



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 31, 2024

Applicant:

Corey Grijalva
2342 Florencita Drive, Unit 4
Montrose, CA 91020

RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001783-2023
2345 Honolulu Avenue (Joselito's Mexican Food).

The Director of Community Development will render a final decision on or after January 31, 2024 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to renew the on-site sales, service, and consumption of beer, wine, and distilled spirits (ABC License Type 47) at an existing full-service restaurant (Joselito's Mexican Food) 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 o, 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 in 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, wine and distilled spirits 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 permitted.
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. 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 to verify compliance with the laws and conditions of this approval.
15. That 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.
16. Sales, service, or consumption of alcoholic beverages shall be permitted only between the hours of Sunday 11:00 a.m. to 9:00 p.m., Monday 4:00 p.m. to 9:00 p.m., Tuesday through Thursday, 11:00 a.m. to 9:00 p.m., and Friday and Saturday, 11:00 a.m. to 10:00 p.m.
17. That the restaurant shall remain open to the public during business hours. If the establishment has a private party during regular business hours, the restaurant still needs to stay open for business to regular customers.
18. That the proprietor and their 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.
19. That the applicant shall comply with all conditions of Standards Variance Case No. 8629-S, approved on April 18, 1990.
20. That any proposed outdoor dining in the public right-of-way shall obtain the required sidewalk dining permit from the City's Public Works Department.

PROJECT BACKGROUND

Previous Permits for the Site:

On November 18, 1981, the Use & Occupancy Permit No. 4234, Restaurant use, was issued for Joselito's Mexican Restaurant.

On April 18, 1990, the Standards Variance Case No. 8629-S allowed the addition of 1,625 square feet of floor area - for office use only - to the existing full-service restaurant and office commercial building without providing the four additional required parking spaces (12 existing spaces are to be maintained as is; 39 parking spaces would be required for a new building), was approved with conditions.

On October 30, 1997, the Conditional Use Permit Case No. 9737-CU, to allow the service of alcoholic beverages at an existing restaurant, was approved with conditions and expired on October 20, 2002.

On January 30, 2003, the Conditional Use Permit Case No. 10471-CU, to allow the continued sales, services, and on-site consumption of alcoholic beverages at an existing full-service restaurant was approved with conditions and expired on February 1, 2013.

On August 14, 2013, the Conditional Use Permit No. PCUP1301874, to allow the continued sales, services, and on-site consumption of alcoholic beverages at an existing full-service restaurant was approved with conditions and expired on August 14, 2023.

On September 8, 2023, the Business Registration Certificate BRC3313739 was issued and will expire on October 30, 2024.

Related Concurrent Permit Application(s):

On December 18, 2023, the Sidewalk Dining Permit SWD-001608-2023 was submitted and is under review.

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/ North Glendale Community Plan:

Commercial – Regional

Zone:

CR – Commercial Retail Zone

Description of Existing Property and Uses:

The 7,375 square-foot site is located in the Montrose Shopping Park and has been developed with an approximately 6,750 square-foot commercial building. There are two tenants on-site: a full-service restaurant use (Joselito's Mexican Food), located at 2345 Honolulu Ave, and a general office use (AB Design-Build firm), located at 2343 Honolulu Avenue. The subject 2,900 square-foot tenant space has been occupied by the existing full-service restaurant since 1981.

Twelve on-site parking spaces are located at the rear of the property as approved by Standards Variance Case No. 8629-S, accessed through a 10-foot-wide alley between Ocean View Boulevard to the east and Wickham Way to the west. Additionally, on the north side of the subject site, across the alley, is the City of Glendale Montrose Parking Lot # 4, with 44 spaces, and Montrose Parking Lot # 6 (with 23 spaces); both parking lots are accessed through Florencita Drive on the north and the alley to the south.

