



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

October 16, 2023

Applicant:

Cheryl Vargas
2225 Campus Drive
El Segundo, CA 90245

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-000839-2023
120 WEST COLORADO STREET (Vagabond Inn)**

The Director of Community Development will render a final decision on or after October 26, 2023 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of alcoholic beverages (ABC License Type 70) at an existing hotel/motel (Vagabond Inn) located in the "DSP/TD" (Downtown Specific Plan/Transitional District) 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 hotel/motel shall be allowed to bring into the establishment any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment.
6. That the sale of alcoholic beverages 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 hotel/motel shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
13. That the hotel/motel shall be operated in full accord with applicable State, County, and local laws.
14. That a Business Registration Certificate will be obtained from the city.
15. 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.
16. 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 August 28, 2000, Certificate of Use and Occupancy No. BUO-20000445 was issued for "Vagabond Inn", a hotel/motel.

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 for the service and consumption of alcoholic beverages at an existing hotel/motel restaurant and there is no additional floor area proposed.

General Plan:

Downtown Specific Plan/ Transitional District

Zone:

DSP/TD (Downtown Specific Plan/Transitional District) Zone.

Description of Existing Property and Uses:

The project site is a 29,550-square-foot through lot that is located in the DSP/TD Zone. The project site is located mid-block with frontage on two streets, West Colorado Street to the north, and West Elk Avenue to the south. The site is developed with a 16,220-square-foot, three-story, 52-room hotel/motel with lobby, manager’s apartment, and pool constructed in 1971. The building is located along the east side of the lot and there are 39 on-site parking spaces located in a parking lot along the west side of the lot. Access to the parking lot is taken off West Colorado Street to the north and from West Elk Avenue to the south.

Neighboring Zones and Uses

| Direction | Zone | Existing Land Use |
|--------------|--|--|
| North | DSP/TCSP – Downtown Specific Plan, Town Center Specific Plan | Retail, service, restaurant, and multi-family residential uses |
| South | R1650 – Medium-High Density Residential; | Multi-family Residential |
| East | DSP/TD – Downtown Specific Plan, Transitional District | Hotel/Motel |
| West | DSP/TD | Multi-family Residential |
| Project Site | Downtown Specific Plan, Transitional District | Hotel/Motel |

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 decision letter if the AUP is approved.

PROJECT ANALYSIS

The subject site is located in the DSP/TD (Downtown Specific Plan/Transitional District) Zone and the General Plan Land Use Element designation is Downtown Specific Plan, Transitional District. The approval of on-site sales, services, and consumption of alcoholic beverages at the existing hotel/motel (Vagabond Inn) is appropriate in this area of the city zoned for a variety of mixed uses including commercial, retail, services, and residential and will be consistent with the various elements and objectives of the Downtown Specific Plan. The Colorado Transitional District is a mixed-use district that forms the southern edge of the Downtown area and provides a transition from the downtown to surrounding neighborhoods and the South Brand “Boulevard of Cars.” The Vagabond Inn is a hotel/motel space that is within walking distance to the regional shopping centers, The Americana at Brand and Glendale Galleria, as well as several restaurants, venues, and shops in the Downtown area. This specific area is a shopping, dining, and entertainment destination and Vagabond Inn offers overnight accommodations for guests visiting the area that are within comfortable walking distances to these attractions. More hotel accommodations encourage guests to stay within the Downtown area and walk to the nearby amenities. The project site is already developed, and the applicant’s request is to offer complimentary wine at a daily “Manager’s Reception” and sell alcoholic beverages in the lobby gift shop to hotel guests and their invitees only. The on-site sales, service, and consumption of alcoholic beverages will not be available to individuals that are not a hotel guest, or an invitee of a hotel guest. The site is surrounded by other complementary businesses, including retail and service uses, hotel/motels, and restaurants. The other elements of the Downtown Specific Plan, including Urban Design, Open Space, and Mobility Elements, will not be impacted because 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 West Colorado Street as a Major Arterial Street, and West Elk Avenue as a Minor Arterial Street. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by mostly commercially zoned properties, and the applicant’s request for the on-site sales, service and consumption of beer and wine at an existing hotel/motel with no separate bar for consumption or sales is not anticipated to create any negative traffic-related impacts on West Colorado Street or West Elk Avenue and the surrounding uses over and above the existing conditions.

The existing property, Vagabond Inn, has operated as a 52-room hotel/motel at this location since 1971. The applicant’s request for the on-site sales, service and consumption of alcoholic beverages 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 3023.02 where the suggested limit for on-sale alcohol establishments is five. There are currently 2 on-sale licenses in this tract, with Vagabond Inn bringing the total to three. Based on Part 1 crime statistics for Census Tract 3032.02, there were 278 crimes in 2021, 66% above

the city wide average of 167. Within the last calendar year, there have been 17 calls for service to the Glendale Police Department for this location for suspicious person, hang ups, and trespassing. The Glendale Police Department did not cite any concerns with the applicant's request and conditions of approval have been included to mitigate any potential negative impacts.

The application for on-site sales, service and consumption of beer and wine at the existing hotel/motel 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 hotel/motel. The subject property is located in the DSP/TD Zone and is surrounded by other complementary businesses, including retail and service uses, hotels/motels, and restaurants. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that Vagabond Inn 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 fifteen public facilities located in the immediate area of the subject site: Glendale Presbyterian Church at 125 South Louise Street (0.4 miles to the north); Glendale Central Library at 222 West Harvard Street (0.3 miles to the north); Glendale Central Park Recreation Center at 201 East Colorado Street (0.2 miles to the east); United Community Church at 333 West Colorado Street (0.3 miles to the west); Holy Family Catholic Church at 209 East Lomita Avenue (0.3 miles to the south); Glendale Filipino Seventh Day Adventist Church at 310 East Chestnut Street (0.4 miles to the south); Armenian Church of Nazarene at 411 East Acacia Avenue (0.9 miles to the south); Theodore Roosevelt Middle School at 222 East Acacia Avenue (0.9 miles to the south); St. Mary's Armenian Apostolic at 500 South Central Avenue (0.4 miles to the north); Fire Station 21 at 421 Oak Street (0.4 miles to the west); Kingdom Hall of Jehovah's Witnesses at 509 South Columbus Avenue (0.5 miles to the south); Glendale Gospel Chapel at 425 West Windsor Road (0.7 miles to the south); Glendale Foursquare Church 360 West Windsor Road (0.7 miles to the south); First United Methodist Church at 134 North Kenwood Street (0.7 miles to the north); and the Glendale Police Station at 131 North Isabel Street (0.7 miles to the north). 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 alcoholic beverages as part of a hotel/motel use would not negatively impact these facilities in the way other establishments like a tavern, bar, or nightclub would.

The applicant's request for the on-site sales, service and consumption of alcoholic beverages at an existing hotel/motel 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. There are 39 on-site parking spaces located along the west side of the lot. Access to the parking

lot is taken from West Colorado Street to the north and West Elk Avenue to the south. The Circulation Element identifies West Colorado Street as a Major Arterial Street, and West Elk Avenue as a Minor Arterial Street and are both fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for the on-site sales, service and consumption of alcoholic beverages at an existing hotel/motel for guests 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 use.

Overall, the applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at an existing hotel/motel, 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 on-site sales, service and consumption of beer and wine, at an existing hotel/motel (Vagabond Inn) is appropriate in an area of the city zoned for commercial uses and will continue to provide overnight accommodations to the public with complimentary wine and the sale of beer and wine secondary to this primary use.

