



**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

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**March 13, 2022**

**Applicant:**

Hrire Rostomian  
1338 Verdugo Boulevard  
La Canada Flintridge, CA 91011

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP 2120003  
2200 HONOLULU AVENUE  
(Benitoite Restaurant)**

The Director of Community Development will render a final decision on or after March 23, 2022 for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to renew the on-site sales, service and consumption of beer and wine (ABC License Type 41) at an existing full-service restaurant with sidewalk dining (Benitoite Restaurant) located in the "CR" – Commercial Retail Zone.

**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, Country 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, distributing noise, distributing light, loud conversation, and criminal activities.

4. That at all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages shall only be on those same licensed areas.
5. That no patron of the restaurant shall be allowed to bring into 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.
6. That the sale of beer and wine for off-site consumption is strictly prohibited, unless preemptively permitted by State regulations.
7. That no separate bar for the sales, service and consumption of alcoholic beverages shall be installed on the premises.
8. That no exterior signs advertising the sales and service of alcoholic beverages shall be permitted.
9. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
10. That no live entertainment is permitted without a "Live Entertainment Permit".
11. That 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. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
13. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
14. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Service Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with laws and conditions of this approval.
15. That any expansion or modification of the facility or use which intensifies the 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 Planning Hearing Officer, with concurrence from the Director of Community Development.

## **PROJECT BACKGROUND**

### **Previous Permits for the Site:**

On October 8, 2021, Business Registration Certificate (BRC) No. 03318400 was issued for a 1,400 square foot full-service restaurant, “Benitoite.” The BRC will expire on October 8, 2022.

On December 4, 2013, the Planning Hearing Officer approved Conditional Use Permit Case No. PCUP 1322174 with conditions to allow the on-site sales, service and consumption of beer and wine with meals at a new full-service restaurant with sidewalk dining at the Benitoite Restaurant. This approval expired on December 4, 2018.

### **Related Concurrent Permit Application(s):**

There are no related concurrent permit applications.

### **Environmental Determination:**

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to State CEQA Guidelines Section 15301(e), because the discretionary permit request is to renew the on-site sales, service and consumption of beer and wine at an existing full-service restaurant within an existing commercial space and there is no additional floor area proposed.

### **General Plan:**

Commercial - Regional

### **Zone:**

CR – Commercial Retail Zone

### **Description of Existing Property and Uses:**

The 14,430 square-foot site is located in the Montrose Shopping Park and contains two multi-tenant commercial buildings totaling 11,659 square-feet consisting of restaurant, retail, and personal service uses. The subject 1,260 square foot tenant space is located at the corner of Honolulu Avenue and Verdugo Road. Aside from the recent closure, “Benitoite” has operated at this location as a full-service restaurant with sidewalk dining and on-site sales, service, and consumption of beer and wine since 2013. The existing full-service restaurant has been temporarily closed since May of 2018, and will be re-opening once they obtain approval for on-site sales, service, and consumption of beer and wine.

The subject tenant space has been occupied with both retail and restaurant uses in the past. In accordance with Section 30.32.030 of the Glendale Municipal Code (GMC), a tenant space under 2,000 square-feet is permitted to convert from retail to restaurant uses without providing additional parking spaces. No parking spaces exist on-site because the buildings occupy the majority of the parcel and no parking spaces were required when these buildings were constructed in 1914 and 1921. Additionally, City

Parking Lots No. 1 and No.7 located to the south and southwest of the project site contain 35 and 95 parking spaces respectively, and City Parking Lot No. 3 to the northwest contains 308 spaces. These City Parking Lots provide parking for the surrounding commercial uses.

**Neighboring Zones and uses**

<b>Direction</b>	<b>Zone</b>	<b>Existing Land Use</b>
North	CR – Commercial Retail Zone	Retail and Restaurant Uses
South	CR – Commercial Retail Zone	City of Glendale Public Parking Lot No. 1
East	CR – Commercial Retail Zone	Retail and Restaurant Uses
West	CR – Commercial Retail Zone	Retail and Restaurant Uses
Project Site	CR – Commercial Retail Zone	Restaurant, Retail, and Personal Service Uses.

**COMMENTS FROM OTHER CITY DEPARTMENTS:**

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

**PROJECT ANALYSIS**

The subject site is located in the CR (Commercial Retail) Zone, the General Plan Land Use Element designation is Regional Commercial and the North Glendale Community Plan identifies the neighborhood as the Montrose Shopping Park. The renewal of on-site sales, service and consumption of beer and wine at the existing full-service restaurant (Benitoite) is appropriate in an area of the city zoned for commercial uses and will be consistent with the various elements and objectives of the General Plan and the North Glendale Community Plan. An economic goal of these documents is to create a vibrant area that promotes diversity and economic opportunities that support a variety of businesses. The Montrose Shopping Park emphasizes pedestrian amenities and traffic calming features such as public parking lots, curb extensions, wide sidewalks, sidewalk dining, and seating in landscaped planter areas with shade trees. Goods and services that are offered in this zone generally attract clientele from surrounding communities and the adjoining residential neighborhoods, and the Montrose Shopping Park is a shopping and dining destination. The project site is already developed and the applicant’s request is to renew the on-site sales, service and consumption of beer and wine at an existing full-service restaurant with sidewalk dining that is surrounded by other complementary businesses, including retail and service uses. The 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 required parking for the use.