Neighboring Zones and uses

Direction	Zone	Existing Land Use
North	R-3050 P- Moderate Density Residential Parking Overlay Zone	City of Glendale Public Parking Lot No. 4
South	CR – Commercial Retail Zone	Institutional use (GCC-PDC)
East	CR – Commercial Retail Zone	Retail and Personal Services uses
West	CR – Commercial Retail Zone	Office Medical and Retail uses
Project Site	CR – Commercial Retail Zone	Full-service Restaurant and Office uses

COMMENTS FROM OTHER CITY DEPARTMENTS:

No significant 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 part of the decision letter if the Administrative Use Permit (AUP) is approved.

PROJECT ANALYSIS

The subject site, located in the CR (Commercial Retail) Zone with a General Plan Land Use Element designation of Regional Commercial, falls within the Montrose Shopping Park neighborhood per the North Glendale Community Plan. The request for renewing on-site sales, service, and consumption of beer, wine, and distilled spirits at the existing full-service restaurant Joselito's Mexican Food aligns with the area's commercial zoning. It is consistent with the General Plan and North Glendale Community Plan objectives and various elements. These plans prioritize creating a vibrant area that fosters diversity and economic opportunities.

The Montrose Shopping Park incorporates elements promoting safer and slower traffic flow and pedestrian amenities such as seating in landscaped areas at crosswalks and intersections, street trees providing shade, wide sidewalks, curb return extensions at major intersections, sidewalk dining, and public parking lots.

The request for renewal does not propose changes to the existing building or an increase in floor area; therefore, there will be no increase in required parking for the use. The other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted due to the applicant's request. Honolulu Avenue, identified as an Urban Collector Street in the Circulation Element, is fully developed and can handle existing traffic circulation. The proposed renewal is not expected to create adverse traffic impacts, as commercially zoned properties surround the site.

There are twelve on-site parking spaces located at the rear of the property as approved by Standards Variance Case No. 8629-S, accessed through a 10-foot-wide alley between Ocean View Boulevard to the east and Wickham Way to the west. Additionally, on the north side of the

subject site, across the alley, is the City of Glendale Montrose Parking Lot # 4, with 44 spaces, and Montrose Parking Lot # 6 (with 23 spaces); both parking lots are accessed through Florencita Drive on the north and the alley to the south.

Joselito's Mexican Food, a full-service restaurant with sidewalk dining, has operated with on-site sales, service, and consumption of beer, wine, and distilled spirits since 1981 without reported issues. Per the ABC website, Joselito's Mexican Food has an "active" Type 47 liquor license (On-Sale General Eating Place), license #426433.

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 is located in census tract 3006.02, which allows for 3 On-Sale establishments. There are currently 34 On-Sale licenses in this tract, with Joselito's Mexican Food being one of the existing 34 licenses. Based on arrests and Part 1 crime statistics for census tract 3006.02 in 2021, there were 85 crimes, 49% above the city-wide average of 167. Within the last year, there have been a few calls for police service at the location. None of the calls were directly related to alcohol sales.

The surrounding area includes various public facilities, and the proposed renewal will not impede their operation or conflict with such land uses. Adequate parking is available on-site and in nearby public lots, and the renewal won't necessitate new city services or impact parking and traffic circulation.

In summary, the request for the renewal of on-site sales, service, and consumption of beer, wine, and distilled spirits at Joselito's Mexican Food, a full-service restaurant, is considered supportable, given its alignment with zoning regulations, lack of adverse impacts, and positive contribution to the community.

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, wine and distilled spirits, at an existing full-service restaurant (Joselito's Mexican Food) 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 alcoholic beverages 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, wine and distilled spirits at an existing full-service restaurant (Joselito's Mexican Food) 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 incorporates elements promoting safer and slower traffic flow and pedestrian amenities such as seating in landscaped areas at crosswalks and intersections, street trees providing shade, wide sidewalks, curb return extensions at major intersections, sidewalk dining, and public parking lots.

