



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

January 16, 2024

Tina Gasparyan
942 North Brand Boulevard
Glendale, CA 91202

**RE: 942 North Brand Boulevard
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-002407-2023**

Dear Tina Gasparyan:

The Director of Community Development will render a final decision on or after Friday, January 26, 2024, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the on-site sales, service, and consumption of beer and wine (ABC License Type 41) at an existing full-service restaurant with sidewalk dining (The Little Goat Pizza House), in the C3 (Commercial Services) Zone District.

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 the restaurant shall be operated in full accord with applicable State, County, and local laws.
4. Any expansion or modification of the facility or use that 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.
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. Sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
7. 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.
8. 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 Alcoholic Beverage Control (ABC) license. Consumption of alcoholic beverages will only be in those same licensed areas.
9. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
10. 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.
11. 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.
12. 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.
13. 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, female, or any individual for entertainment is provided.
14. There shall be no video machine maintained on the premises.
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 the laws and conditions of this approval.
16. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
17. The Manager and or Staff shall enforce the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).
18. 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.

19. The business shall apply for a Business Registration Certificate (BRC).
Apply at GlendalePermits.org. To learn more, visit the Community Development Department on the Internet and search for “Business Registration.”
20. The business shall apply for a Sidewalk Dining Permit if they intend to serve in the public right of way such as the amenity area between the building and the sidewalk.
Apply at GlendalePermits.org. To learn more, visit the Community Development Department on the Internet and search for “Al Fresco Glendale.”

PROJECT BACKGROUND

The recently opened full-service restaurant, the Little Goat Pizza House, has approximately 24 seats occupies one 1,116-square-foot tenant space in the Brand Promenade. Between the sidewalk and the building front is a small public amenity area, used for outdoor sidewalk dining, approximately four feet deep and nine feet wide.

Previous Permits for the Site:

On November 30, 2018, a Design Review Exemption, PDREXEM1830228, was approved for the replacement of storefront wood windows with aluminum material, keeping the existing brick sill and edge detail.

On January 20, 2022, a Design Review Exemption, PDREXEM2200778, was approved for minor modifications to the street-front facade, including a door and storefront window.

From 2021 through January 2023, the Glendale Permit Services Division approved plans and inspected permitted interior demolition, and interior shell construction, along with permits for mechanical, electric, plumbing, and fire suppression. This was in conjunction with a tenant improvement permit (BB2200762), for a change of use to a new restaurant with no added square footage.

Related Concurrent Permit Application(s):

Since the recently established restaurant, the Little Goat Pizza House, has been operating without a Business Registration Certificate, the applicant will need to apply for one to the Glendale Licensing Division.

Since the Little Goat Pizza House has been serving an outdoor dining area, the applicant will need to apply to the Glendale Public Works Department a sidewalk dining permit. This application is also known as the Glendale Al Fresco Program, coordinated by the Glendale Economic Development Division.¹

¹ Al Fresco Glendale. Economic Development Division, City of Glendale.
<https://www.chooseglendaleca.com/alfresco>

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 allow for the on-site sales, services, and consumption of alcoholic beverages at an existing restaurant within an existing commercial space and there is no additional floor area proposed.

General Plan:

Community Services

Zone:

Commercial Service (C3), Height District III

Description of Existing Property and Uses:

The recently established, full-service restaurant (The Little Goat Pizza House) is a tenant in the Brand Promenade commercial building that includes other retail, service, and restaurant uses within the renovated modern-design storefront along Brand Boulevard. Permits were issued in 2022 for the subject tenant space with construction completed in 2023 for the associated changes of use and tenant improvements. The restaurant opened to the public in 2023. The 1,116 square-foot tenant space features a public amenity area, approximately 36 square feet, adjacent to the storefront window, beside the entrance fronting Brand Boulevard. The entrance to the restaurant is located along Brand Boulevard, neighboring another restaurant adjacent to the north that has a secondary frontage along Fairview Avenue. The primary entrance for the full-service restaurant is on Brand Boulevard, and an ancillary exit to the alley, in case of emergency, is in the rear of the tenant space through the kitchen.

Neighboring Zones and Uses

Direction	Zone	Existing Land Use
North	Commercial Service (C3), Height District III; and Medium-High Density Residential (R-1650)	Retail, service, restaurant, places of worship, and multifamily residential uses
South	Commercial Service (C3), Height District III	Retail, service, and restaurant uses
East	Commercial Service (C3), Height District III; and Medium-High Density Residential (R-1650)	Retail, service, and multifamily residential uses
West	Commercial Service (C3), Height District III; and Community Commercial (C2), Height District II	Retail and restaurant uses and places of worship, multifamily residential, and off-street parking uses
Project Site	Commercial Service (C3), Height District III	Full-service Restaurant

COMMENTS FROM OTHER CITY DEPARTMENTS:

City departments and/or divisions documented no major concerns. Police provided crime statistics of this location's census tract and suggested standard conditions. Neighborhood Services commented that the business needs to apply for a business registration certificate. This will be a condition and part of the decision letter if the Administrative Use Permit (AUP) is approved.

PROJECT ANALYSIS

The applicant requests an AUP to allow the on-site sales, service, and consumption of alcoholic beverages (ABC License Type 41) at a recently established restaurant (the Little Goat Pizza House).

The on-site sales, service, and consumption of alcoholic beverages are appropriate in an area of the city zoned for commercial uses, and approval of the AUP will provide the option for the dining public to enjoy alcoholic beverages with their meals. The subject site is located within the Commercial Service (C3) Zone, Height District III. The site's land use designation is Community Services, where retail and restaurant use along minor arterials, such as North Brand Boulevard, are desired. One of the purposes of this designation is to encourage the clustering of more intense uses for mutual benefit and to limit more intense uses in a number of locations. The subject site is a storefront tenant among others at the Brand Promenade.

There is no anticipation of any negative traffic-related impacts. Brand Boulevard north of Glenoaks Boulevard is a minor arterial street, fully developed for adequate traffic circulation. This is a desirable location for retail and restaurant uses, with fewer parking limitations and access controls, with some on-street parking. Activity centers within the City surround the project site. The area is pedestrian-friendly, conducive to sidewalk dining, and near high-quality transit. There is no anticipation of any negative noise-related impacts because the majority of restaurant activity is inside the building, sidewalk dining-related noise would be dispersed across the wide Brand Boulevard, and the city enforces an ordinance that limits excessive noise. There is no anticipation of negative impacts pertaining to open space, recreation, and housing.

Full-service restaurants typically do not exacerbate crime. Generally, the on-site sales, service, and consumption of alcoholic beverages at a full-service restaurant will have no detriment to the neighborhood's health, safety, and public welfare. The Glendale Police Department did not cite any concerns with the applicant's request to allow the operation of a full-service restaurant with on-site sales, service, and consumption of alcoholic beverages at this location. The subject restaurant is located within a census tract that does not exceed twenty (20) percent of the city average for uniform reporting of violent crimes and property crimes. The Police Department suggested conditions of approval, included herein, to mitigate any potential negative impacts.