The Circulation Element identifies this section of Honolulu Avenue as an Urban Collector Street and Verdugo Road as a Major Arterial. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercially zoned properties, and the applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with sidewalk dining and in conjunction with meals, is not anticipated to create any negative traffic-related impacts on Honolulu Avenue, Verdugo Road, and surrounding uses over and above the existing conditions.

The existing full-service restaurant with sidewalk dining, Benitoite, has operated with the on-site sales, service and consumption of beer and wine at this location since 2013. The restaurant has been temporarily closed since May of 2018, but will re-open once they have obtained the necessary approvals for on-site sales, service, and consumption of beer and wine. The applicant's request will not be detrimental to the health, safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3006.02 where the suggested limit for on-sale alcohol establishments is three. There are currently 34 on-sale licenses in this tract, with Benitoite Restaurant being one of the existing 34 licenses. Based on Part 1 crime statistics for census tract 3006.02 in 2020, there were 171 crimes, 2% above the city wide average of 167. Within the last calendar year, there have not been any calls for service to the Glendale Police Department for this location. The Glendale Police Department did not cite any concerns with the applicant's request to renew the conditions of approval have been included to mitigate any potential negative impacts.

The renewal of on-site sales, service and consumption of beer and wine at the existing full-service restaurant with sidewalk dining will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use, a full-service restaurant. The subject property is located in the Montrose Shopping Park and is surrounded by other complementary businesses, including retail and service uses. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that Benitoite Restaurant would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties.

There are five public facilities located in the immediate area of the subject site: Church of Scientology Mission of the Foothills at 2254 Honolulu Avenue (0.1 miles to the west), Fire Station No. 29 at 2465 Honolulu Avenue (0.5 miles to the west), Christian Science Church at 2406 Honolulu Avenue (0.3 miles to the west), Montrose Park at 3259 Clifton Place (0.3 miles to the southeast), and Bethany Church at 3229 North Verdugo Road (0.6 miles to the south). While these facilities and uses are within close proximity, the applicant's request will not impede their operation or conflict with such land uses.

The applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with sidewalk dining will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for this use. No on-site parking is provided because the buildings occupy the majority of the project site and no parking spaces were required when these building were first constructed in 1914 and 1921. However, City Parking Lots No. 1 and No. 7 located to the south and southwest of the project site contain 35 and 95 parking spaces respectively and City Parking Lot No. 3 to the northwest contains 308 parking spaces. These City Parking Lots provide parking for the surrounding commercial uses located in the Montrose Shopping Park. The Circulation Element identifies Honolulu Avenue as an Urban Collector street and Verdugo Road as a Major Arterial. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with meals will not require any new city services, nor will it require any changes to the parking or traffic circulation, as it is ancillary to the primary restaurant use.

Overall, the applicant's request to allow the renewal of on-site sales, service, and consumption of beer and wine at an existing full-service restaurant with sidewalk dining, is supportable based on the facts surrounding this application and the findings.

## **DRAFT FINDINGS**

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

The renewal of on-site sales, service and consumption of beer and wine, at an existing full-service restaurant (Benitoite) is appropriate in an area of the city zoned for commercial uses and will continue to provide an option for the dining public to enjoy beer and wine with their meals. The subject site is located in the CR (Commercial Retail) Zone and the General Plan Land Use Element designation is Regional Commercial and the North Glendale Community Plan identifies the neighborhood as the Montrose Shopping Park. The on-site sales, service and consumption of beer and wine at an existing full-service restaurant (Benitoite) will be consistent with the various elements and objectives of the General Plan. An economic goal of these documents is to create a vibrant area that promotes diversity and economic opportunities that support a variety of businesses. The Montrose Shopping Park emphasizes pedestrian amenities and traffic calming features such as public parking lots, curb extensions, wide sidewalks, sidewalk dining, and seating in landscaped planter areas with shade trees. Goods and services that are offered in this zone generally attract clientele from surrounding communities and the adjoining residential neighborhoods, and the Montrose Shopping Park is a shopping and dining destination. The project site is already developed and the applicant's request is to allow the renewal of on-site sales,

service and consumption of beer and wine at an existing full-service restaurant with sidewalk dining that is surrounded by other complementary businesses, including retail and service uses. The 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 required parking for the use.

