building alongside other commercial/service type businesses. The project site is surrounded by commercially zoned properties and residential uses to the north of the subject property across an alley. The applicant's request to continue to serve alcoholic beverages with meals is not anticipated to create any negative traffic-related impacts on Honolulu Avenue and surrounding uses over and above the existing conditions. The continued on-site sales, service and consumption of alcoholic beverages at this location is appropriate in an area of the city zoned for both residential and commercial uses and will provide an option for the dining public to enjoy alcoholic beverages with their meals.

The continued on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant is a permitted use in the C1 (Neighborhood Commercial) zone subject to approval of an Administrative Use Permit. The continued on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant is consistent with the various elements of General Plan for the area. The project site is already developed and the applicant's request is only to continue the on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant. The existing restaurant is surrounded by other complementary businesses, including retail and service uses. Residential uses are located across an alley on the north side, which is zoned for single-family development. The recommended conditions of approval will serve to mitigate any potential impacts on surrounding properties and their uses. No additions to the business are being proposed; therefore, other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant's request. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in the requirement for parking.

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 continued on-site sales, service, and consumption of alcoholic beverages at an existing full-service restaurant will not be detrimental to the health, safety and public welfare of the neighborhood. According to the Glendale Police Department, the subject property is located in Census Tract 3006 where the suggested limit for on-sale alcohol establishments is seven. Currently, there are 31 on-sale licenses in this tract and El Sol Mexican Restaurant is one of the existing 31 licenses. Based on Part 1 crime statistics for this Census Tract 3006 in 2015, there were 215 crimes, 20% above the citywide average of 178 in 2015. Within the last calendar year, there were no calls for police service at the location. The Glendale Police Department did not cite any major concerns related to the continued on-site sales, service, and consumption of alcoholic beverages at the existing restaurant. Conditions are proposed to ensure that the restaurant use will not be detrimental to the public health or safety, 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 existing full-service restaurant is located within a commercial district and surrounded by complementary uses, including retail and service uses. As noted above, there are no residential uses immediately adjacent to the subject site. Residential uses (single-family) are located on the north side of the subject site across an alley. It is not anticipated that the continued on-site sales, service, and consumption of alcoholic beverages with meals at the existing full-service restaurant will be detrimental to the community or adversely conflict with the community's normal development. The restaurant, "El Sol Restaurant" has operated at this location since 1982, and has had a Conditional Use Permit to serve alcohol for on-site consumption since 2003. The applicant's request to allow the continued on-site sales, service and consumption of alcoholic beverages with meals is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use. Similar uses exist in the area and within the community, which have not proven to adversely affect or conflict with adjacent uses. There is a preschool and a church within the immediate area of the subject site. While these facilities and uses are within close proximity, the on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant has not proven to impact surrounding or abovementioned uses. The recommended conditions of approval will serve to mitigate any potential impacts on the surrounding properties.

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 applicant's request to allow the continued on-site sales, service, and consumption of alcoholic beverages at the full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The project site is located in a one-story commercial building. The building was built in 1962 in compliance with the zoning code that was in place during that time. The property is fully improved with all necessary utilities. Honolulu Avenue is identified in the Circulation Element as a fully improved Minor Arterial street and can serve a multitude of businesses and residential developments. It can adequately handle the existing traffic circulation adjacent to the site. The on-site sales, service, and consumption of alcoholic beverages at an existing full-service restaurant is not anticipated to generate additional traffic. Currently, there are 99 parking spaces for the seven-tenant building. The existing on-site parking has proven to meet the parking needs of the existing full-service restaurant and has not resulted in conflicts with nearby businesses or residential developments. In addition, no expansion of the existing facility is proposed, therefore no additional parking is required.

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

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

- 1) That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or 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 based on the comments submitted by the City of Glendale Police Department. The continued on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant does not, or will not, tend to encourage or intensify crime within this reporting district as noted in Finding B above.