The subject site is located in the DSP/TD (Downtown Specific Plan/Transitional District) Zone and the General Plan Land Use Element designation is Downtown Specific Plan, Transitional District. The approval of on-site sales, services, and consumption of alcoholic beverages at the existing hotel/motel (Vagabond Inn) is appropriate in this area of the city zoned for a variety of mixed uses including commercial, retail, services, and residential and will be consistent with the various elements and objectives of the Downtown Specific Plan. The Colorado Transitional District is a mixed-use district that forms the southern edge of the Downtown area and provides a transition from the downtown to surrounding neighborhoods and the South Brand "Boulevard of Cars." The Vagabond Inn is a hotel/motel space that is within walking distance to the regional shopping centers, The Americana at Brand and Glendale Galleria, as well as several restaurants, venues, and shops in the Downtown area. This specific area is a shopping, dining, and entertainment destination and Vagabond Inn offers overnight accommodations for guests visiting the area that are within comfortable walking distances to these attractions. More hotel accommodations encourage guests to stay within the Downtown area and walk to the nearby amenities. The project site is already developed, and the applicant's request is to offer complimentary wine at a daily "Manager's Reception" and sell alcoholic beverages in the lobby gift shop to hotel guests and their invitees only. The on-site sales, service, and consumption of alcoholic beverages will not be available to individuals that are not a hotel guest, or an invitee of a hotel guest. The site is surrounded by other complementary businesses, including retail and service uses, hotel/motels, and restaurants. The other elements of the Downtown Specific Plan, including Urban Design, Open Space, and Mobility Elements, will not be impacted because 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

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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 property, Vagabond Inn, has operated as a 52-room hotel/motel at this location since 1971. The applicant's request for the on-site sales, service and consumption of alcoholic beverages 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 3023.02 where the suggested limit for on-sale alcohol establishments is five. There are currently 2 on-sale licenses in this tract, with Vagabond Inn bringing the total to three. Based on Part 1 crime statistics for Census Tract 3032.02, there were 278 crimes in 2021, 66% above the city wide average of 167. Within the last calendar year, there have been 17 calls for service to the Glendale Police Department for this location for suspicious person, hang ups, and trespassing. The Glendale Police Department did not cite any concerns with the applicant's request and 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 application for on-site sales, service and consumption of beer and wine at the existing hotel/motel 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 hotel/motel. The subject property is located in the DSP/TD Zone and is surrounded by other complementary businesses, including retail and service uses, hotels/motels, and restaurants. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that Vagabond Inn 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.

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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 on-site sales, service and consumption of alcoholic beverages at an existing hotel/motel 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. There are 39 on-site parking spaces located along the west side of the lot. Access to the parking lot is taken from West Colorado Street to the north and West Elk Avenue to the south. The Circulation Element identifies West Colorado Street as a Major Arterial Street, and West Elk Avenue as a Minor Arterial Street and are both fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for the on-site sales, service and consumption of alcoholic beverages at an existing hotel/motel for guests 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 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 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

ATTACHMENT:

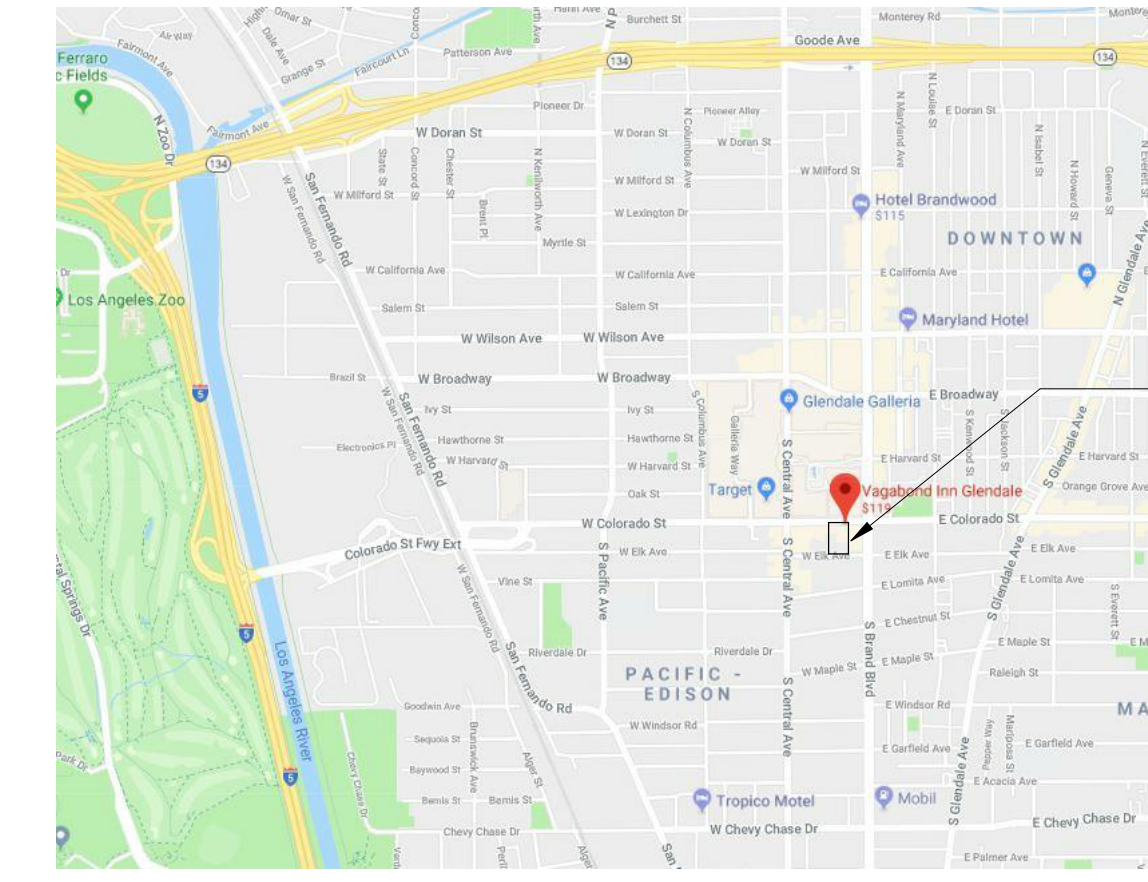
1. Location Map
2. Reduced Plans
3. Departmental Comments

VAGABOND GLENDALE

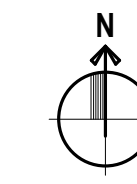
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GLENDALE, CA 91204

SHEET INDEX

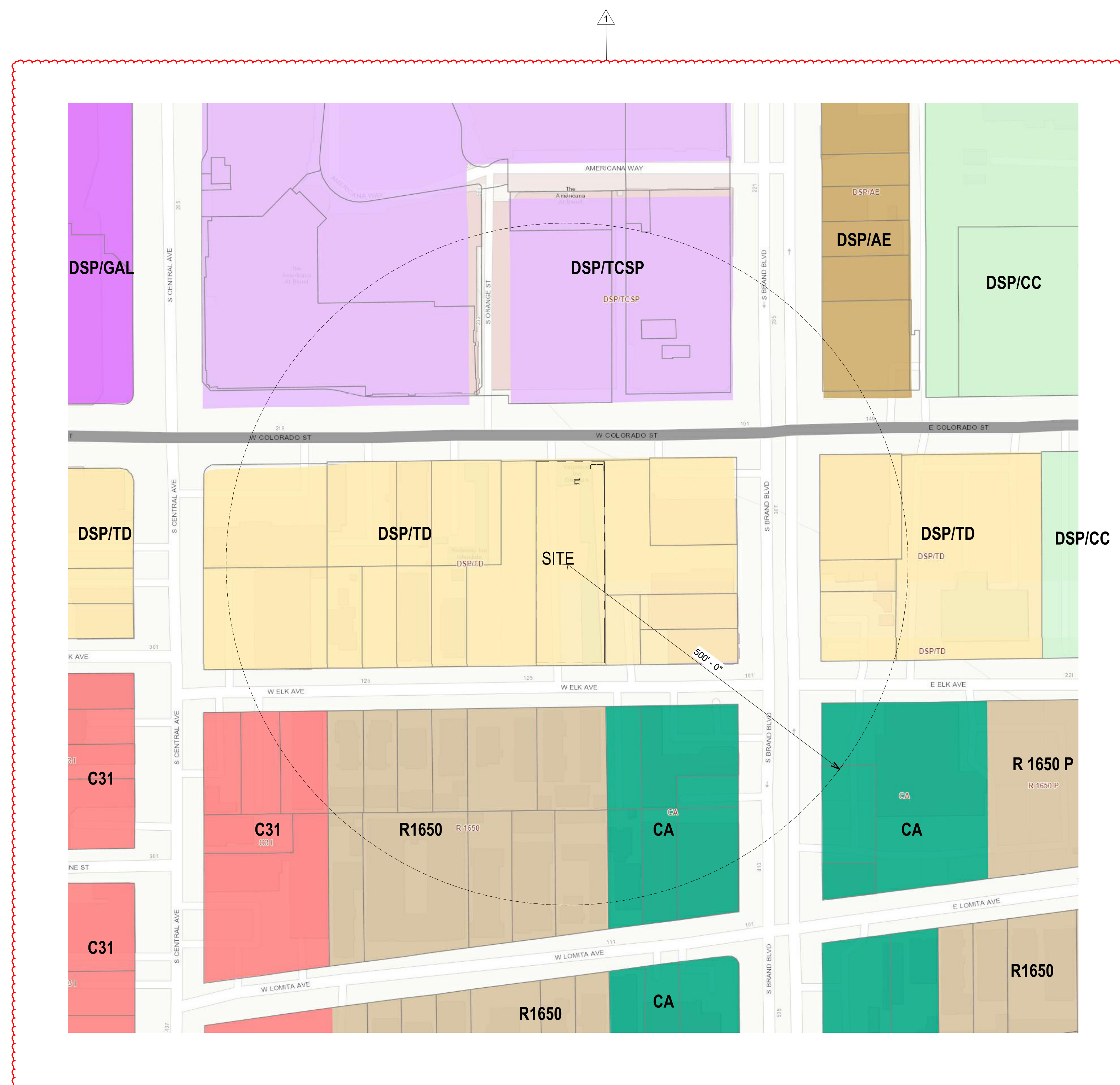
| NO. | NAME |
|--------|-------------------------|
| CUP-01 | ZONING MAP |
| CUP-02 | PLOT PLAN |
| CUP-03 | FLOOR PLAN |
| CUP-04 | ROOF PLAN |
| CUP-05 | BUILDING ELEVATIONS |
| CUP-06 | SECTIONS |
| CUP-07 | FENCES |
| CUP-08 | PHOTOGRAPHIC SURVEY 1/4 |
| CUP-09 | PHOTOGRAPHIC SURVEY 2/4 |
| CUP-10 | PHOTOGRAPHIC SURVEY 3/4 |
| CUP-11 | PHOTOGRAPHIC SURVEY 4/4 |
| CUP-12 | PLOT PLAN - GMC 30 |