The Circulation Element identifies this section of Honolulu Avenue as an Urban Collector Street and Verdugo Road as a Major Arterial. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercially zoned properties, and the applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with sidewalk dining and in conjunction with meals, is not anticipated to create any negative traffic-related impacts on Honolulu Avenue, Verdugo Road, and surrounding uses over and above the existing conditions.

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

The existing full-service restaurant with sidewalk dining, Benitoite, has operated from this location since 2013 with the on-site sales, service and consumption of beer and wine. While the restaurant has been temporarily closed since May of 2018, they will re-open once they have obtained the necessary approvals for on-site sales, service, and consumption of beer and wine. The applicant's request will not be detrimental to the health, safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3006.02 where the suggested limit for on-sale alcohol establishments is three. There are currently 34 on-sale licenses in this tract, with Benitoite Restaurant being one of the existing 34 licenses. Based on Part 1 crime statistics for census tract 3006.02 in 2020, there were 171 crimes, 2% above the city wide average of 167. Within the last calendar year, there have not been any calls for service to the Glendale Police Department for this location. The Glendale Police Department did not cite any concerns with the applicant's request to continue the on-site sales, service and consumption of beer and wine at this location and suggested conditions of approval have been included to mitigate any potential negative impacts.

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

The renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with sidewalk dining will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use, a full-service restaurant. The subject property is located in the Montrose Shopping Park and is surrounded by other complementary

businesses, including retail and service uses. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that Benitoite Restaurant would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties.

There are five public facilities located in the immediate area of the subject site: Church of Scientology Mission of the Foothills at 2254 Honolulu Avenue (0.1 miles to the west), Fire Station No. 29 at 2465 Honolulu Avenue (0.5 miles to the west), Christian Science Church at 2406 Honolulu Avenue (0.3 miles to the west), Montrose Park at 3259 Clifton Place (0.3 miles to the southeast), and Bethany Church at 3229 North Verdugo Road (0.6 miles to the south). While these facilities and uses are within close proximity, the applicant's request will not impede their operation or conflict with such land uses. The low-intensity nature of the on-site sales, service and consumption of beer and wine would not negatively impact these facilities in the way other establishments like a tavern, bar, or nightclub would.

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

The applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with sidewalk dining will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The existing full-service restaurant, "Benitoite," has been operating at this location since 2013. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for this use. No on-site parking is provided because the buildings occupy the majority of the project site and no parking spaces were required when these building were first constructed in 1914 and 1921. However, City Parking Lots No. 1 and No. 7 located to the south and southwest of the project site contain 35 and 95 parking spaces respectively and City Parking Lot No. 3 to the northwest contains 308 parking spaces. These City Parking Lots provide parking for the surrounding commercial uses located in the Montrose Shopping Park. The Circulation Element identifies Honolulu Avenue as an Urban Collector street and Verdugo Road as a Major Arterial. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with meals will not require any new city services, nor will it require any changes to the parking or traffic circulation, as it is ancillary to the primary restaurant use.

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

That all the criteria set forth in Section 30.49.030 (E) to be considered in making the



findings in subsection A through D. above have all been met and thoroughly considered:

1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a Census Tract with more than the recommended maximum concentration of off-site uses, both as recommended by the California Department of Alcoholic Beverage Control (ABC), such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration as described 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 I crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district because conditions of approval have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above.
3. That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use), as noted in Finding C above.
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.
5. That notwithstanding consideration in subsections 1 through 4 above, the continued operation of a full-service restaurant with sidewalk dining and with the on-site sales, service and consumption of beer and wine does serve a public convenience for the area because it would provide beer and wine in conjunction with food service at the restaurant for local residents, businesses, and the surrounding community. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