There is no anticipation that the operation of a full-service restaurant with ancillary on-site sales, service, and consumption of alcoholic beverages will be detrimental to the community, nor will it adversely conflict with the community's surrounding and already developed properties. Nearby land uses typically incompatible with the subject use are a place of worship and multifamily residences; however, potential cumulative impacts are negligible because these land uses are situated north of downtown in a commercial service neighborhood, intermingled with other restaurant uses, and the proposed use is across the street. There were no concerns or comments submitted by the Neighborhood Services Division that would indicate a negative impact from this full-service restaurant on the surrounding area. The proposed conditions of approval will mitigate any potential negative impact on the surrounding properties.

The applicant's request will not result increase the demand of public or private facilities. The project site is developed and associated facilities exist. The applicant's request in an existing commercial tenant space will not require any new city services, nor will it require any changes to the parking or traffic circulation.

Overall, the applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at the proposed full-service restaurant, the Little Goat Pizza House, is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

A. The existing use will be consistent with the various elements and objectives of the General Plan because it is a commercial service compatible with the design and characteristics of the neighborhood.

The on-site sales, service, and consumption of alcoholic beverages at an existing full-service restaurant (the Little Goat Pizza House) will be consistent with the various elements and objectives of the General Plan. The subject site is located within the Commercial Service (C3) Zone, Height District III. The Land Use Element of the General Plan is most directly related to the approval of this use, as it designates the subject site as Community Services.² One of its programmatic goals is to "continue to emphasize within the framework of regional economic growth improved commercial activities within the Central Glendale area."³ Goods and services offered in this zone generally serve community shopping and personal service functions,⁴ and the Brand Promenade is a destination conducive to said services. The on-site sales, service, and consumption of alcoholic beverages are appropriate in an area of the city zoned for

² City of Glendale, California. (2018, September.) "Land Use Element, Land Use Map." *City-Wide Plans*. City of Glendale: <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans/land-use-element>

³ City of Glendale. (1986.) "General Plan, Land Use Element," p. 7. *City-Wide Plans*. City of Glendale: <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans>

⁴ City of Glendale, California. (2012.) "Title 30 Zoning, Chapter 30.12 Commercial Districts." *Glendale Municipal Code*. City of Glendale: https://library.gcode.us/lib/glendale_ca/pub/municipal_code/item/title_30-chapter_30_12-30_12_010

commercial uses, and approval of the AUP will provide the option for the dining public to enjoy alcoholic beverages with their meals. The site land use designation is Community Commercial Service/Center, where retail and restaurant use along minor arterials, such as North Brand Boulevard, are desired. One of the purposes of this designation is to encourage the clustering of more intense uses for mutual benefit and to limit more intense uses in a number of locations.⁵

There is no anticipation that the applicant's request to operate a full-service restaurant with the sale of alcoholic beverages for on-site consumption will increase traffic nor create any negative traffic-related impacts along this street and other businesses. The Circulation Element⁶ identifies Brand Boulevard north of Glenoaks Boulevard as a minor arterial street. Compared to major arterials, this street system has fewer parking limitations with some on-street parking and fewer access controls to adjacent land uses.⁷ This street is fully developed and can adequately handle the existing traffic circulation around the site. A land use pattern that serves activity centers within the City surrounds the project site. This section of Brand Boulevard is within a ½ mile of high-quality transit and has pedestrian-oriented streetscape features such as curb extensions and wide sidewalks conducive to sidewalk dining.

All other elements of the General Plan, including Open Space, Recreation, and Housing Elements will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The proposal to allow the operation of a recently established, full-service restaurant with alcoholic beverages for on-site consumption is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current 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 because it is a commercial service that typically does not increase crime in a low-crime census tract.

The on-site sales, service, and consumption of alcoholic beverages at the full-service restaurant will have no detriment to the neighborhood's health, safety, and public welfare. According to the Glendale Police Department, the subject property is in Census Tract 3011 where the suggested limit for on-sale establishments is six. Currently, there are three on-sale licensed establishments, and the subject restaurant will bring the total to four. Based on statistics of violent crimes and property crimes, (Uniform Crime Reporting, "Part 1"⁸) for Census Tract 3011 in 2021, there were 111 crimes, thirty-four percent (34%) below the city-wide average of 167. There have not been any calls for service to the Glendale Police

⁵ City of Glendale. (1986.) "General Plan, Land Use Element," p. 23.

⁶ City of Glendale. (1998.) "General Plan, Circulation Element, Street Classification Map." Exhibit 2-1. *City-Wide Plans*. City of Glendale: <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans>

⁷ City of Glendale. (1998.) "General Plan, Circulation Element." p. 2-7.

⁸ "Uniform Crime Reporting Program." U.S. Federal Bureau of Investigation. <https://www.fbi.gov/how-we-can-help-you/more-fbi-services-and-information/ucr>

Department for the subject location within the last calendar year. The Glendale Police Department did not cite any concerns with the applicant's request to allow the operation of a full-service restaurant with on-site sales, service, and consumption of alcoholic beverages at this location. The Police Department suggested conditions of approval, included herein, to mitigate any potential negative impacts. Furthermore, the subject restaurant is located within a census tract that does not exceed twenty percent (20%) of the city average for Part 1 crimes.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property because it is situated north of downtown in a commercial service neighborhood with primarily compatible uses and characteristics.

The operation of a full-service restaurant with ancillary on-site sales, service, and consumption of alcoholic beverages will not be detrimental to the community, nor will it adversely conflict with the community's surrounding and already developed properties. The subject property is located at the Brand Promenade and among complementary businesses, including retail, service, and residential uses in the immediate vicinity. Nearby land uses typically incompatible with the subject use are a place of worship and multifamily residences; however, potential cumulative impacts are negligible because these land uses are situated north of downtown in a commercial service neighborhood, intermingled with other restaurant uses, and the proposed use is across the street. Otherwise, no public facilities and schools are near the subject site. There were no concerns or comments submitted by the Neighborhood Services Division that would indicate a negative impact from this existing full-service restaurant on the surrounding area. The proposed conditions of approval will mitigate any potential negative impact 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 because it will not result in an increased demand for vehicle parking, nor require changes to the built environment.

The applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at an existing full-service restaurant will not result in inadequate public or private facilities. The project site is developed and associated facilities exist. While the Brand Promenade has no on-site parking, it is located within ½ mile of high-quality transit and has vehicular access from the surrounding streets, including East Fairview Avenue. These streets are fully developed and can adequately handle the traffic circulation around the site. There is no anticipation that the restaurant with on-site alcoholic beverage sales will result in an increased demand for vehicle parking. Accordingly, the applicant's request to allow the operation of a new full-service restaurant with on-site sales, service, and consumption of alcoholic beverages in an existing commercial tenant space will not require any new city services or public facilities, nor will it require any changes to the parking or traffic circulation.

