



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

June 5, 2024

Applicant:

Timothy Luskin and Valerie Sacks
2222 Damon Street
Los Angeles, CA 90021

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001932-2023
132 NORTH GLENDALE AVENUE (Chipotle Mexican Grill)**

The Director of Community Development will render a final decision on or after **June 19, 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 and wine (ABC License Type 41) at an existing fast-food restaurant (Chipotle Mexican Grill) located in the C2 – Community Commercial 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 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 and wine for off-site consumption is strictly prohibited, unless preemptively permitted by State regulations.
7. That there shall be no bar or lounge area upon the premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages by patrons.
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. 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.
16. 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.
17. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.

18. That the existing off-street parking facilities, including those spaces identified in the Covenant and Agreement recorded on January 17, 1995, (9417-CU) and in accordance with modifications for handicapped spaces (9330-AE) and be maintained in conjunction with the use. Such parking areas, including the landscaping area adjacent to North Everett Street, shall be maintained in good condition.
19. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
20. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
21. That the service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
22. That the premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.
23. That the existing landscaping at the front of the building be maintained and kept in a neat and orderly manner with live plants, free of weeds and trash.
24. That delivery vehicles making deliveries to the subject business shall not be parked or stopped illegally in the public rights-of-way.

PROJECT BACKGROUND

Previous Permits for the Site:

On November 14, 1994, Administrative Exception Case No. 9330-AE was granted with conditions by the Zoning Administrator to reduce the number of total parking spaces required in conjunction with the change of a commercial use in an existing building and as a need to upgrade existing parking facilities to comply with the American with Disabilities Act (ADA).

On June 5, 2009, Zoning Use Certificate No. PZUC-20090296 was issued for “Chipotle Mexican Restaurant”, a 4,061 square foot fast-food restaurant use.

On September 14, 2009, the Conditional Use Permit Case No. PCUP 2009-006, to allow the on-site sales, service and consumption of alcoholic beverages at a new fast-food restaurant was issued and will expire September 30, 2024.

On November 5, 2014, the Administrative Use Permit Case No. PAUP 1420729, to renew the on-site sales, service and consumption of alcoholic beverages at a new fast-food restaurant will expire November 5, 2024.

On October 13, 2023, the Business Registration Certificate BRC-000787-2023 was

issued and will expire October 13, 2024.

Related Concurrent Permit Application(s):

There are no other related concurrent permit applications.

Environmental Determination:

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

General Plan:

Commercial – Community Services

Zone:

C2 – Community Commercial Zone

Description of Existing Property and Uses:

The project site is developed with a one-story 4,061 square foot commercial building located mid-block on the eastern side of North Glendale Avenue between East Wilson Avenue and East Broadway. “Chipotle Mexican Grill” has been operating at this location since 2009 with the on-site sales, service, and consumption of beer and wine. The existing fast-food restaurant (Chipotle Mexican Grill) occupies 3,405 square feet of the commercial building, with the remaining 656 square feet utilized as office space for the restaurant. There are 105 seats for patrons, 71 indoor seats, and 34 seats on the 527 square-foot outdoor patio adjacent to North Glendale Avenue. Parking for the existing fast-food restaurant is provided per a Covenant and Agreement for parking that was recorded on January 17, 1995, and Administrative Exception No. 9330-AE; there are 51 parking spaces provided on-site and in the adjacent lots for this use.

Neighboring Zones and uses:

Direction	Zone	Existing Land Use
North	C2-I	Commercial
South	C2-I	Commercial
East	R-1650	Multi-family Residential / Parking Lot
West	DSP/CC	Glendale City Hall/ Civic Center
Project Site	C2-I	Fast-food Restaurant

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 C2 – Community Commercial Zone with a General Plan Land Use Element designation of Community Services Commercial, within the South Glendale Community Plan. The request for renewing the on-site sales, service, and consumption of beer and wine at the existing fast-food restaurant, Chipotle Mexican Grill, aligns with the area's commercial zoning designation and is consistent with the General Plan and South Glendale Community Plan objectives and various elements. These plans prioritize creating a vibrant area that fosters diversity and economic opportunities. 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. Glendale Avenue, identified as a Major Arterial 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 beyond the existing conditions because there are no changes or expansions of the use proposed and commercially zoned properties surround the site. There are 51 parking spaces provided for the existing fast-food restaurant on-site and in the adjacent lots for this use. The parking is provided in accordance with a Covenant and Agreement that was recorded on January 17, 1995, and Administrative Exception No. 9330-AE. Access to the parking is provided via driveway entrances along North Glendale Avenue and North Everett Street, as well as an existing alley that runs north to south and is accessed via Broadway to the south and Wilson Avenue to the north, and an alley between these streets.