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, wine and distilled spirits,

at an existing full-service restaurant 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 is 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, wine and distilled spirits at an existing full-service restaurant in conjunction with meals is not anticipated to create any negative traffic-related impacts on Honolulu Avenue 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, Joselito's Mexican Food, has operated from this location since 1981 with the on-site sales, service and consumption of beer, wine and distilled spirits. 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 is located in census tract 3006.02, which allows for 3 On-Sale establishments. There are currently 34 On-Sale licenses in this tract, with Joselito's Mexican Food being one of the existing 34 licenses. Based on arrests and Part 1 crime statistics for census tract 3006.02 in 2021, there were 85 crimes, 49% above the city-wide average of 167. Within the last year, there have been a few calls for police service at the location. None of the calls were directly related to alcohol sales. Glendale Police Department did not cite any concerns with the applicant's request to continue the on-site sales, service and consumption of beer, wine and distilled spirits, 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, wine and distilled spirits at an existing full-service restaurant 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 Neighborhood Services Division that would indicate that Joselito's Mexican Food restaurant would have a negative impact on the surrounding area, and did not propose any conditions of approval. There are no identified sensitive land-uses (day care facilities, public parks, libraries, or hospitals) in the immediate vicinity within 500 feet. Residential uses are located across the alley; however, Joselito's Mexican Food has operated without reported incident for 43 years. It is expected to remain in good standing with Montrose Shopping Park and the surrounding community, continuing to serve the public convenience. The restaurant primarily serves food with complementary alcoholic beverage sale, service and consumption.

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, wine and distilled spirits, at an existing full-service restaurant 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, Joselito's Mexican Food, has been operating at this location since 1981. 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 twelve on-site parking spaces located at the rear of the property as approved by Standards Variance Case No. 8629-S, accessed through a 10-foot-wide alley between Ocean View Boulevard to the east and Wickham Way to the west. Additionally, on the north side of the subject site, across the alley, is the City of Glendale Montrose Parking Lot # 4 (with 44 spaces), and Montrose Parking Lot # 6 (with 23 spaces); both parking lots are accessed through Florencita Drive on the north and the alley to the south. 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 is 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, wine and distilled spirits, 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 the on-site sales, service and consumption of alcoholic beverages does serve a public convenience for the area because it would provide beer, wine and distilled spirits, 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, Columba Diaz, at 818-937-8188 or codiaz@glendaleca.gov

ATTACHMENTS:

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



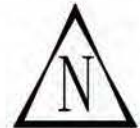
500' LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)