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

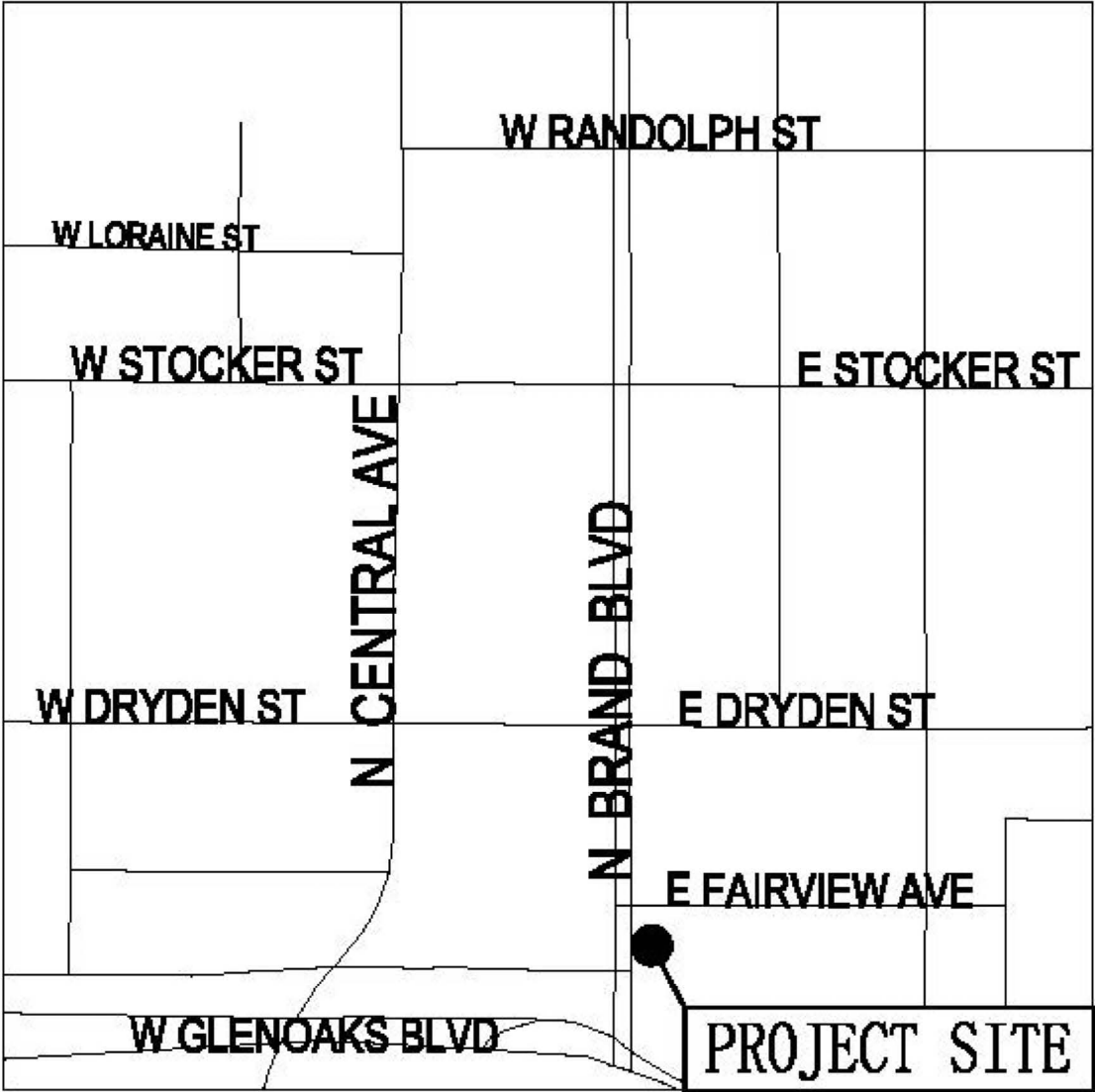
That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

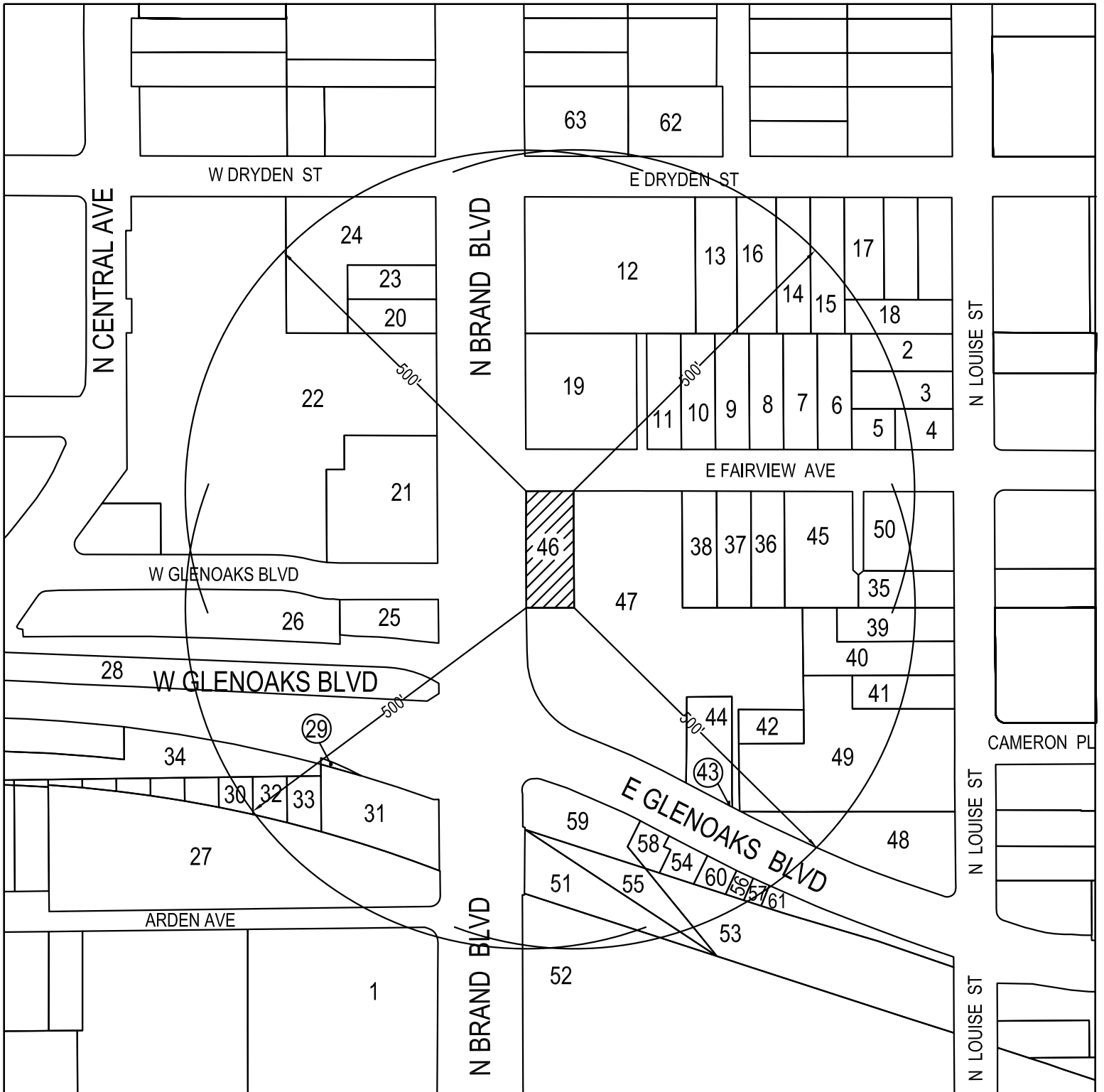
1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of off-site uses, both as 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. Furthermore, the subject's census tract does not exceed the suggested limit for on-sale establishments.
2. That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds twenty (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. Furthermore, the subject's census tract does not exceed twenty percent (20%) of the city-wide average for part 1 crimes.
3. That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (place of worship, public or private schools or college, day care facility, public park, library, hospital or residential use), as described 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 operation of a new full-service restaurant with the on-site sales, service and consumption of alcoholic beverages does serve a public convenience for the area, because it serves 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,
Alan Lamberg, at 818-937-8158 or ALamberg@glendaleca.gov***