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

**ATTACHMENT:**

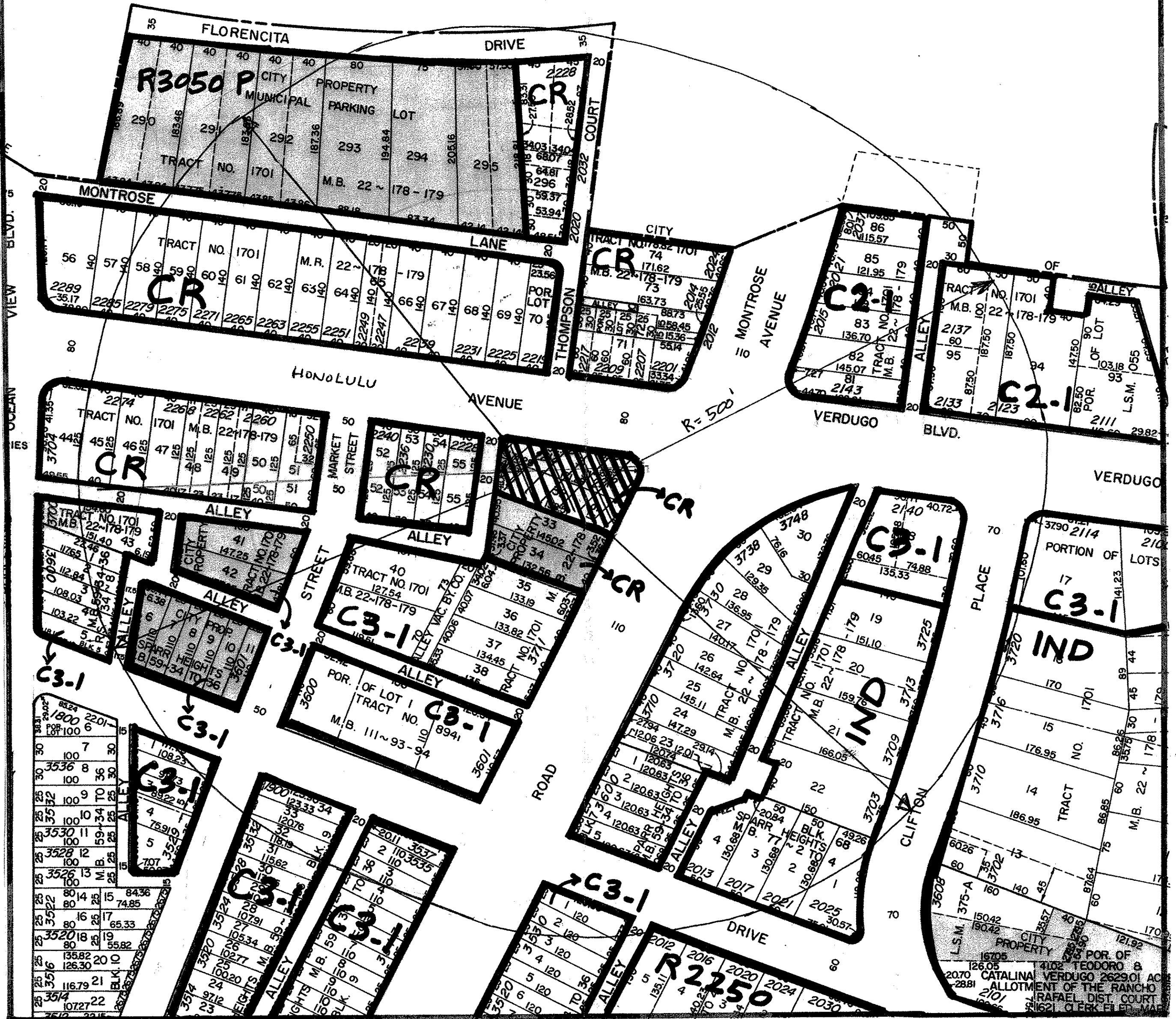
1. Location Map
2. Reduced Plans
3. Departmental Comments

ZONING MAP

SCALE : 1" = 100'  
RADIUS : 500'



PROJECT ADDRESS: 2200 HONOLULU AVENUE GLENDALE, CA 91020





**PROJECT ADDRESS:**  
 2212 HONOLULU AVENUE (UNIT 2200)  
 GLENDALE, CA 91020

**PROPERTY OWNER:**  
 EVA JEFFERS  
 2200 HONOLULU AVENUE  
 GLENDALE, CA 91020

**BUSINESS OWNER/TENANT:**  
 BENITOITE INC.  
 1338 VERDUGO BLVD.  
 LA CANADA, CA 91011  
 TEL: (818)648-0960

**LEGAL DESCRIPTION:**  
 APN : 5615-001-001  
 TRACT : 1701  
 LOTS : 31,32  
 LOT SIZE : 14,430 SQ.FT.  
 EXISTING BUILDING AREA : 11,659 SQ.FT.  
 ZONE : COMMERCIAL  
 EXISTING OCCUPANCY : B  
 NEW OCCUPANCY : B

**SCOPE OF WORK:**  
 NEW FULL SERVICE RESTAURANT  
 - TENANT IMPROVEMENT  
 - INTERIOR REMODEL

**AREA CALCULATION AND ADDITIONAL INFO:**  
 EXISTING RETAIL SPACE : 1,260 SQ.FT.  
 TENANT IMPROVEMENT AREA : 1,260 SQ.FT.