SITE LOCATION: 2345 HONOLULU AVE
GLENDALE, CA 91020

APN: 5807-024-010



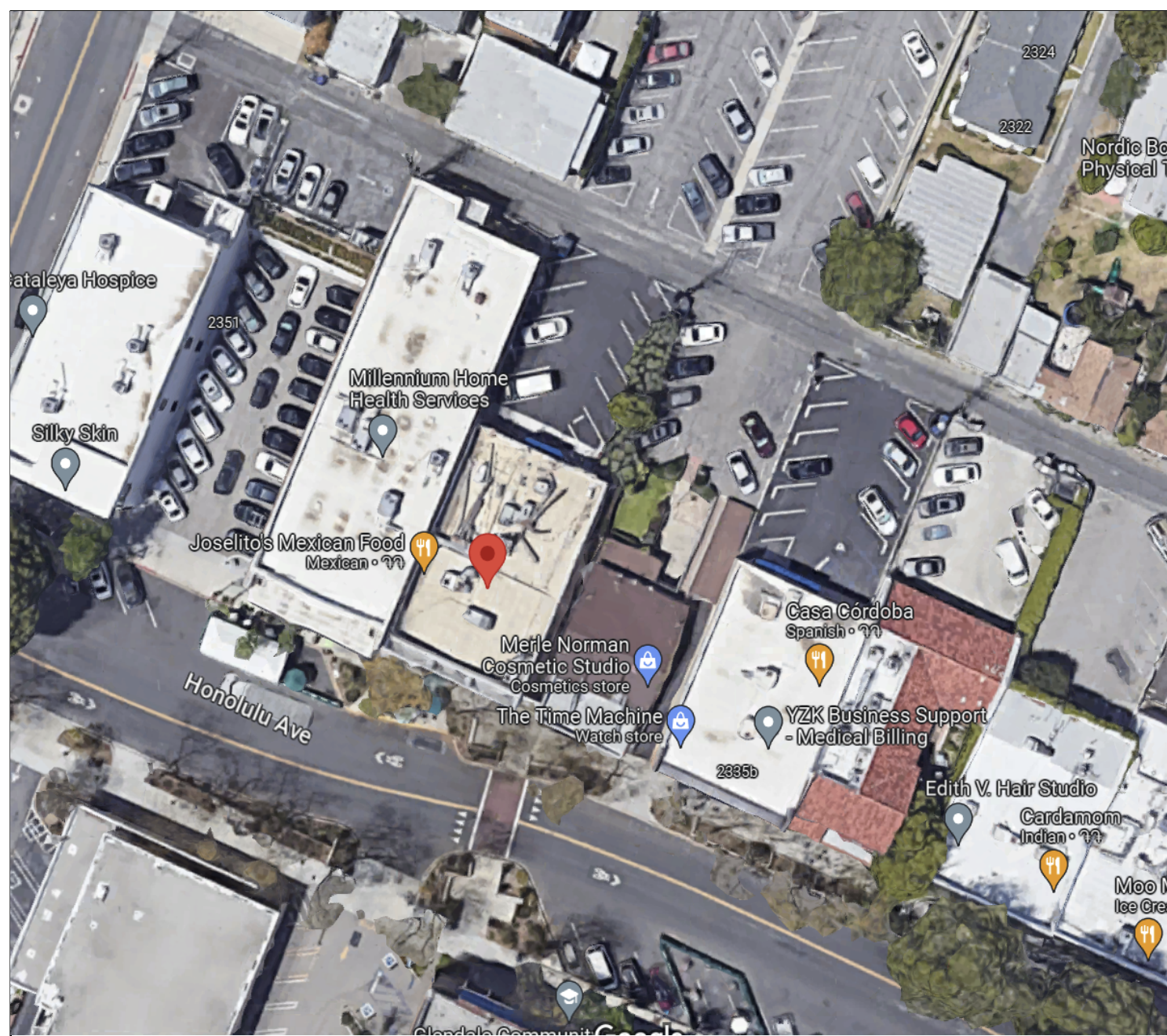
SCALE: 1"=200'

DATE: Jul 03, 2023

PREPARED BY:



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



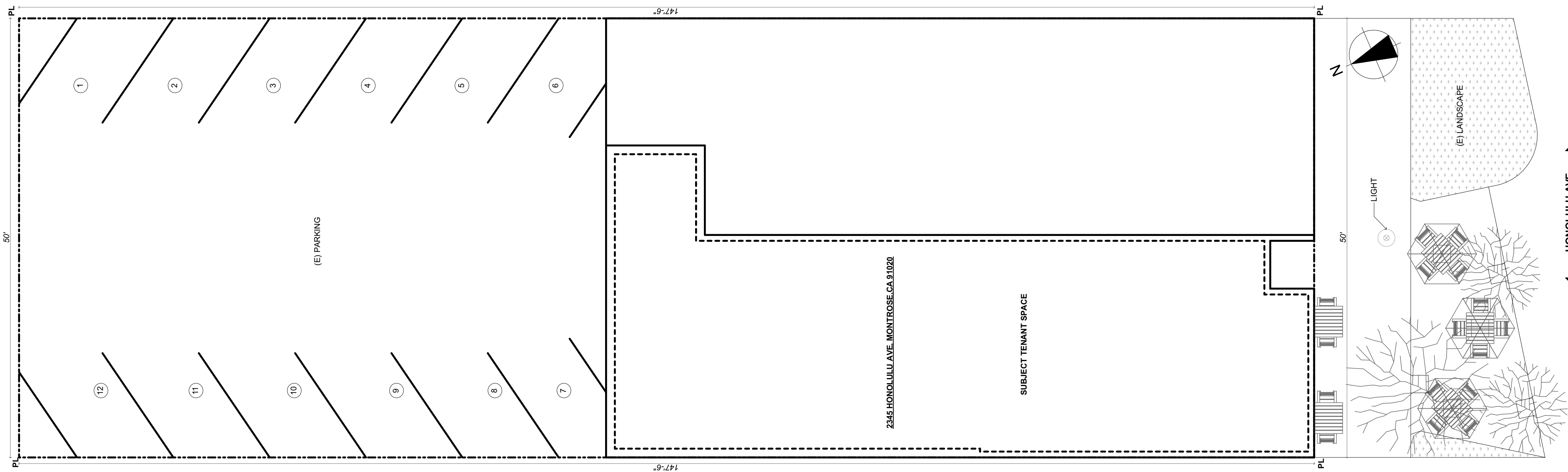
VICINITY MAP

2345 HONOLULU AVE, MONTROSE, CA 91020



ASSESSOR MAP

APN: 5807-024010
ZONE: CR
BUILDING SIZE: 6,750.0 SQFT
UNITS: 2
LOT SIZE: 7,575.0 SQFT
F.A.R: 91.5% (6,750.0 SQFT)
LOT COVERAGE = 45.8% (3,375.0SQFT)



EXISTING SITE PLAN
1/8" = 1'-0"

TOTAL FLOOR AREA OF RESTAURANT 2900 SQFT

NOTE:
NO CHANGE TO EXISTING FLOOR AREA AND EXTERIOR



DATE: 09/27/2022
JOB NO: AD22-006

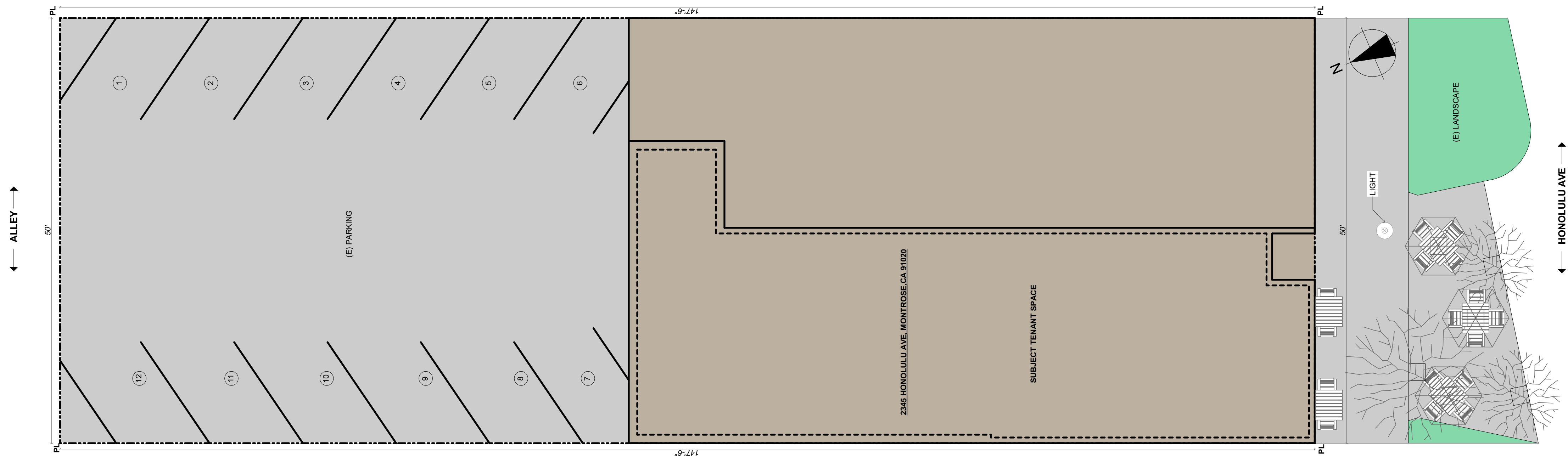
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

DESIGNED BY: EP
CHECKED BY: HY

CLIENT/TOWNER	2345 HONOLULU AVE, MONTROSE, CA 91020
JOB ADDRESS	
PROJECT	

SITE PLANS

A-1



TOTAL FLOOR AREA OF RESTAURANT 2900 SQFT

NOTE:

NO CHANGE TO EXISTING FLOOR AREA AND EXTERIOR

SITE PLAN
1/8" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE DESIGN AND REPRESENTATIONS OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND THE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