ATTACHMENT:

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





PUBLIC NOTICE RADIUS MAP

LEGEND

- MAILING LABEL #
- SUBJECT PROPERTY(IES)

SITE LOCATION: 942 N BRAND BLVD
 GLENDALE, CA 91202

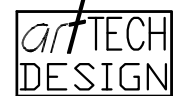
APN: 5644-014-033

DATE: Oct 13, 2023

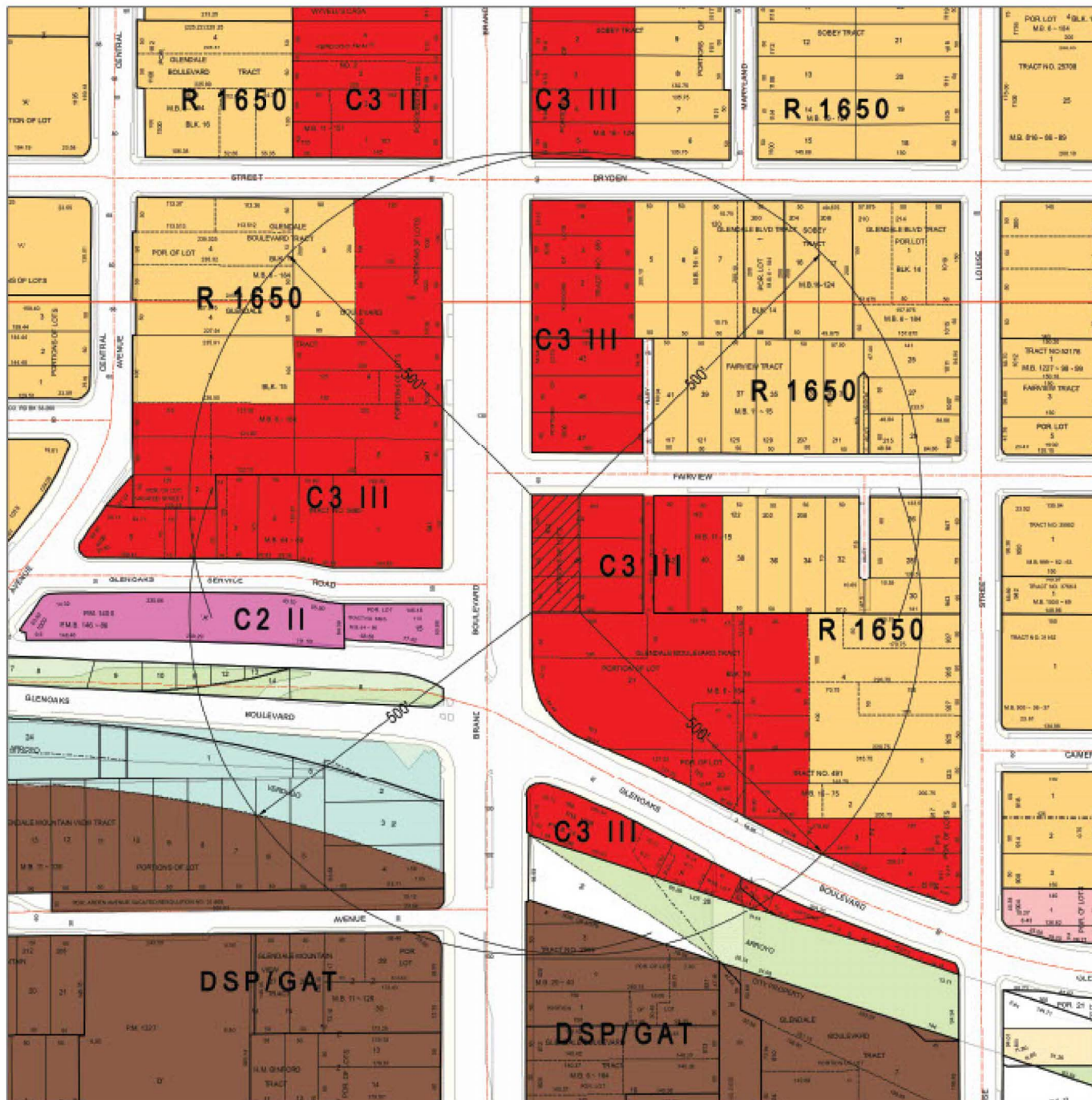


SCALE: 1"=200'

PREPARED BY:



412 W. BROADWAY STE 206
 GLENDALE, CA 91204
 818-409-8921



ZONING MAP

ZONE DISTRICT BOUNDARY

RESIDENTIAL DISTRICTS

- ROS - RESIDENTIAL OPEN SPACE
- R1R - RESTRICTED RESIDENTIAL
- R1 - LOW DENSITY RESIDENTIAL
- R3050 - DENSITY RESIDENTIAL
- R2250 - MEDIUM DENSITY RESIDENTIAL
- R 1650 - MEDIUM HIGH DENSITY RES.
- R 1250 - HIGH DENSITY RESIDENTIAL