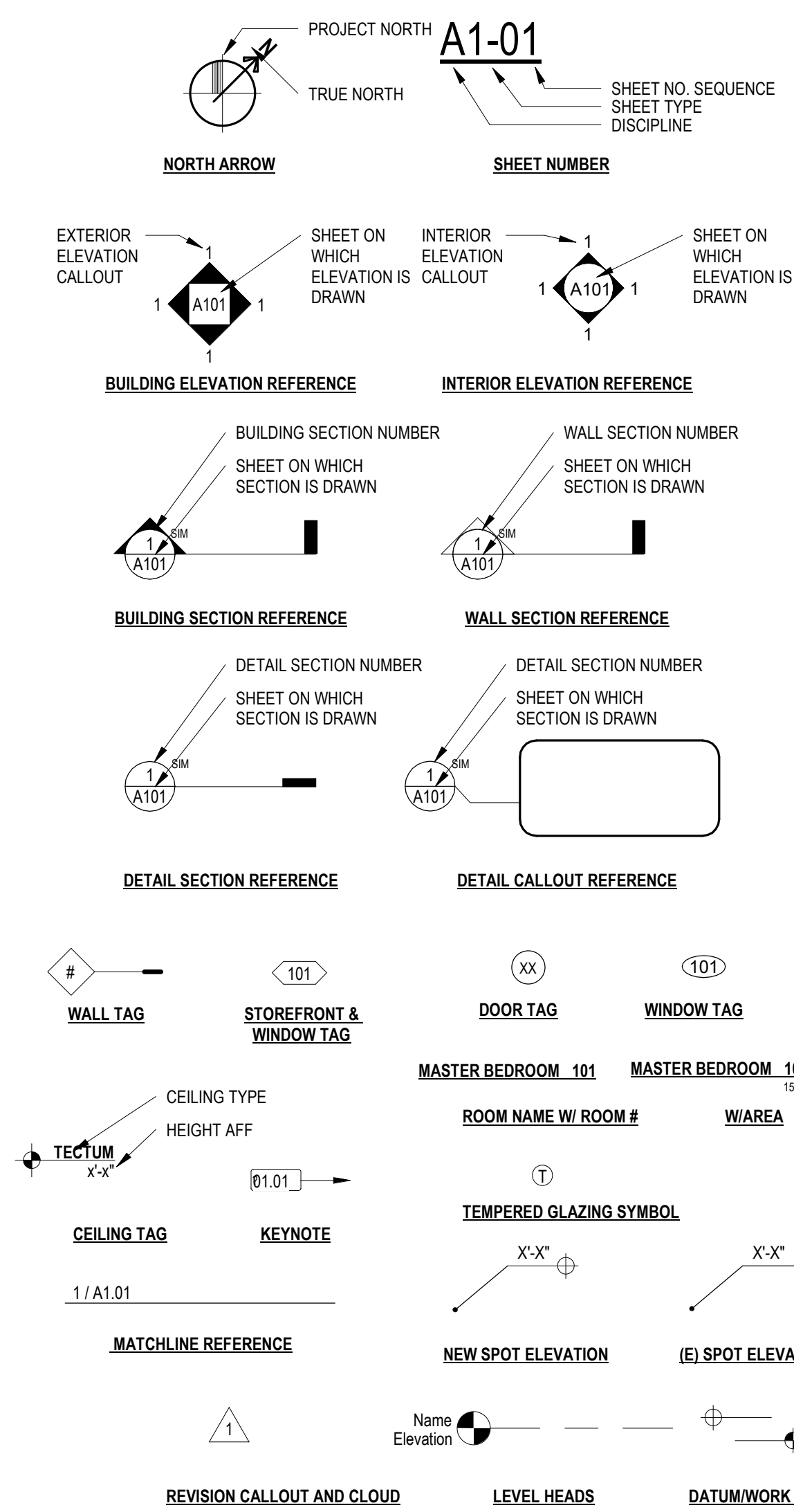
SITE
120 W COLORADO STREET



VICINITY MAP 2
not to scale



ZONING MAP 1
scale: 1" = 100'-0"



SYMBOLS LEGEND
not to scale

VAGABOND GLENDALE
120 W COLORADO STREET
GLENDALE, CA 91204

ZONING MAP SCALE: As indicated

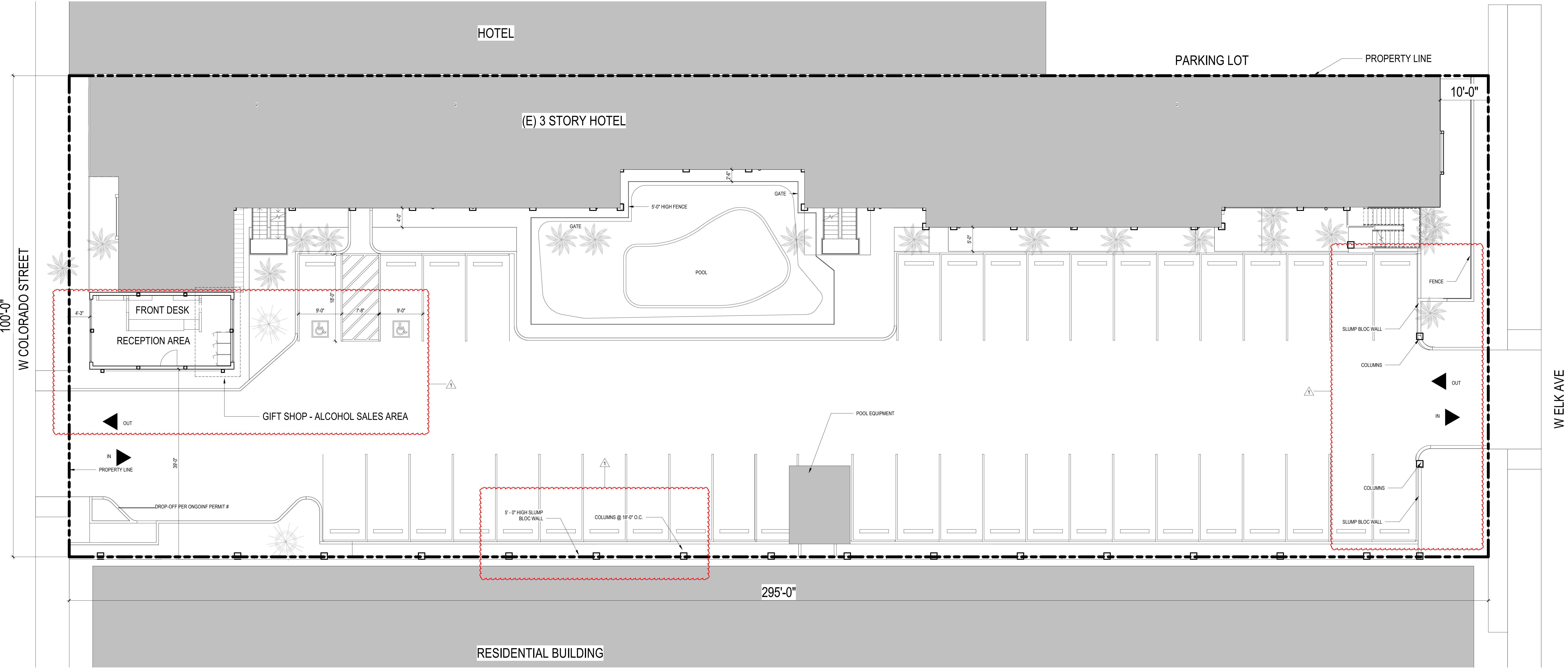
ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90646
T 310.725.8214