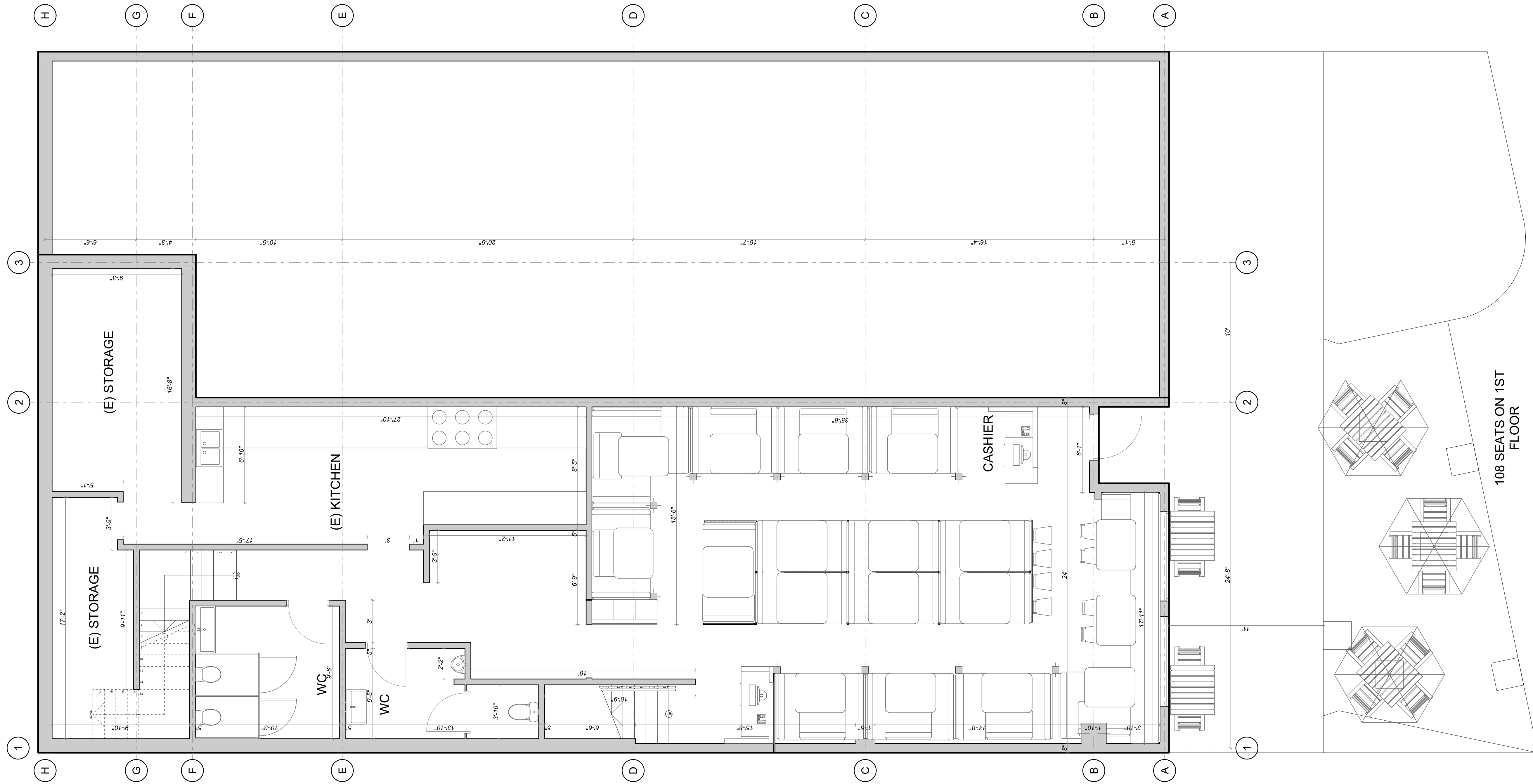
DESIGNED BY: EP
CHECKED BY: HY

CLIENT/OWNER	2345 HONOLULU AVE. MONTROSE, CA 91020	SITE
JOB ADDRESS		
PROJECT		

A-2



DATE: 09/27/2022
JOB NO: AD22-006



TOTAL FIRST FLOOR AREA OF RESTAURANT 1940 SQFT

NOTE:

NO CHANGE TO EXISTING FLOOR AREA AND EXTERIOR

**EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"**



DATE: 09/27/2022
JOB NO: AD22-006

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE DESIGN AND INVENTIONS OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND UTILITIES BEFORE PROCEEDING WITH THE FABRICATION. SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH THE FABRICATION.