E) LANDSCAPING AREA: 0 SQ.FT.  
 NUMBER OF ON-SITE PARKING: 0

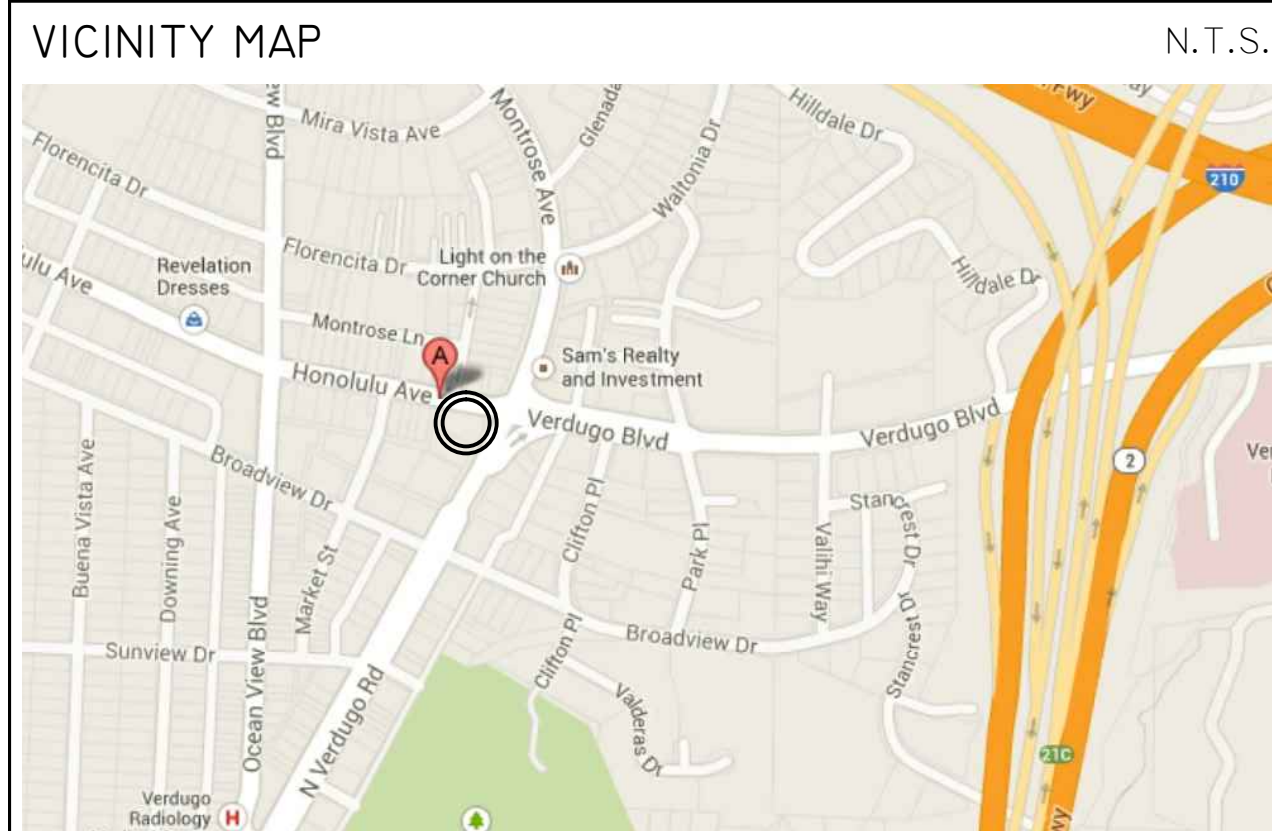
**PLANS PREPARED BY:**  
 ORBEL KESHISHIAN  
 3015 PROSPECT AVENUE  
 LA CRESCENTA, CA 91214  
 TEL : (818) 482-1197  
 EMAIL : ORBEL\_K@YAHOO.COM

**ENERGY CONSULTANT:**  
 SIMIK SIMONIAN  
 414 E. VALENCIA AVENUE #307  
 BURBANK, CA 91501  
 TEL: (818) 281-7654

**APPLICABLE CODES:**  
 CBC 2010, CFC 2010, CPC 2010, CEM 2010, CMC 2010

**DRAWING INDEX**

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**LEGEND**

	TENANT IMPROVEMENT
	EXISTING BUILDING
NOTE: - EXISTING BUILDING IS NOT SPRINKLERED - EXISTING BUILDING HAS NO FIRE ALARM SYSTEM	
	OPEN SPACE

**LIST OF TENANTS/TYPE OF BUSINESS:**  
 2218 HONOLULU AVENUE - ANDERSON'S PET SHOP  
 2210 HONOLULU AVENUE - FRANK'S SHOE REPAIR  
 2208 HONOLULU AVENUE - TONY'S BARBER SHOP  
 2206 HONOLULU AVENUE - IMAGES SALON & DAY SPA  
 2200 HONOLULU AVENUE - BENITOITE (1,260 SQ.FT.)  
 3741 N. VERDUGO RD. - EL CHARRO MEXICAN RESTAURANT

HONOLULU AVENUE



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

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB BEFORE STARTING CONSTRUCTION AND THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES IMMEDIATELY. DO NOT SCALE DIMENSIONS WHERE NO DIMENSIONS ARE PROVIDED. PLEASE CONSULT WITH OWNER, DESIGNER, OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