COMMERCIAL DISTRICTS

- C1 - NEIGHBORHOOD COMMERCIAL
- C2 - COMMUNITY COMMERCIAL
- C3- COMMERCIAL SERVICE
- CH - COMMERCIAL HILLSIDE
- CA - COMMERCIAL AUTO
- CR - COMMERCIAL RETAIL
- CPD - COMMERCIAL PLANNED DEVELOPMENT

INDUSTRIAL DISTRICTS

- IND - INDUSTRIAL
- T - TRANSPORTATION

SPECIAL PURPOSE DISTRICTS

- CE - COMMERCIAL EQUESTRIAN SERVICES
- CEM - CEMETERY
- MS - MEDICAL SERVICE
- SR - SPECIAL RECREATION

MIXED USE DISTRICTS AND DSP (DOWNTOWN SPECIFIC PLAN)

- SFMU - COMMERCIAL/RESIDENTIAL MIXED USE
- IMU - INDUSTRIAL/COMM. MIXED USE
- IMU R - INDUSTRIAL COMM.-RESIDENTIAL MIXED USE
- DSP/AT - ALEX THEATER
- DSP/DC - BROADWAY CENTER
- DSP/CC - CIVIC CENTER
- DSP/EB - EAST BROADWAY
- DSP/GAI - GALLERIA
- DSP/GAT - GATEWAY
- DSP/M - MARYLAND
- DSP/MO - MID ORANGE
- DSP/OC - ORANGE CENTRAL
- DSP/TC - TOWN CENTER
- DSP/TT - TRANSITIONAL

OVERLAY ZONES

- H HORSE
- HD HISTORIC DISTRICT
- P PARKING
- PRD PLANNED RESIDENTIAL DEVELOPMENT
- PPD PRECISE PLAN OF DESIGN
- PS PARKING STRUCTURE

FAR DISTRICTS (ROS, R1R & R1 ONLY)

- I
- II
- III

HEIGHT DISTRICTS (C2 & C3 ONLY)

- I
- II
- III
- IV

SITE LOCATION:
 942 N BRAND BLVD
 GLENDALE, CA 91202



APN: 5644-014-033

SUBJECT PROPERTY
 DATE: Oct 12, 2023

PREPARED BY:



412 W. BROADWAY STE 206
 GLENDALE, CA 91204
 818-409-8921

ARCHITECTURAL SURVEY

PREPARED BY:
DE LEON ENGINEERING AND SURVEYING

1001 544 WATCO CIR
BUREA PARK, CA
TEL: (714) 806-5125
FAX (714) 827-7987
E-MAIL: DELEON@DELEON-ENGINEERING.COM



PREPARED FOR:
STEVENS REAL ESTATE SERVICES

ATTENTION: RANDY STEVENSON
1111 N. BRAND BOULEVARD, SUITE 200,
GLENDALE, CA 91202
PHONE: 626-966-7965 EXT. 55

PROJECT ADDRESS:
932-946 N. BRAND BOULEVARD
GLENDALE, CA 91202

APN: 644-014-033

LEGAL DESCRIPTION:

LOTS 44, 46 AND 48 OF THE FAIRVIEW TRACT, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER RECORDED IN BOOK 11, PAGE 15 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 93 FEET THEREOF.

BASE OF BEARINGS:

THE CENTERLINE BEARING OF BRAND BOULEVARD BEING S 07°06'00" E AS PER FAIRVIEW TRACT, M.B. 11 PAGE 15 WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK:

FOUND BENCH MARK IN NORTHERLY CURB GLENOAKS IN EASTERLY BEARING SHOWN OF CATCH BASIN, NEAREST EASTERLY CORNER MARKED BM

BM # NO. 1978 ELEV. 561.59 FEET YEAR: 2004

DATE OF SURVEY:

OCTOBER 1, 2013

LAND AREA:

CONTAINING AN AREA OF 11,900 SQ. FT., OR 0.27 ACRES, MORE OR LESS.

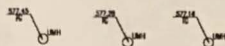
LEGEND:

AT&T	AT&T ELECTRICAL PANEL	ASPHALT PAVEMENT
AD	1" SQUARE AREA DRAIN	CONCRETE PAVEMENT
AC	ASPHALTIC CONCRETE	
BELL	TELEPHONE MANHOLE	
CL	CENTERLINE	
CW	CROSS WALK SIGNAL LIGHT	
CS	GRASSHOLE MANHOLE	
EL	ELEVATION	
ELY	EASTERLY FINISHED SURFACE	
FS	FINISHED SURFACE	
FL	FLOW LINE	
FTE	FINISHED FLOOR ELEVATION	
GM	GAS METER	
GV	GAS VALVE	
INV	PIPE INVERT ELEVATION	
MS	MANHOLE	
NLY	NORTHERLY	
NS	NEWSPAPER DISPENSER BOX	
PTC	PIPE TRAIL CURB	
PR	POWER POLE	
PROP.	PROPERTY	
RD	ROOF DRAIN	
SLY	SOUTHERLY	
SM	SEWER MANHOLE	
SLPP	STREET LIGHT AND POWER POLE	
SP	SOIL POST	
TEL	TELEPHONE PANEL	
TC	TOP OF CURB	
TYP	TYPICAL	
TD	TOP OF DRAIN	
UMH	UNDERGROUND MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
WLY	WESTERLY	

EASEMENT NOTE:

1. Easement(s) for the purposes shown below and right incidental thereto, as granted in a document.

Granted to: City of Glendale
Purpose: Street
Recording Date: March 21, 1931
Recording No.: BOOK 11 PAGE 221, 22 OFFICE RECORDS
Affects: The West 1/2 of said land



BRAND BOULEVARD

(BASIS OF BEARINGS) S 07°06'00" E 162.00'

A.C. PAVEMENT

PARKING SPACES

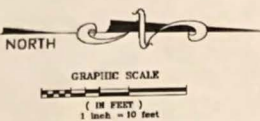
ONE STORY COMMERCIAL BUILDING
(932-946 N. BRAND BOULEVARD)

ONE STORY COMMERCIAL BUILDING
(101 E. GLENOAKS BOULEVARD)