10.13.2022 PERMIT
DRAWN BY: Author

| REV. # | DATE | DESCRIPTION |
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| 1 | 03.23.2023 | ASHP REVISION 1 |

CUP-01

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MIXED USE DISTRICTS GENERAL DEVELOPMENT STANDARDS

| Development Feature | Requirement by Zoning District DSP (Downtown Specific Plan) | Project lot requirements | Project lot compliances |
|--------------------------------------|--|--------------------------|--|
| Minimum Lot Size | - | - | - |
| Maximum Residential Density | N/A | N/A | N/A |
| FAR | Downtown Specific Plan - Section 4.1.2 Building heights and floor area ratios, Table 4-A | Transitional: 2.0 FAR | 16220 sf building/ 29550 sf land area = 0.55 FAR |
| Minimum Setbacks Required | Glendale, California Municipal Code - Title 30 Zoning - Section 30.14.060 DSP setback requirements and exceptions | | |
| Street front: Total setback width | Glendale, California Municipal Code - Title 30 Zoning - Section 30.14.060 DSP.A.1. - Downtown Specific Plan section 4.1.3 Building Setbacks, Table 4-B | 18 ft | 16 ft |
| Street front: Parkway | Glendale, California Municipal Code - Title 30 Zoning - Section 30.14.060 DSP.A.1. - Downtown Specific Plan section 4.1.3 Building Setbacks, Table 4-B | 5 ft | 0 ft |
| Street Front: Sidewalk | Glendale, California Municipal Code - Title 30 Zoning - Section 30.14.060 DSP.A.1. - Downtown Specific Plan section 4.1.3 Building Setbacks, Table 4-B | 10 ft | 12 ft |
| Street Front: Building adjacent zone | Glendale, California Municipal Code - Title 30 Zoning - Section 30.14.060 DSP.A.1. - Downtown Specific Plan section 4.1.3 Building Setbacks, Table 4-B | 3 ft | 4 ft |
| Interior | Glendale, California Municipal Code - Title 30 Zoning - Section 30.14.060 DSP.B | None | 0 ft |
| Abutting a residential zone | N/A | N/A | N/A |
| Distance between dwellings | N/A | N/A | N/A |
| Maximum Height Limits | Downtown Specific Plan - Section 4.1.2 Building heights and floor area ratios, Table 4-A | Transitional: 65' | The building is 30' |
| Landscaping | Downtown Specific Plan - Section 4.2.16 Architectural elements: landscaping: Table 5-A | | 23.78% |
| Fences and walls | Downtown Specific Plan - Section 4.2.16 Architectural elements: fences, walls and gates | - | - |
| Rooftop equipment | - | - | - |
| Lighting | Downtown Specific Plan - Section 4.2.22 Architectural elements: lighting | - | - |
| Trash collection areas | - | - | - |
| Parking and loading | - | - | - |
| Design Review | - | - | - |

30.14.040 MIXED USE DISTRICTS ADDITIONAL DEVELOPMENT STANDARDS

| | Project lot requirements | Project lot compliances |
|---|--|-------------------------|
| A. Limitation and exceptions to permitted uses and structures (1.) | All uses except (30.14.040.A.1) shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation. | Complies |
| A. Limitation and exceptions to permitted uses and structures (2. to 6.) | N/A | N/A |
| B. Performance Standards | N/A | N/A |
| C. Dwelling Unit Size | N/A | N/A |
| D. Outdoor space | N/A | N/A |
| E. Distance Between Dwellings | N/A | N/A |
| F. Access to Dwelling Unit | N/A | N/A |
| G. Laundry Facilities | N/A | N/A |
| H. Storage Space Private | N/A | N/A |

PERMIT SET

VAGABOND GLENDALE
 120 W COLORADO STREET
 GLENDALE, CA 91204

PLOT PLAN - GMC 30 SCALE: As indicated

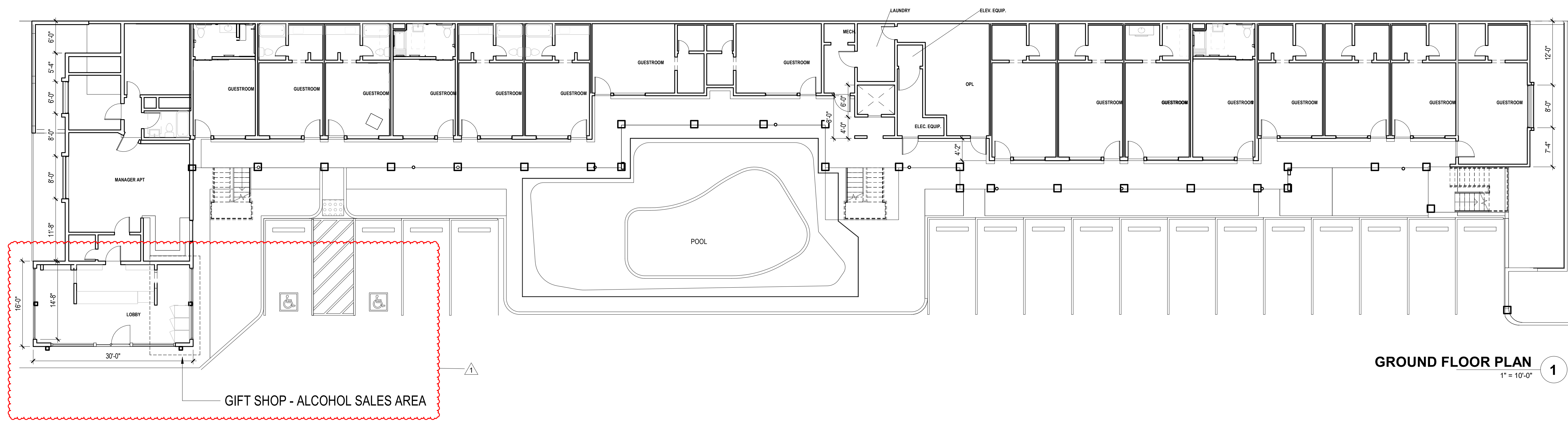
ARCHITECT:
 VISTA DESIGN BUILD
 2225 CAMPUS DRIVE
 EL SEGUINO, CA 95045
 T 310.725.8214

10.13.2022 PERMIT
 DRAWN BY: Author

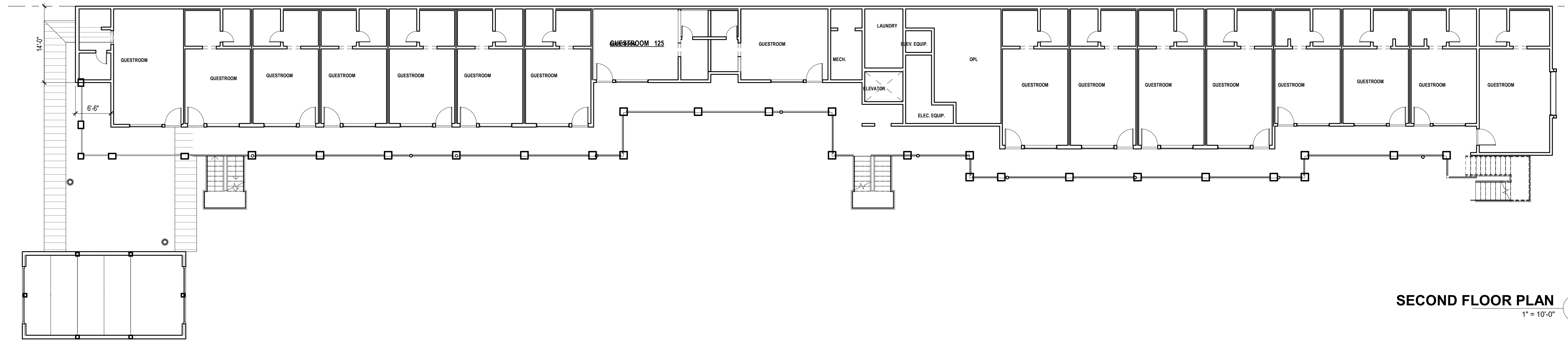
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CUP-12