**PROJECT ADDRESS**  
 BENITOITE RESTAURANT  
 2200 HONOLULU AVENUE  
 GLENDALE, CA 91020

**DRAWING TITLE**  
 SITE PLAN  
 PROJECT DATA

**SCOPE OF WORK**  
 TENANT IMPROVEMENT  
 NEW RESTAURANT

**BUSINESS OWNER**  
 BENITOITE INC.  
 1338 VERDUGO BLVD.  
 LA CANADA, CA 91011  
 TEL: (818) 648-0960

**PROPERTY OWNER:**  
 EVA JEFFERS  
 2200 HONOLULU AVENUE  
 MONTEROSE, CA 91020  
 TEL: (818) 249-3969

**REVISIONS**

DATE	BY

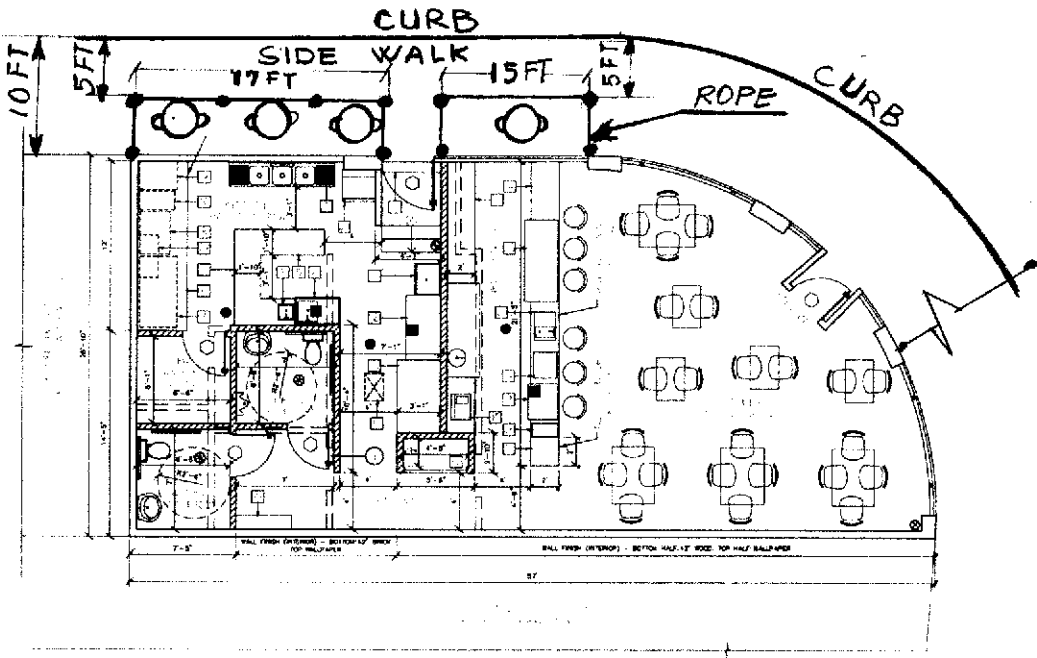
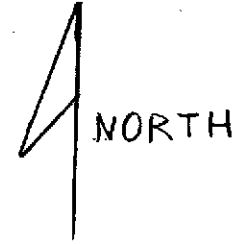
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DATE: AUGUST 2013

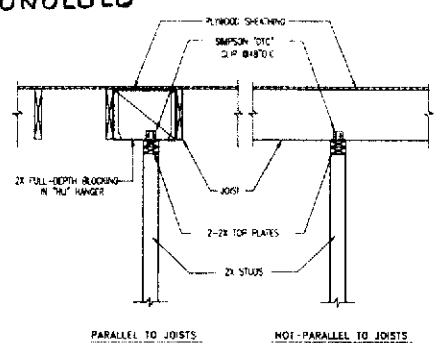
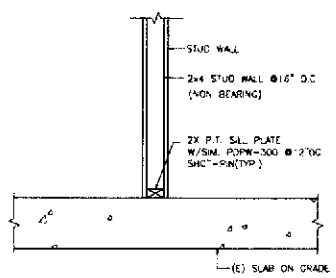
SHEET:

**A - 1**

HONOLULU AVE.



PROPOSED FLOOR PLAN  
**BENITOITE RESTAURANT**  
2200 HONOLULU



I - NON BEARING WALL DETAIL (TYP.)