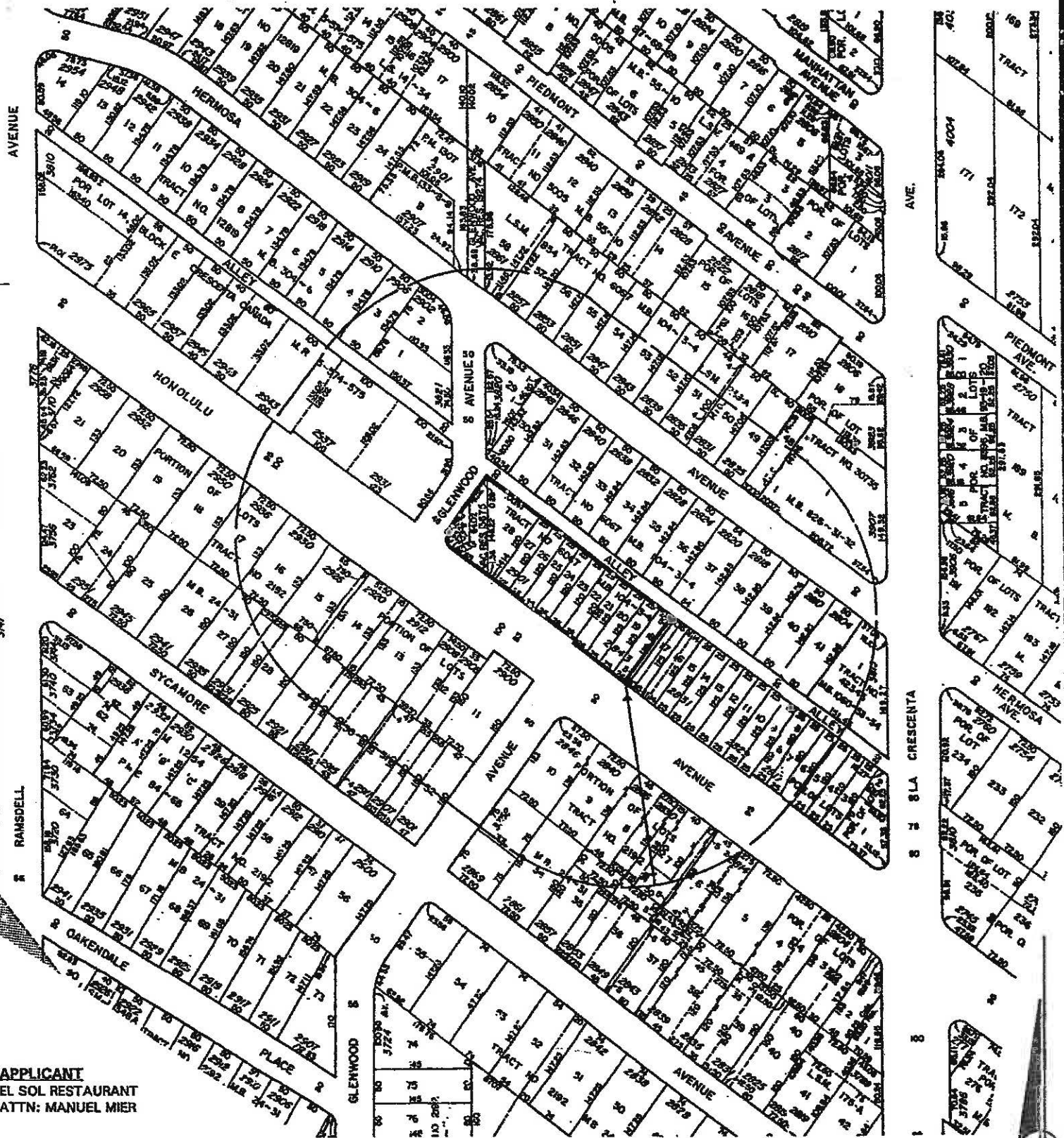
- 2) That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 20 percent of the city average for Part 1 crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district. As noted in Finding B above, the crime rate in Census Tract 3006 is 20% above the citywide average for Part 1 crimes and the use will not tend to encourage or intensify crime within the district.
- 3) That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (church, public or private school or college, day care facility, public park, library, hospital or residential use). As noted in Finding C above, there are a church and a preschool facility within the immediate area of the subject site. As noted in Finding A, no residential uses abut the subject property or site. The residential uses (zoned single-family) located on the north side of the subject property along an alley separating the residential uses from the subject site. Recommended conditions of approval will serve to mitigate any potential negative impacts on these surrounding residential uses, or the existing church and preschool.
- 4) That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use. As noted in Findings C and D above, the applicant's request is not anticipated to increase the need for public or private facilities. The continued on-site sale, service, and consumption of alcoholic beverages at the existing full-service restaurant is not anticipated to intensify traffic circulation or parking demand. No changes to the operation of the full-service restaurant or building suggest that an increase of parking is needed. The site is fully developed and adequate parking are currently provided.
- 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales, service and on-site consumption does serve a public convenience for the area. The applicant's request to allow the continued on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant does serve a public convenience because it serves local residents, businesses, and the surrounding community. Proposed conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

For more information or to submit comments, please contact Aileen Babakhani, at (818) 937-8331 or ababakhani@glendaleca.gov.