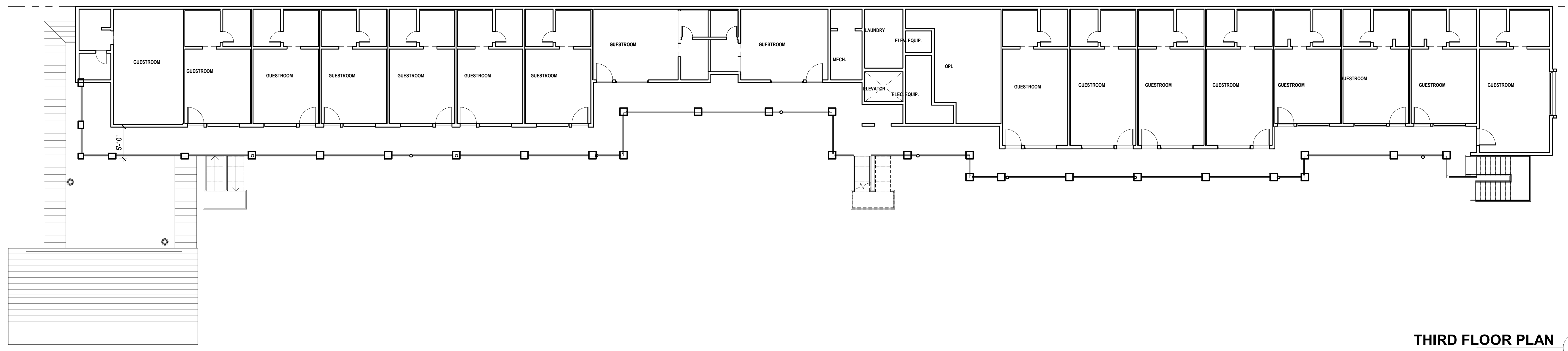
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GROUND FLOOR PLAN 1
1" = 10'-0"



SECOND FLOOR PLAN 2
1" = 10'-0"



THIRD FLOOR PLAN 3
1" = 10'-0"

VAGABOND GLENDALE
120 W COLORADO STREET
GLENDALE, CA 91204

FLOOR PLAN SCALE: 1" = 10'-0"

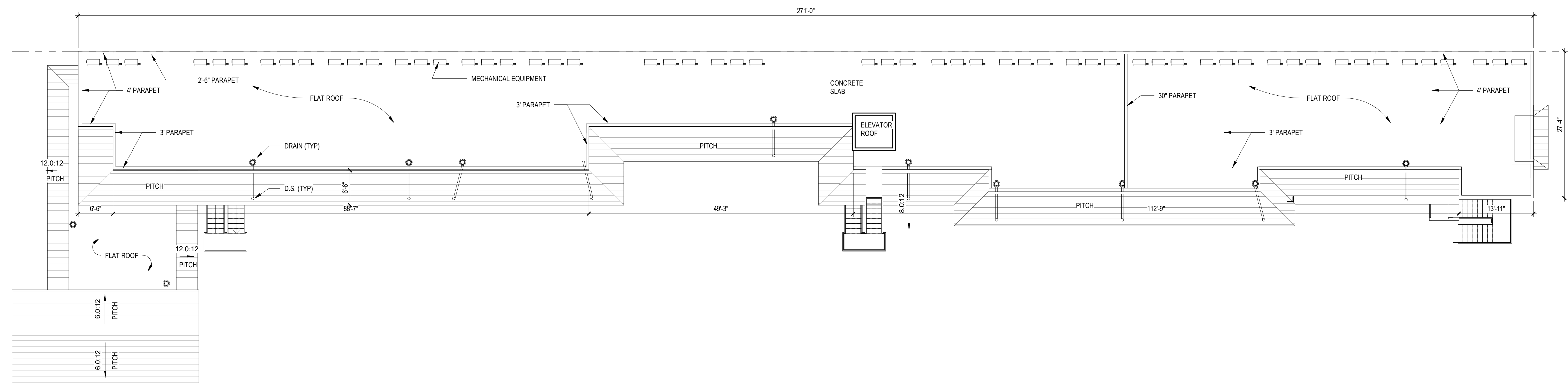
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| 1 | 03.23.2023 | ASFP REVISION 1 |

10.13.2022 PERMIT
DRAWN BY: Author

CUP-03

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ROOF PLAN
1" = 10'-0" 1

VAGABOND GLENDALE
120 W COLORADO STREET
GLENDALE, CA 91204

ROOF PLAN SCALE: 1" = 10'-0"

ARCHITECT:
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EL SEGUNDO, CA 90245
T 310.725.8214



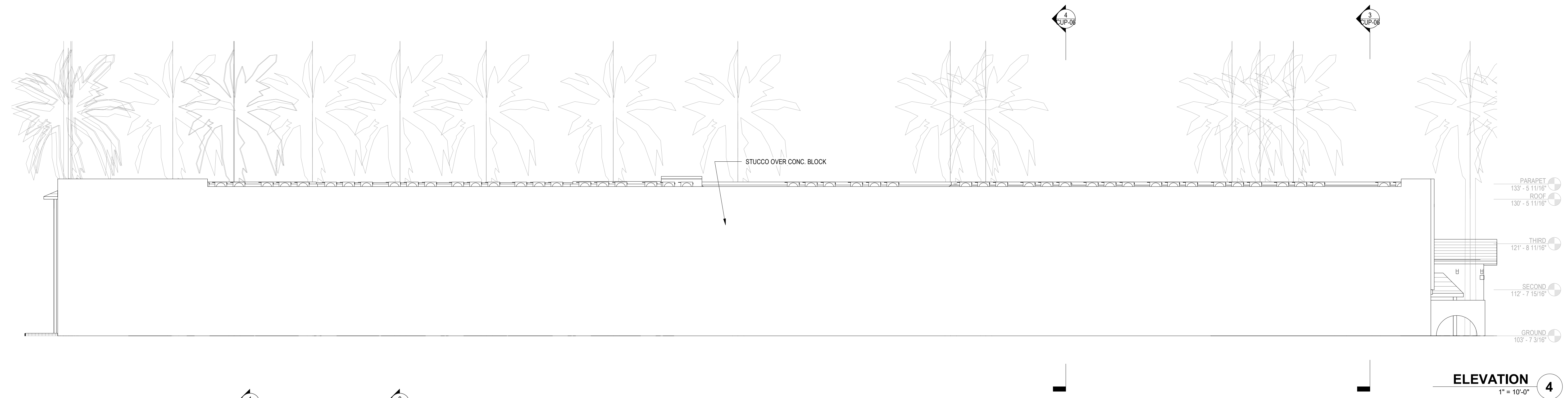
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CUP-04