- NEW FLOORING (TYP. ONLY)**
- 1. NEW RECENTLY MFG. SOLID WOOD BLENDED QUARTZ TILE 12\"/>
  - 2. NEW RECENTLY MFG. SOLID WOOD BLENDED QUARTZ TILE 12\"/>
  - 3. NEW RECENTLY MFG. SOLID WOOD BLENDED QUARTZ TILE 12\"/>
  - 4. NEW RECENTLY MFG. SOLID WOOD BLENDED QUARTZ TILE 12\"/>
  - 5. NEW STAINLESS STEEL KITCHEN TABLE
  - 6. NEW COMMERCIAL TYPE-I WOOD EQUIPPED WITH WOOD EXTENDING SYSTEM. SIZE: 11'-6\"/>
  - 7. NEW 6-FLAYER MANGLED STEEL SHEET
  - 8. NEW RADIANT GAS CHAIR BOLLER. NSF APPROVED. SIZE: 24\"/>
  - 9. NEW 4-FLAYER RESTAURANT KITCHEN
  - 10. NEW HANGING ONE FLOOR FENCE. NSF APPROVED. SIZE: 16.5\"/>
  - 11. NEW DOOR ACTIVATED AIR CURTAIN
  - 12. NEW BLUE REFRIGERATOR. MODEL: T-1907. NSF APPROVED. SIZE: 54 1/2\"/>
  - 13. NEW 20\"/>
  - 14. NEW 12\"/>
  - 15. NEW CASH REGISTER
  - 16. NEW 30\"/>
  - 17. NEW EMPLOYEE LOCKER/CLOSET
  - 18. NEW 6-FLAYER STAINLESS STEEL SODA MACHINE (WITH SODA MIX SYSTEM). SIZE: 24\"/>
  - 19. WARMFOOD ICE MAKER MACHINE. NSF APPROVED. MODEL: QM-200. L: 28\"/>
  - 20. NEW 16\"/>
  - 21. NEW 20\"/>
  - 22. NEW 3-FLAYER STAINLESS STEEL DRY FOOD STORAGE RACK. SIZE: 42\"/>
  - 23. NEW BRASS BEVERAGE AIR WHEEL. MODEL: L-94. H: 37 1/4\"/>
  - 24. NEW BRASS BEVERAGE AIR WHEEL. MODEL: L-94. H: 37 1/4\"/>
  - 25. NEW BRASS BEVERAGE AIR WHEEL. MODEL: L-94. H: 37 1/4\"/>
  - 26. NEW BRASS BEVERAGE AIR WHEEL. MODEL: L-94. H: 37 1/4\"/>
  - 27. NEW 12\"/>
  - 28. NEW 12\"/>
  - 29. NEW GALVANNEED BRUCKER. NSF APPROVED. STAINLESS STEEL. SIZE: 36\"/>



DOOR SCHEDULE			
NO.	SIZE	MATERIAL	DESCRIPTION
1	3'-0\"/>	WOOD	NEW DOOR WITH LEVER TYPE HANDLE
2	3'-0\"/>	WOOD	NEW FRENCH DOOR WITH LEVER TYPE HARDWARE
3	3'-0\"/>	GLASS	EXISTING DOOR
4	3'-0\"/>	WOOD	WALK-IN COOLER DOOR

FINISH SCHEDULE			
NO.	DESCRIPTION	FINISH	NOTES
1	PERGO LAMINATED FLOORING	SMOOTH, DURABLE	NON-ABRASIVE
2	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
3	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
4	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
5	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
6	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
7	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
8	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
9	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
10	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
11	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
12	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
13	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
14	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
15	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
16	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
17	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
18	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
19	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
20	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
21	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
22	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
23	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
24	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
25	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
26	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
27	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
28	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
29	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE
30	SMOOTH, DURABLE	NON-ABRASIVE	SMOOTH, DURABLE

**PROJECT ADDRESS**  
2200 HONOLULU AVENUE  
HONOLULU, HI 96810

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

**DATE:** December 7, 2021 **DUE DATE:** December 28, 2021  
**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Dennis Joe, Senior Planner **Tel. #** X8157

**PROJECT ADDRESS:** 2200 Honolulu Avenue (Benitoite Restaurant)

Applicant: Hrire Rostomian

Property Owner: \_\_\_\_\_

**PROJECT DESCRIPTION:**

An administrative use permit to allow the on-site sale, service and consumption of a beer and wine at a new 1,260 square-foot full-service restaurant (Benitoite Restaurant) with outdoor seating on the public right of way on a 14,430 square-foot lot, located in the CR (Commercial Retail) Zone.

The project site is an existing one-story, 11,659 square-foot, multi-tenant commercial building on a 14,430 square-foot lot located on the southwest corner of Honolulu Avenue and Verdugo Boulevard.