ATTACHMENT:

1. Location Map
2. Photos
3. Reduced Plan
4. Departmental Comments

CITY OF GLENDALE



APPLICANT
EL SOL RESTAURANT
ATTN: MANUEL MIER

FT. LOCATION MAP SITE: 2901 1/2 HONOLULU AVENUE

CAMPOS TECHNOLOGY
P.O. BOX 53308
RIVERSIDE, CA. 92517
(951) 784-5028
(951) 602-6030

CASE NO.
DATE: 3 - 03 - 03
SCALE: 1" = 200'
LOCATION MAP



VIEW OF THE FRONT ENTRY, from parking looking north



BLDG. SOUTH-WEST CORNER, from parking looking at north-west



BLDG. SOUTH SIDE, from parking looking at north-east



PARKING LOT, east view.



PARKING LOT, west view



PARKING LOT, west view.



PARKING LOT, east view.



BLDG. SOUTH-WEST CORNER.



BLDG. WEST SIDE.



BLDG. NORTH-WEST CORNER, from the alley.



BLDG REAR SIDE, NORTH WALL. From alley.



BLDG REAR SIDE, NORTH WALL. From alley.



EAST WALL VIEW, from alley.



EAST WALL VIEW, from parking.



BLDG. SOUTH-EAST CORNER, from side parking.



BLDG. SOUTH-EAST CORNER, from side parking.

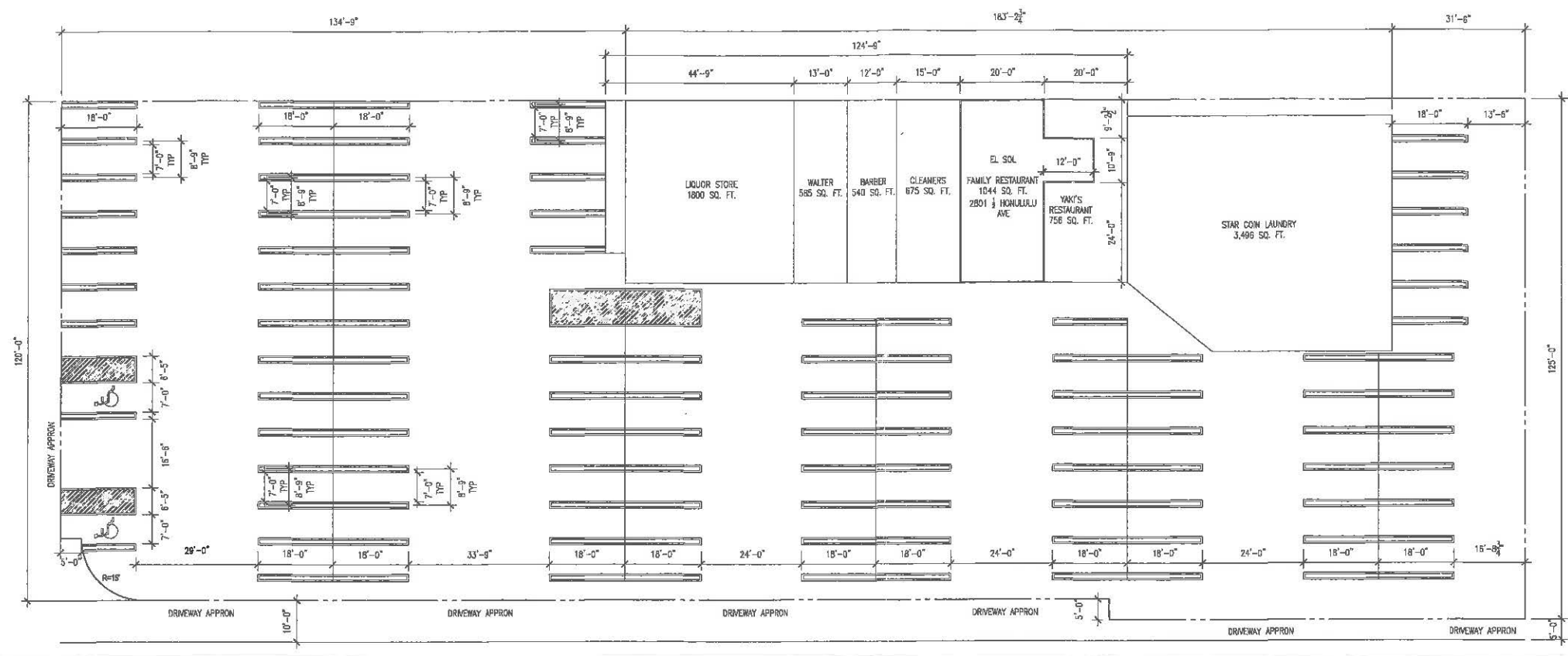
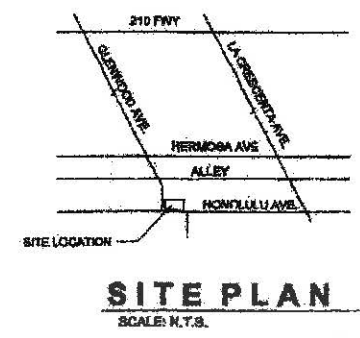
REVISIONS	BY