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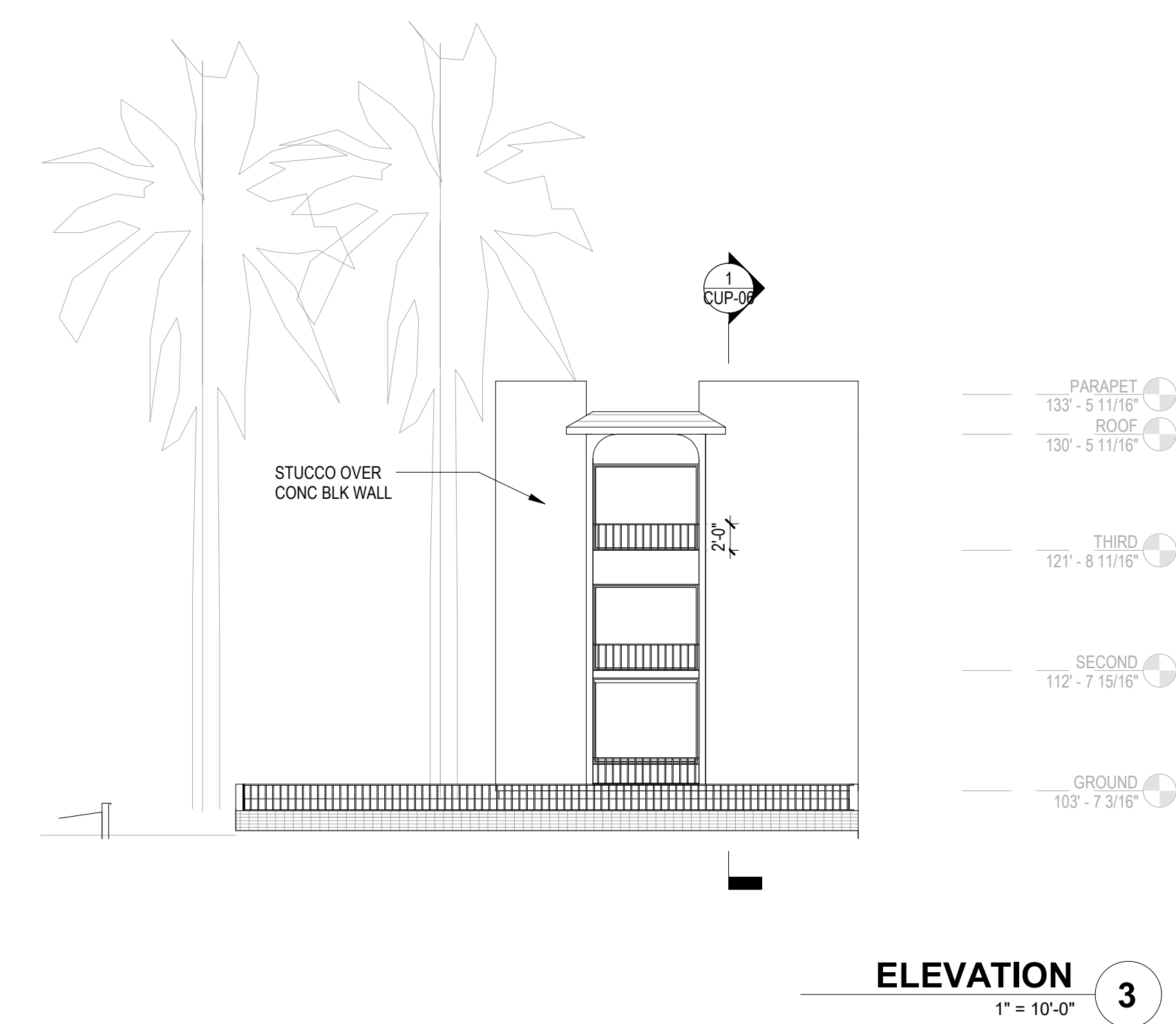
ELEVATION 1
1" = 10'-0"



ELEVATION 4
1" = 10'-0"



ELEVATION 2
1" = 10'-0"



ELEVATION 3
1" = 10'-0"

VAGABOND GLENDALE
120 W COLORADO STREET
GLENDALE, CA 91204

BUILDING ELEVATIONS SCALE: 1" = 10'-0"

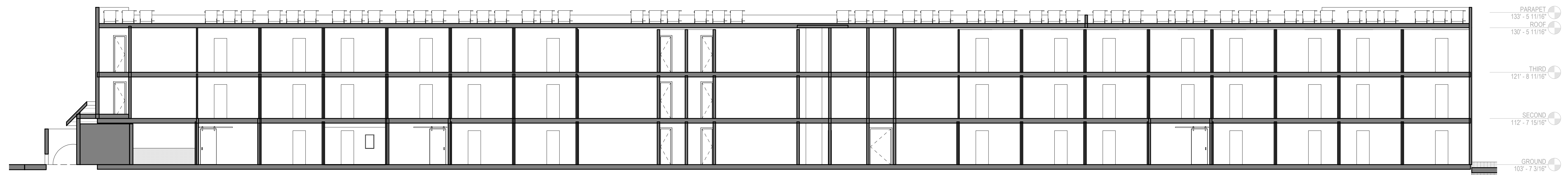
ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90246
T 310.725.8214

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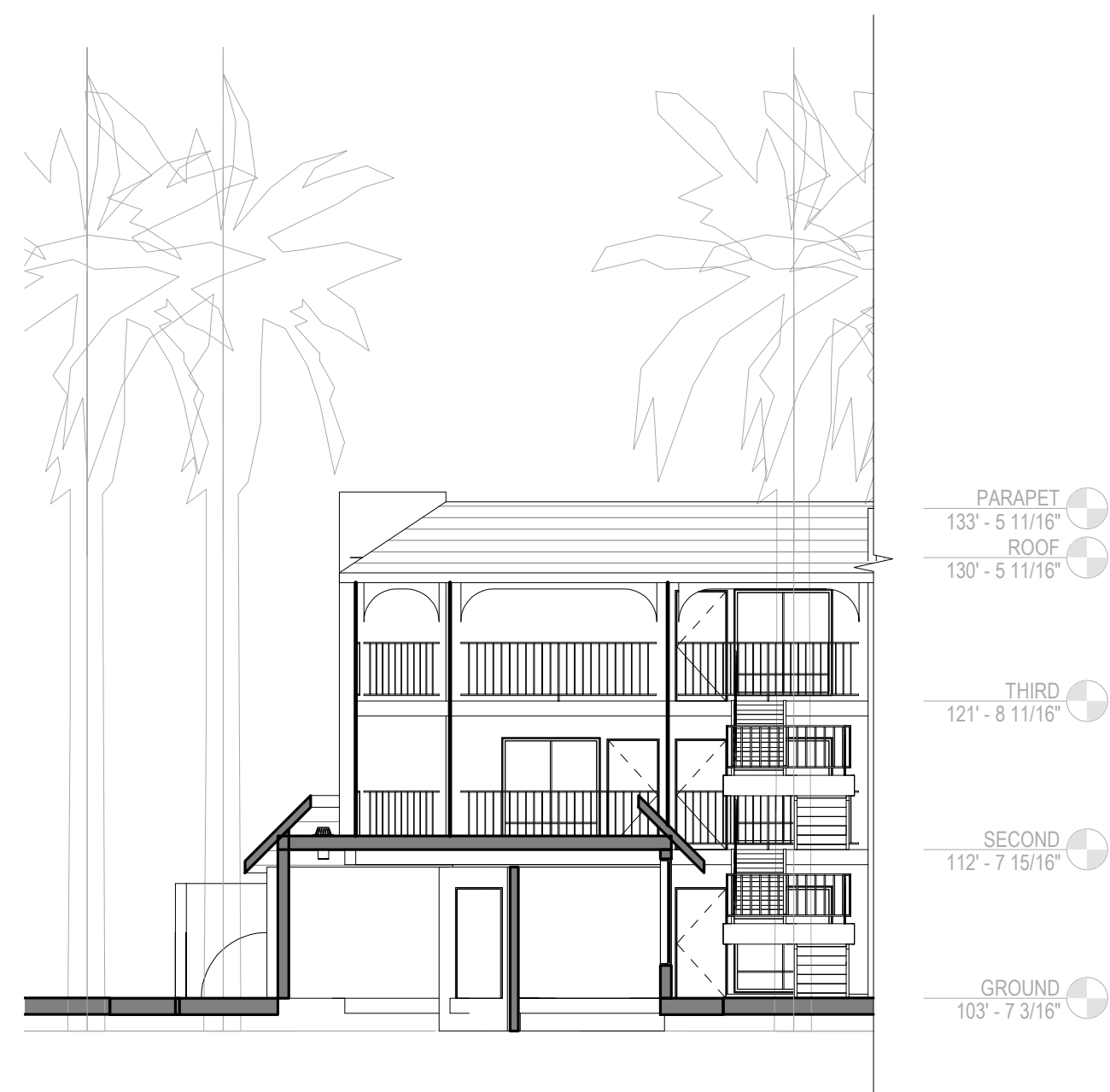
10.13.2022 PERMIT
DRAWN BY: Author