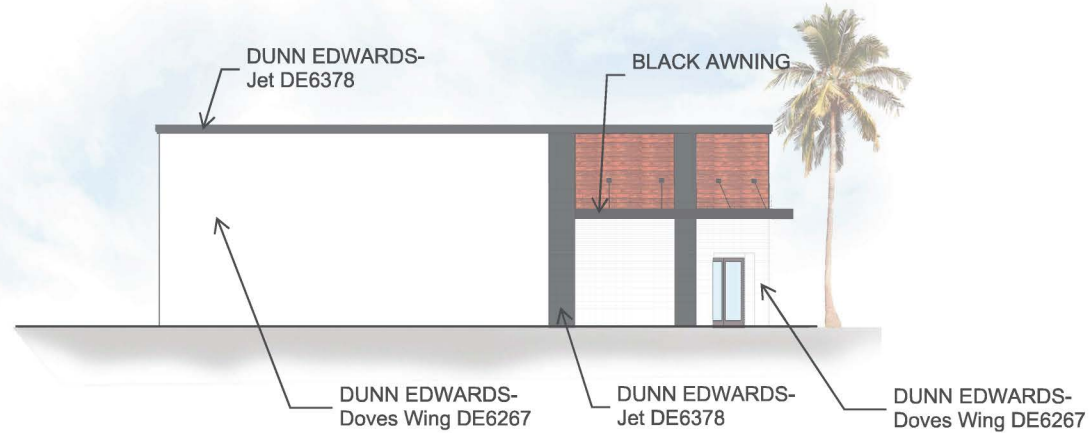
TYPICAL LINE TYPES	
---	CENTER LINE
---	PROPERTY LINE
---	BOUNDARY LINE
---	SEWER MAIN LINE
---	WATER MAIN LINE
---	WATER MAIN LINE
---	WATER LATERAL LINE
---	GAS LINE

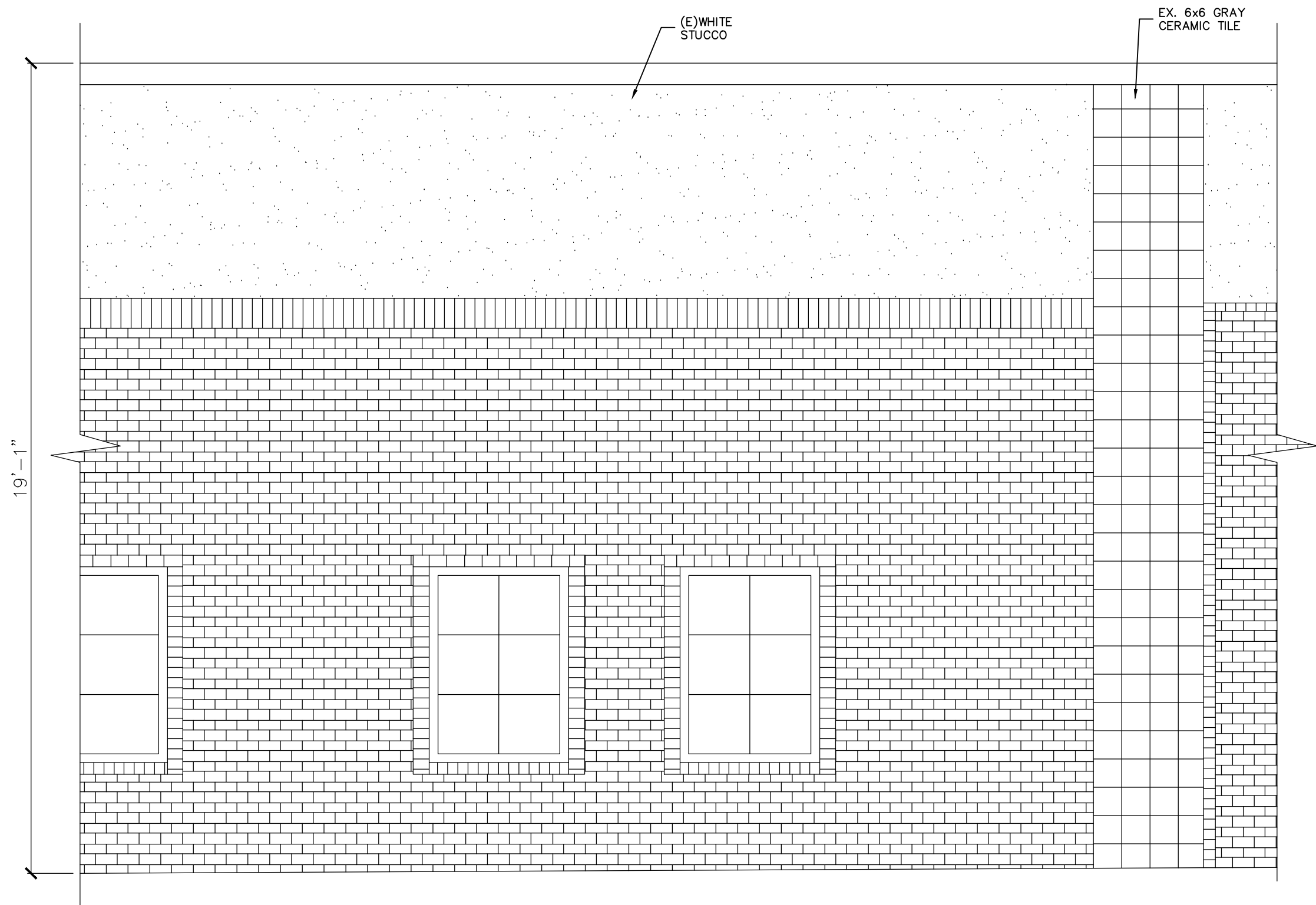
UTILITY NOTE:

- ALL UNDERGROUND UTILITY LINES SHOWN ALONG BRAND BOULEVARD AND FAIRVIEW AVENUE WERE TAKEN FROM CITY OF GLENDALE, DEPARTMENT OF PUBLIC WORKS (PLAN NO. 2849-S, SHEETS 1 AND 2 AND PLAN NO. 275-433-D, SHEET 26)
- THE UNDERGROUND UTILITY LINES ARE APPROXIMATELY SHOWN HEREON PER AVAILABLE MAPS AT THE TIME OF SURVEY. CONTRACTORS SHOULD VERIFY LOCATIONS PRIOR TO DIGGING.