**PLEASE CHECK:**

- |   |   |
|---|---|
| <p><u>      </u> <b>A. CITY ATTORNEY</b></p> <p><u>      </u> <b>B. COMMUNITY DEVELOPMENT:</b></p> <ul style="list-style-type: none"> <li><u>  X  </u> • (1) Building &amp; Safety</li> <li><u>  X  </u> • (2) Neighborhood Services</li> <li><u>      </u> • (3) Design Review &amp; Historic</li> <li><u>      </u> • (4) Economic Development</li> <li><u>      </u> • (5) Housing</li> <li><u>      </u> • (6) Urban Design &amp; Mobility</li> </ul> <p><u>  X  </u> <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p><u>  X  </u> <b>E. FIRE ENGINEERING (PSC)</b></p> <p><u>      </u> <b>F. GLENDALE WATER &amp; POWER:</b></p> <ul style="list-style-type: none"> <li><u>  X  </u> • (1) Water</li> <li><u>  X  </u> • (2) Electric</li> </ul> | <p><u>      </u> <b>G. INFORMATION SERVICES</b><br/>(Wireless Telecom)</p> <p><u>      </u> <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <ul style="list-style-type: none"> <li><u>  X  </u> • (1) Engineering &amp; Land Development</li> <li><u>  X  </u> • (2) Traffic &amp; Transportation</li> <li><u>      </u> • (3) Facilities (city projects only)</li> <li><u>  X  </u> • (4) Integrated Waste</li> <li><u>      </u> • (5) Maintenance Services/Urban Forester</li> </ul> <p><u>      </u> <b>J. GLENDALE POLICE</b></p> <p><u>      </u> <b>K. OTHER:</b></p> <ul style="list-style-type: none"> <li><u>  X  </u> • (1) STATE-Alcohol Beverage Control (ABC)</li> <li><u>      </u> • (2) Tribal Consultations (EIFs)</li> <li><u>      </u> • (3) City Clerk's Office</li> </ul> |
|---|---|

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
AUP/CUP Case No.: PAUP2120003  
ADR/DRB Case No.: \_\_\_\_\_

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



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

**Project**  
Address: 2200 Honolulu Avenue

**Project**  
Case No.: PAUP2120003

***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: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_ Dept. \_\_\_\_\_ Tel.: \_\_\_\_\_

**a. ADDITIONAL COMMENTS:**

- 1. Applicant Hrire Rostomian is in the process of obtaining an Administrative Use Permit to allow the on-site sale, service and consumption of a beer and wine at a new 1,260 square-foot full-service restaurant (Benitoite Restaurant) with outdoor seating on the public right of way on a 14,430 square-foot lot, located in the CR (Commercial Retail) Zone.

Benitoite Restaurant is located in census tract 3006.02 which allows for 3 On-Sale establishments. There are currently 34 On-Sale licenses in this tract. Benitoite Restaurant is one of the existing 34. Based on arrests and Part 1 crime statistics for census tract 3006.02 in 2020, there were 171 crimes, 2% above the city wide average of 167.

Per the ABC website, Benitoite Restaurant currently has an “active” Type 41 liquor license (On-Sale Beer and Wine – Eating Place).

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

- 1.

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



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

13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.
14. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
15. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.



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

**Project**  
**Address:** 2200 Honolulu Avenue

**Project**  
**Case No.:** PAUP2120003

***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:** December 13, 2021

PC

**Print Name:** Pastor Casanova, T.E.  
**Title:** Principal Traffic Engineer  
**Tel.:** 818-937-8324

**CC:** Mark Anthony Bueno, P.E.  
**Dept.** Public Works-Traffic Engineering

**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. The contractor shall not store trash bins, construction equipment, construction materials, or construction vehicles (concrete truck, dump truck, etc.) on City's Right-Of-Way (sidewalk, parkway, or street) without first obtaining a "Street-Use" permit from the Public Works - Engineering Division. Permit must be displayed at job site.

CITY OF GLENDALE  
**INTERDEPARTMENTAL COMMUNICATION**

**DATE:** December 13, 2021

**TO:** Dennis Joe, Community Development Department

**FROM:** Gerald Tom, GWP Water Engineering  
Daniel Scorza, GWP Electric Engineering

**SUBJECT: PAUP 2120003**  
**2200 Honolulu Avenue (Benitoite Restaurant)**

Glendale Water & Power (GWP) Engineering has reviewed the plans.  
Requirements are as follows:

**Electric Engineering**

**Customer Service (818) 548-3921**

- No conflict.

**Fiber Optics (818) 548-3923**

- No conflict.

**Street Lighting (818) 548-4877**

- No Conflict

**Transmission & Distribution (818) 548-3923**

- No conflict.

**Water Engineering**

**Recycled Water (818) 548-2062**

- No conflict.

**Backflow Prevention (818) 548-2062**

- No conflict.

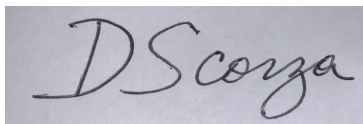
**Potable Water (818) 548-2062**

- No conflict.
- Additional comment(s) and/or attachment(s).

The water service to 2200 Honolulu Avenue is currently provided by Crescenta Valley Water District (CVWD).  
CVWD located at 2700 Foothill Blvd, La Crescenta, CA 91214, 818.246.3925, customerservice@cvwd.com

Daniel Scorza  
Chief Assistant General Manager

Gerald Tom  
Senior Civil Engineer



DS/GT:fg/sb