CAMPOS TECHNOLOGY
P.O. BOX 53308
RIVERSIDE, CA. 92517
(951) 784-5028
(951) 602-6030

PLOT PLAN

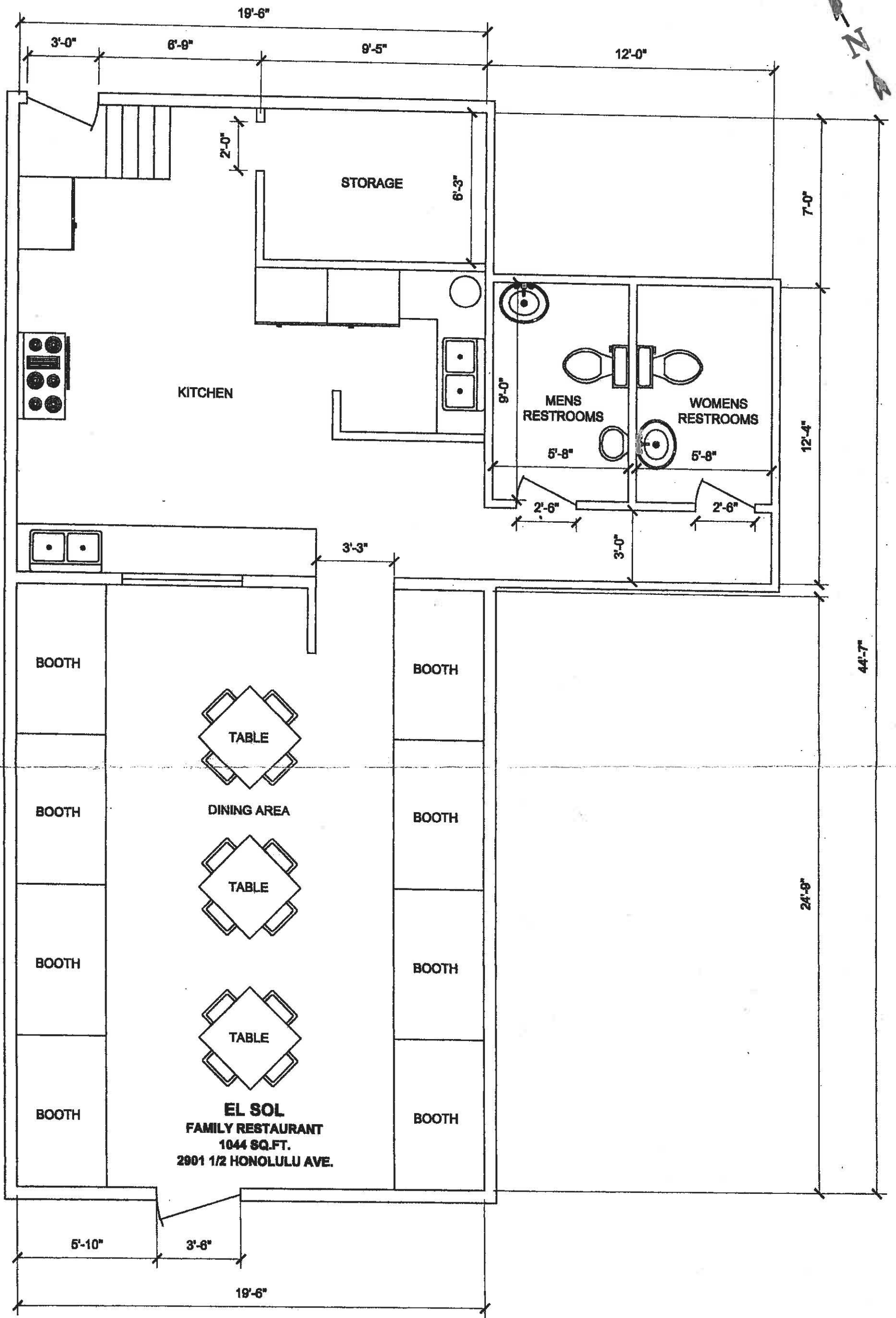
EL SOL
AT 2901 1/2 HONOLULU AVE.
GLENDALE, CA. 90007