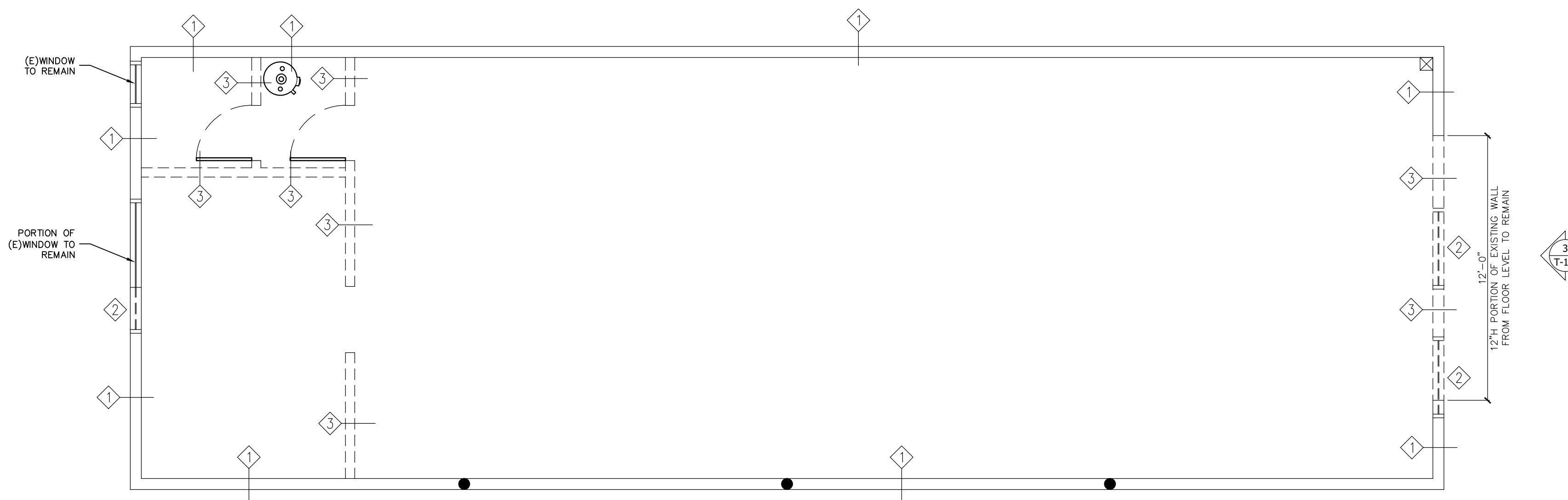


THE BRAND PROMENADE

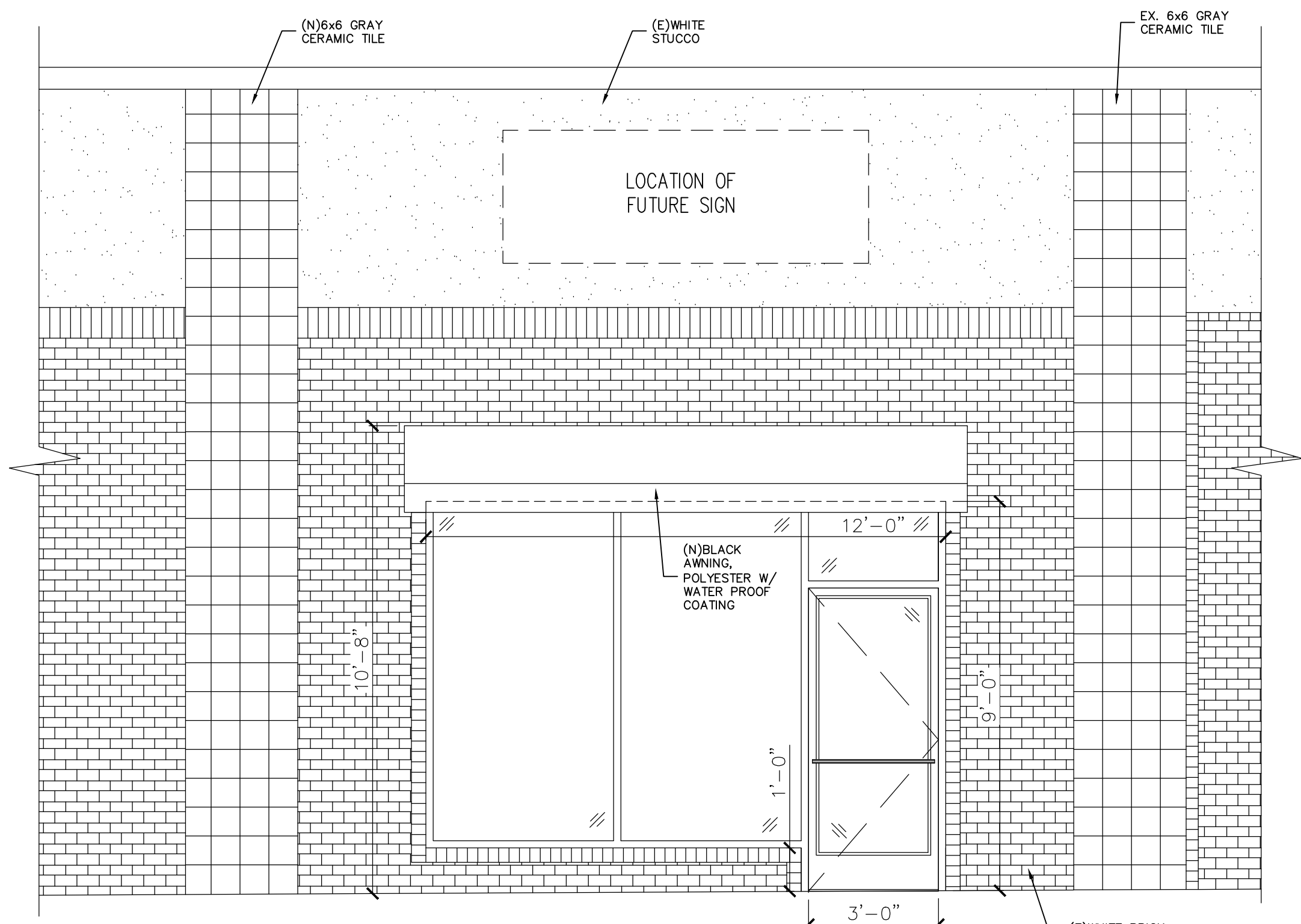




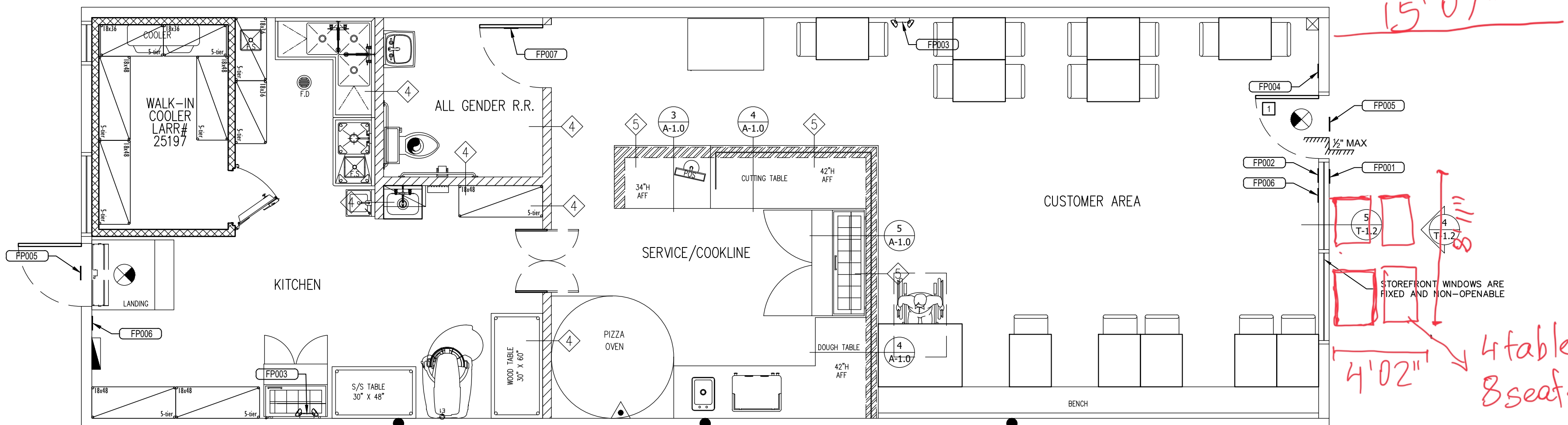
3 AS-BUILT STOREFRONT ELEVATION
Scale: 3/8"=1'-0"