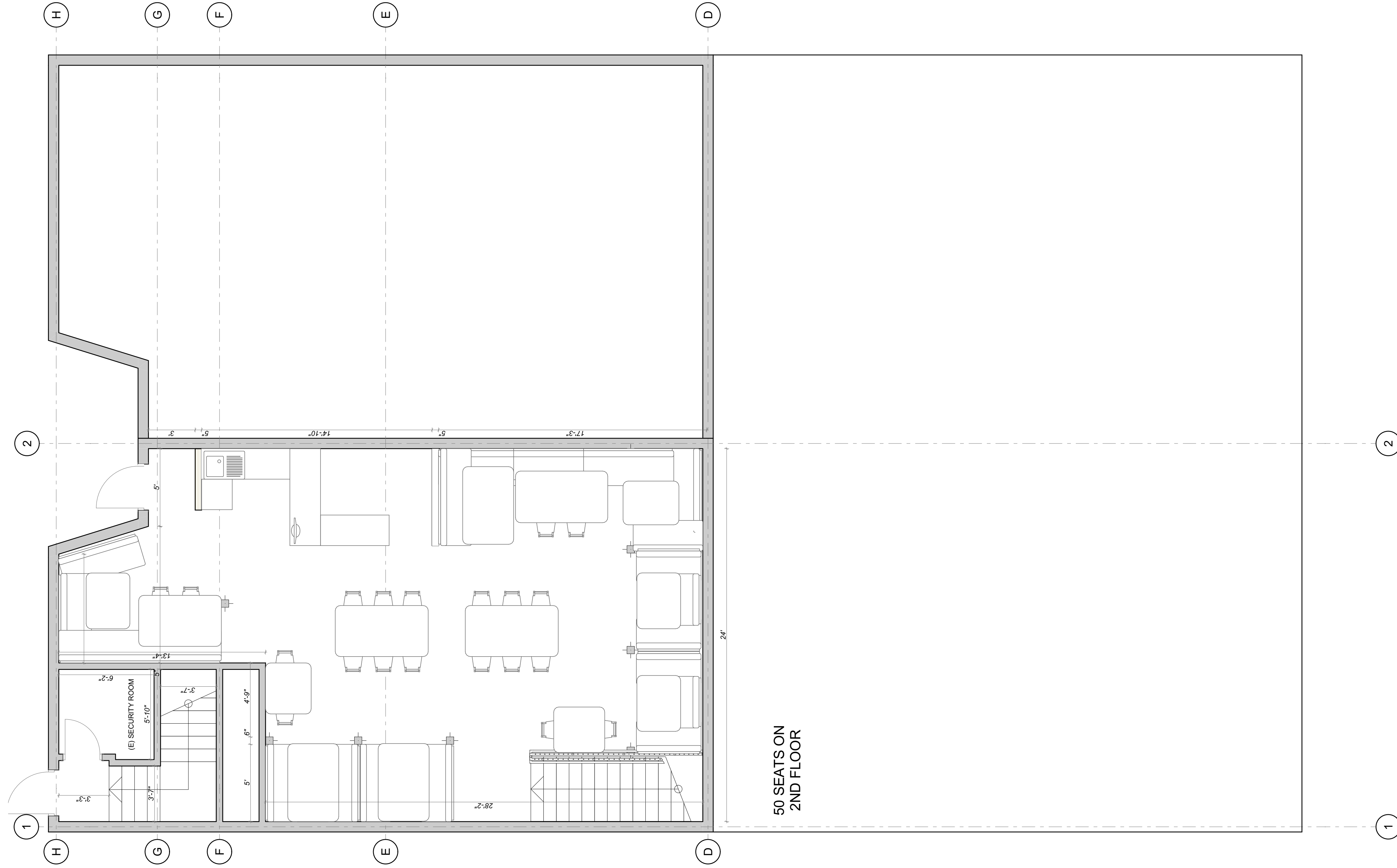
REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