CUP-05

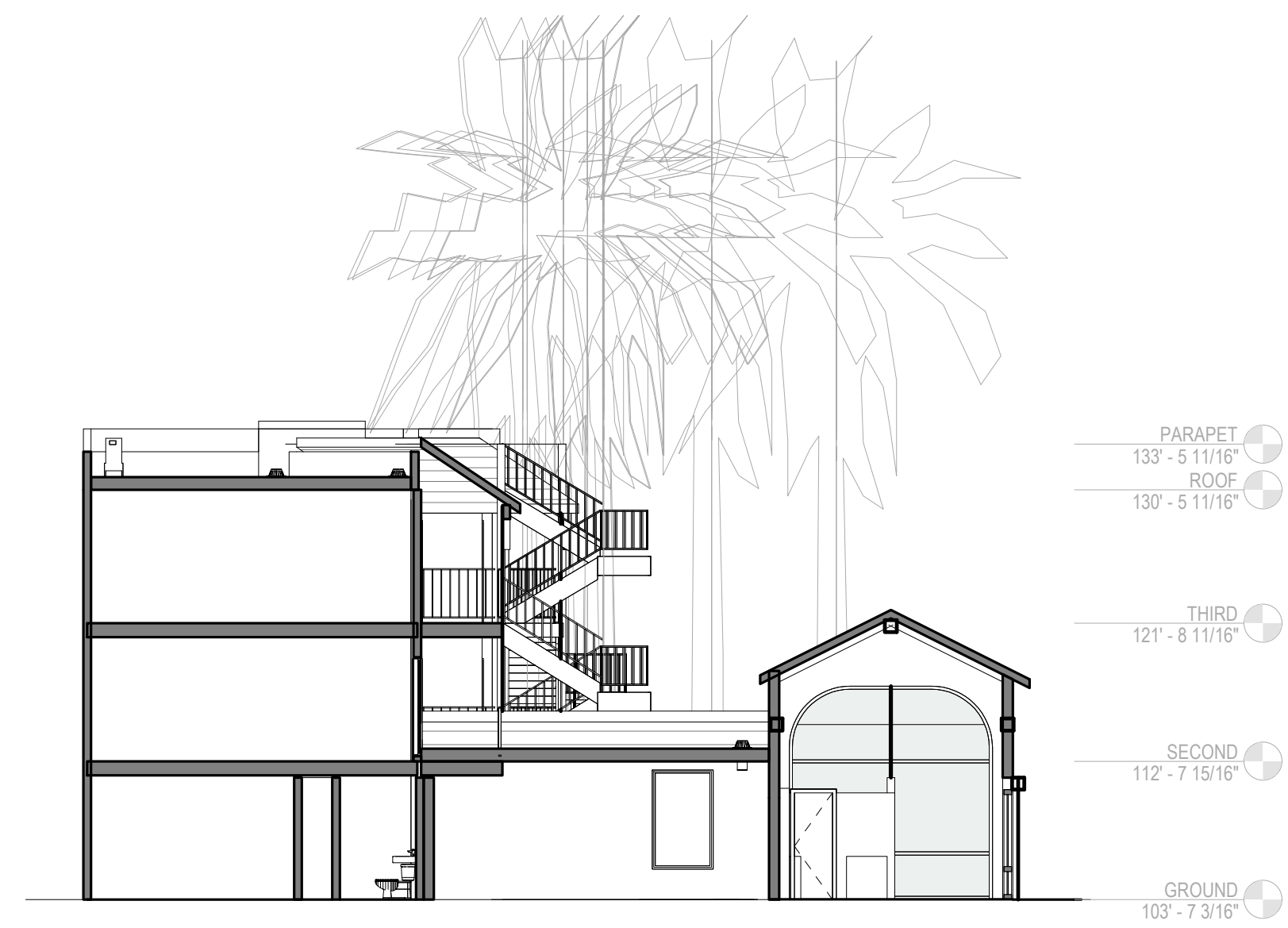
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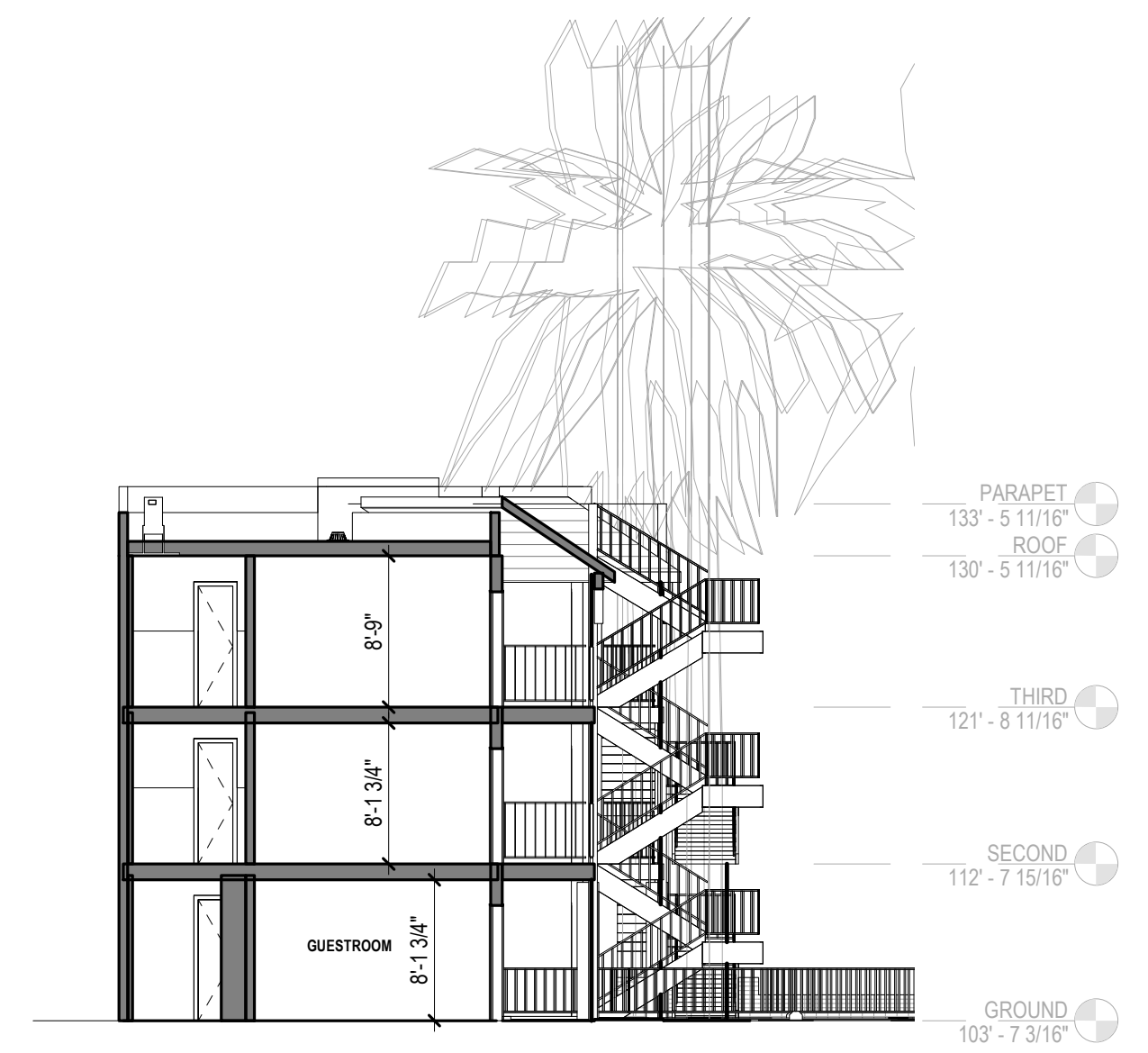
SECTION 1
1" = 10'-0"



SECTION 2
1" = 10'-0"

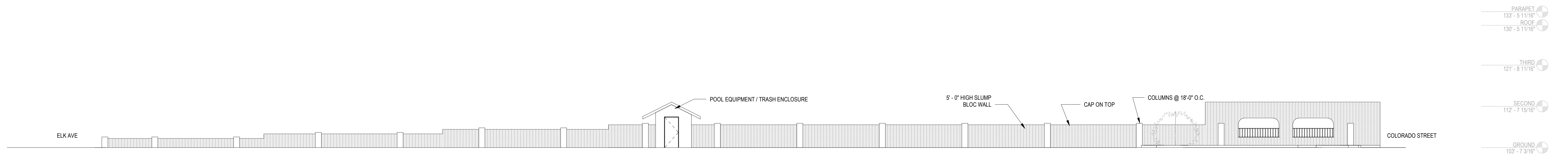


SECTION 3
1" = 10'-0"