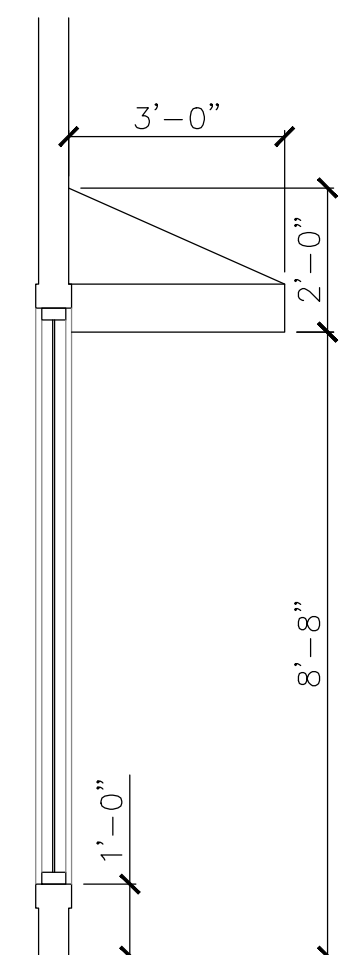
1 AS-BUILT FLOOR PLAN
Scale: 1/4"=1'-0"



4 PROPOSED STOREFRONT ELEVATION
Scale: 3/8"=1'-0"



2 PROPOSED FLOOR PLAN
Scale: 1/4"=1'-0"



5 PROPOSED AWNING SECTION
Scale: 3/8"=1'-0"

DOOR SCHEDULE											
MARK	SIZE	QTY.	DOOR		FRAME		HINGES		LATCHES		REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	
1	3'-0" x 7'-0" x 1'-3/4"	1	ALUM./GLASS	PAINT-BLACK-WHITE	ALUM.	BLACK PAINT	BRIT	KEYED LOCK SET	EXIT/PANIC DEVICE	PRIVATE SET	ENTRANCE/EXIT DR

WINDOW SCHEDULE				
E/N	QTY.	WIDTH	HEIGHT	REMARKS
N	1	12'-0"	8'-0"	NEW STOREFRONT



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

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

FROM: Alan Lamberg, Planner – Alamberg@GlendaleCA.gov **Tel. #** 818-937-8158

PROJECT ADDRESS: 942 N Brand Blvd 91202

Applicant: Lilit Gasparyan

Property Owner: Sarmen A. Barsegian

PROJECT DESCRIPTION: on-site sales, service, and consumption of alcoholic beverages (beer and wine) at a recently-opened restaurant

PLEASE CHECK:

- | | |
|---|--|
| <p>_____ A. CITY ATTORNEY</p> <p>_____ B. COMMUNITY DEVELOPMENT:</p> <p><u> x </u> • (1) Building & Safety</p> <p><u> x </u> • (2) Neighborhood Services</p> <p>_____ • (3) Design Review & Historic</p> <p>_____ • (4) Economic Development</p> <p>_____ • (5) Housing</p> <p>_____ • (6) Urban Design & Mobility</p> <p>_____ D. COMMUNITY SERVICES/PARKS:</p> <p>_____ E. FIRE ENGINEERING (PSC)</p> <p>_____ F. GLENDALE WATER & POWER:</p> <p>_____ • (1) Water</p> <p>_____ • (2) Electric</p> | <p>_____ G. INFORMATION SERVICES
(Wireless Telecom)</p> <p>_____ H. PUBLIC WORKS (ADMINISTRATION):</p> <p>_____ • (1) Engineering & Land Development</p> <p>_____ • (2) Traffic</p> <p>_____ • (3) Facilities (city projects only)</p> <p>_____ • (4) Integrated Waste</p> <p>_____ •</p> <p>_____ • (5) Maintenance Services/Urban Forester</p> <p>_____ J. GLENDALE POLICE</p> <p>_____ K. OTHER:</p> <p><u> x </u> • (1) STATE-Alcohol Beverage Control (ABC)</p> <p>_____ • (2) Tribal Consultations (EIFs)</p> <p>_____ • (3) City Clerk's Office</p> |
|---|--|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
AUP/CUP Case No.: _____
ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other: PAUP 002407-2023 _____

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

**Project
Address:**

**Project
Case No.:**

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:11/20/2023

Print Name: Jessica Sada

Title: Administrative Associate Dept.: Neighborhood Services, CDD Tel.:818-937-8167

a. ADDITIONAL COMMENTS:

- 1. Business needs to apply for a Business Registration Certificate (BRC). They can apply online at GlendalePermits.org.

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.

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

DATE: December 1, 2023 **DUE DATE:**
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Alan Lamberg, Planner – Alamberg@GlendaleCA.gov **Tel. #** 818-937-8158

PROJECT ADDRESS: 942 N Brand Blvd 91202

Applicant: Lilit Gasparyan

Property Owner: Sarmen A. Barsegian

PROJECT DESCRIPTION: on-site sales, service, and consumption of alcoholic beverages (beer and wine) at a recently-opened restaurant

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
AUP/CUP Case No.: _____
ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other: PAUP 002407-2023

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

Project
Address: 942 N. Brand Boulevard

Project
Case No.: PAUP-002407-2023

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: December 1, 2023

Print Name: Alex Krikorian

Title: Police Lieutenant Dept. Police Tel.: 818-937-8434

a. ADDITIONAL COMMENTS:

- 1. Applicant Lilit Gasparian is in the process of obtaining an Administrative Use Permit for the on-site sales, service and consumption of alcoholic beverages (beer and wine) at a recently opened restaurant located at 842 N. Brand Boulevard DBA The Little Goat Pizza House.

The Little Goat Pizza House is located in census tract 3011 which allows for 6 On-Sale establishments. There are currently 3 On-Sale licenses in this tract. The Little Goat Pizza House will bring the total to 4. Based on arrests and Part 1 crime statistics for census tract 3011 in 2021, there were 111 crimes, 34% below the city wide average of 167.

Per the ABC website, there is no “active” or “pending” license for this location.

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

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

- 1.

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



1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant’s Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video 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, female or any individual for 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 Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).