DESIGNED BY: EP
CHECKED BY: HY

CLIENT/OWNER	2345 HONOLULU AVE. MONTROSE, CA 91020
JOB ADDRESS	
PROJECT	
EXISTING 1ST FLOOR PLAN	

A-3

SHEET NUMBER



EXISTING 2ND FLOOR
1/4" = 1'-0"

TOTAL FIRST FLOOR AREA OF RESTAURANT 960 SQFT

NOTE:
NO CHANGE TO EXISTING FLOOR AREA AND EXTERIOR



DATE: 09/27/2022
JOB NO: AD22-006

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE THE DESIGN AND MANAGEMENT REPRESENTED. THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING CONDITIONS AND EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

DESIGNED BY: EP
CHECKED BY: HY

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

CLIENT/OWNER	2345 HONOLULU AVE. MONTROSE, CA 91020
JOB ADDRESS	
PROJECT	EXISTING 2ND FLOOR PLAN

A-4

SHEET NUMBER

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

DATE: July 31, 2023 **DUE DATE:** August 14, 2023
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Columba Diaz, Planner **Tel. #** Ext. 8188

PROJECT ADDRESS: 2345 Honolulu Ave.

Applicant: Corey Grijalva

Property Owner: Eternally Grateful LBM JDM LLC

PROJECT DESCRIPTION:

Administrative Use Permit application to allow the on-site sales, service and consumption of alcoholic beverages (Type 47) at an existing full-service restaurant, Joselito's Mexican Food in the CR (Commercial Retail) zone.

PLEASE CHECK:

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

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

Project
Address: 2345 Honolulu Ave.

Project
Case No.: PAUP-001783-2023

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: August 7, 2023

Print Name: Sean Riley

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

a. ADDITIONAL COMMENTS:

- 1. Applicant Corey Grijalva is in the process of obtaining an Administrative Use Permit to allow the on-site sales, service and consumption of alcoholic beverages (Type 47) at an existing full-service restaurant DBA Joselito's Mexican Food in the CR (Commercial Retail) zone located at 2345 Honolulu Avenue.

Joselito's Mexican Food is located in census tract 3006.02 which allows for 3 On-Sale establishments. There are currently 34 On-Sale licenses in this tract. Joselito's Mexican Food is one of the existing 34. Based on arrests and Part 1 crime statistics for census tract 3006.02 in 2021, there were 85 crimes, 49% above the city wide average of 167.

Within the last year there were a few calls for police service at the location. None of the calls were directly related to alcohol sales.

Per the ABC website, Joselito's Mexican Food has an "active" Type 47 liquor license (On-Sale General Eating Place), license #426433.

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 Clean Air Act.

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

DATE: July 31, 2023 **DUE DATE:** August 14, 2023
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Columba Diaz, Planner **Tel. #** Ext. 8188

PROJECT ADDRESS: 2345 Honolulu Ave.

Applicant: Corey Grijalva

Property Owner: Eternally Grateful LBM JDM LLC

PROJECT DESCRIPTION:

Administrative Use Permit application to allow the on-site sales, service and consumption of alcoholic beverages (Type 47) at an existing full-service restaurant, Joselito's Mexican Food in the CR (Commercial Retail) zone.

PLEASE CHECK:

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

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

Project

Address: 2345 Honolulu Ave.

Project

Case No.: PAUP-001783-2023

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: 08-14-2023

Print Name: Sarkis Hairapetian.

Title: Pr. BCS. Dept. B&S. Tel.: X-3209.

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

Project
Address: 2345 Honolulu Ave.

Project
Case No.: PAUP-001783-2023

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: 9/12/2023

Print Name: Jessica Sada

Title: Admin. Asst. Dept. Neighborhood Services, CDD Tel.: (818) 937-8167

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.