DATE: 08/08/16
SCALE: 1/8"=1'-0"
DRAWN MTS
JOB
SHEET
C-1
OF 2 SHEETS



LEGAL DESCRIPTION:
A PORTION OF LOT 18, LOTS 19-28, A PORTION OF
VACATED GLENWOOD AVENUE, TRACT No. 8067 AND A
PORTION OF LOT 14, BLOCK E, CRESCENTA CANADA TRACT.

LOT SIZE: 42,148.34 SQ. FT.
BUILDING AREA: 8,865.84 SQ. FT.
EXISTING PARKING: 99
EXISTING LANDSCAPING: TWO POTTED PLANTS



FLOOR PLAN

SCALE: 1/4"=1'-0"

El Sol
At 2901 1/2 Honolulu Ave.
Glendale, Ca. 90007

FLOOR PLAN

CAMPOS TECHNOLOGY
P.O. BOX 53308
RIVERSIDE, CA. 92517
(951) 784-5028
(951) 602-6030

Sheet No.	C-2
Scale	1/4"=1'-0"
Drawn By	
Checked By	
Date	

Project No.	
Client	
Architect	
Engineer	
Contractor	

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

DATE: 6/15/2016 **DUE DATE: 6/24/2016**
(PLEASE submit your response by above DATE)
TO: Aileen Babakhani, Case Planner

FROM: Scott Bickle, Lieutenant **Tel. #** (818) 548-3120

PROJECT ADDRESS: 2901 1/2 HONOLULU AVENUE
Applicant: Manuel Mier
Property Owner: JH FOUR INC.

PROJECT DESCRIPTION: The renewal of conditional use permit, case number PCUP 2008-030 to allow on-site sales service and consumption of alcoholic beverages through an administrative use permit at an existing full service restaurant in the C1 zone.

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
CUP Case No.: _____
DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other **Administrative Use Permit** **PAUP 1611958**

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

Project
Address: 2901 ½ HONOLULU AVENUE

Project
Case No.: PAUP1611958

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: _____

Print Name: Scott Bickle

Title: Lieutenant **Dept.:** Police **Tel.:** 818-548-3120

a. ADDITIONAL COMMENTS:

1. Applicant Manuel Mier is in the process of obtaining a renewal of a Conditional Use Permit case number PCUP 2008-030, to allow on-site sales, service and consumption of alcoholic beverages through an Administrative Use Permit at an existing full service restaurant in the C1 Zone located at 2901 ½ Honolulu Avenue DBA El Sol Mexican Restaurant.

El Sol Mexican Restaurant is located in census tract 3006 which allows for 7 On-Sale establishments. There are currently 31 On-Sale licenses in this tract. El Sol Mexican Restaurant is one of the existing 31. Based on arrests and Part 1 crime statistics for census tract 3006 in 2015, there were 215 crimes-above the city wide average of 178.

Within the last calendar year, there were no calls for police service at the location.

Per the ABC website, El Sol Mexican Restaurant has an "active" Type 47 liquor license (On-Sale General Eating Place), license #382409.

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

- 1.

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

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

separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.

13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.
14. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited with the exception of the market / liquor store.
15. There shall be no bar or lounge area upon the premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages by patrons.
16. 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: _____

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.

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.): _____