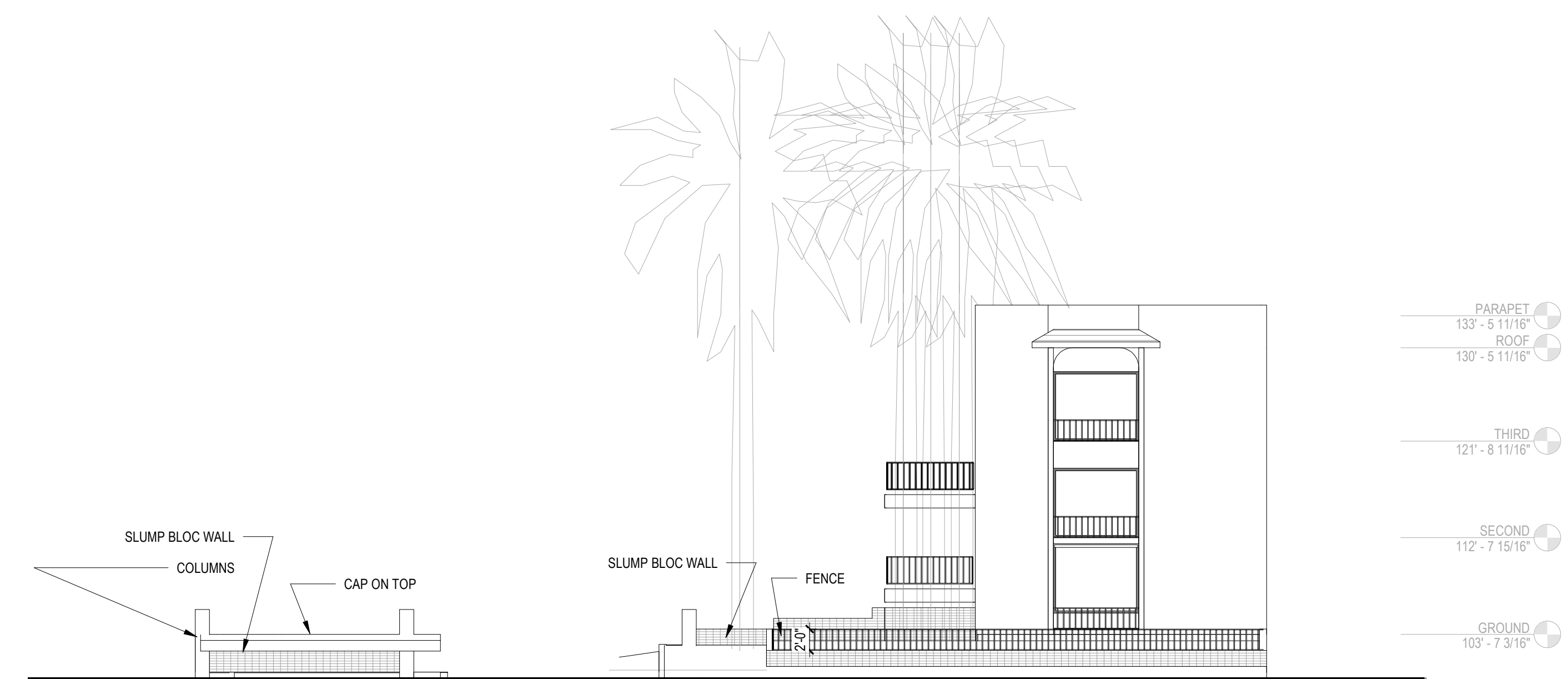


SECTION 4
1" = 10'-0"

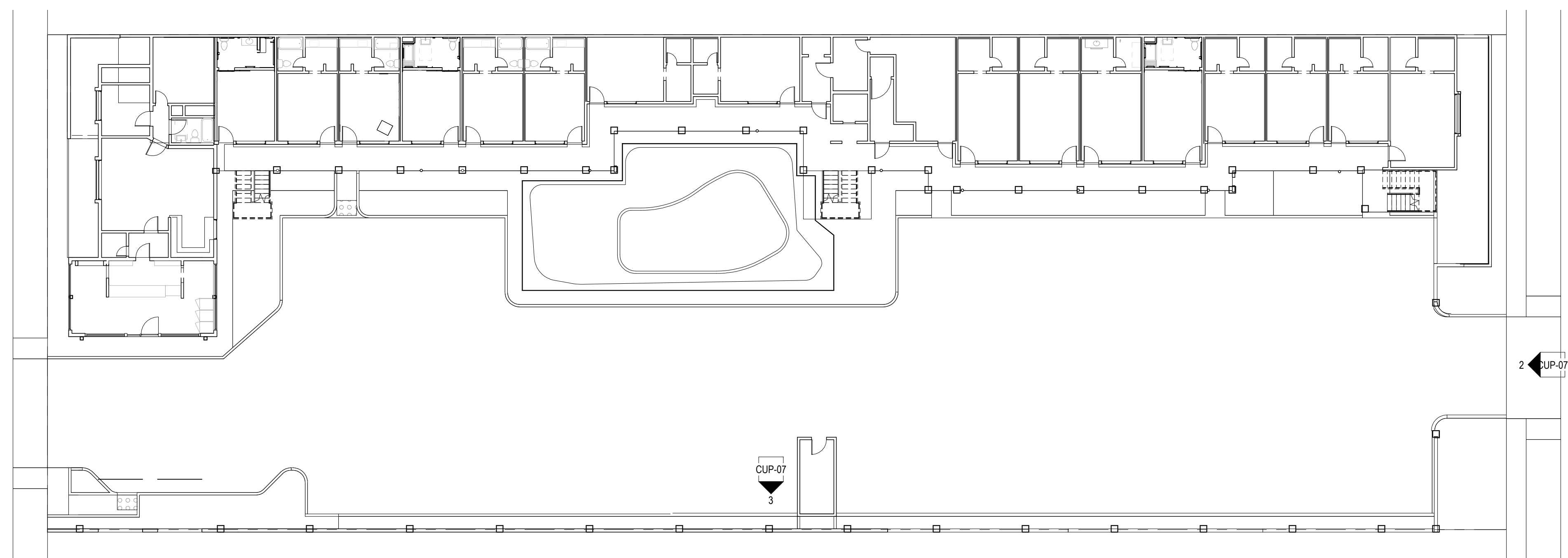
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|---|-------------------------|
| VAGABOND GLENDALE 120 W COLORADO STREET GLENDALE, CA 91204 | |
| SECTIONS SCALE: 1" = 10'-0" | |
| ARCHITECT: VISTA DESIGN BUILD 2225 CAMPUS DRIVE EL SEGUNDO, CA 90646 T 310 725 9214 | |
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SIDE FENCE ELEVATION 3
1" = 10'-0"




FENCE ELEVATION FROM ELK AVE 2
1" = 10'-0"



VAGABOND GLENDALE
120 W COLORADO STREET
GLENDALE, CA 91204

FENCES SCALE: As indicated

ARCHITECT:
VISTA DESIGN BUILD
2225 CAMPUS DRIVE
EL SEGUNDO, CA 90245
T 310.725.8214



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CUP-07

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

| | |
|---|--|
| Project Address: 120 W. Colorado St. | Project Case No.: PAUP 839-2023 |
|---|--|

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>April 12, 2023</u> |
| Print Name: <u>Sean Riley</u> |
| Title: <u>Lieutenant</u> Dept.: <u>Police</u> Tel.: <u>818-548-3120</u> |

a. ADDITIONAL COMMENTS:

- 1. Applicant Cheryl Vargas is in the process of obtaining an Administrative Use Permit to allow an existing hotel (Vagabond Inn) located at 120 W. Colorado Street to serve wine as a complimentary welcome drink and sell beer and wine at the gift shop in the lobby for on-site consumption. There are no changes to the site. No change to operation other than the service and sale of alcoholic beverages.

Vagabond Inn is located in census tract 3023.02 which allows for 5 On-Sale establishments. There are currently 2 On-Sale licenses in this tract. Vagabond Inn will bring the total to 3. Based on arrests and Part 1 crime statistics for census tract 3023.02 in 2021, there were 278 crimes, 66% above the city wide average of 167.

Within the last calendar year there were 17 calls for police service at the location:

- | | |
|----------------------------------|------------------------------------|
| 4/10/22 – 911 Hang up (No DR) | 1/25/23 – Burg (DR #23-1071) |
| 4/27/22 – 415 Male (DR #22-5028) | 1/25/23 – Assault JO (DR #23-1098) |
| 5/31/22 – Trespass (No DR) | 2/3/23 – Prop Found (DR #23-1542) |
| 6/28/22 – 415 Male (No DR) | 2/7/23 – 415 (No DR) |
| 7/27/22 – Keep Peace (No DR) | 4/10/23 – 911 Hang up (No DR) |
| 8/31/22 – 415 Male (No DR) | 1/25/23 – 415 (No DR) |
| 9/17/22 – Susp Male (No DR) | |
| 11/9/22 – Susp Male (No DR) | |
| 11/11/22 – Shots heard (No DR) | |
| 11/16/22 – 911 Hang up (No DR) | |
| 1/18/23 – 415 (No DR) | |

Per the ABC website, Vagabond Inn has a “pending” Type 70 liquor license (On-Sale General Restrictive Service), license #630409.

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.