Chipotle Mexican Grill, a fast-food restaurant with outdoor patio dining, has operated with on-site sales, service, and consumption of beer and wine since 2009 without reported issues. Per the ABC website, Chipotle Mexican Grill has maintained an "active" Type 41 liquor license (On-Sale Beer and Wine - Eating Place). 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 3020.03, which allows for 3 On-Sale establishments. There are currently 2 On-Sale licenses in this tract, with Chipotle Mexican Grill being one of the existing 2 licenses. Based on arrests and Part 1 crime statistics for census tract 3020.03 in 2021, there were 62 crimes, 63% above the city-wide average of 167. Within the last year, there have been four calls for police service at the location related to disturbing the peace, suspicious person, and burglary for which the Police department took a report. None of the calls were directly related to alcohol sales. Police department did not cite any concerns.

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 and wine at an existing fast-food restaurant, Chipotle Mexican Grill, is supportable, based on the facts surrounding this application and the findings. Conditions of approval are recommended to ensure that any potential negative impacts will be appropriately mitigated.

DRAFT FINDINGS

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

The renewal of on-site sales, service and consumption of beer and wine at an existing fast-food restaurant (Chipotle Mexican Grill) 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 C2 – Community Commercial Zone with a General Plan Land Use Element designation of Community Services Commercial, within the South Glendale Community Plan. The on-site sales, service and consumption of beer and wine at an existing fast-food restaurant (Chipotle Mexican Grill) 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. Goods and services that are offered in this zone generally attract clientele from surrounding communities and the adjoining residential neighborhoods. The project site is already developed and the applicant's request is to allow the renewal of on-site sales, service and consumption of beer and wine at an existing fast-food 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 Glendale Avenue as a Major Arterial 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 and wine at an existing fast-food restaurant in conjunction with meals is not anticipated to create any negative traffic-related impacts on Glendale 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 fast-food restaurant, Chipotle Mexican Grill, features an outdoor dining area and has operated from this location since 2009 with the on-site sales, service and consumption of beer and wine in conjunction with meals. 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 3020.03, which allows for 3 On-Sale establishments. There are currently 2 On-Sale licenses in this tract, with Chipotle Mexican Grill being one of the existing 2 licenses. Based on arrests and Part 1 crime statistics for census tract 3020.03 in 2021, there were 62 crimes, 63% above the city-wide average of 167. Within the last year, there have been four calls for police service at the location related to disturbing the peace, suspicious person, and burglary for which the Police department took a report. –None of

the calls were directly related to alcohol sales. Police department did not cite any concerns. The Glendale Police Department did not cite any concerns with the applicant's request to continue the on-site sales, service and consumption of beer and wine at this location and suggested conditions of approval have been included to mitigate any potential negative impacts.

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

The renewal of on-site sales, service, and consumption of beer and wine at an existing fast-food 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 fast-food restaurant. The subject property is located near other complementary businesses, including retail and service uses. There were no concerns or comments submitted by the Neighborhood Services Division that would indicate that the existing fast-food restaurant would have a negative impact on the surrounding area, and it did not propose any conditions of approval. There are four public facilities within the immediate are of the subject site: Glendale Civic Center/City Hall at 613 E Broadway (0.1 miles to the west), Glendale Seventh Day Adventist Church and Pre-School at 610 East California Avenue (0.3 miles to the north), Zion Lutheran Church and Pre-School at 517 East California (0.3 miles to the north), and Glendale Spanish Seventh Day Adventist Church at 901 East Broadway (0.3 miles to the south). While these facilities and uses are within close proximity, the applicant's request has not and will not impede the operation of such uses since they are not directly adjacent to the restaurant. There are residential uses across the adjacent alley and in the area, however, no impacts are anticipated as the existing fast-food restaurant, Chipotle Mexican Grill, has operated at this location for 15 years without any major incident.

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

The applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing fast-food restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The existing fast-food restaurant, Chipotle Mexican Grill, has been operating at this location since 2009. 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. Parking for the existing fast-food restaurant is provided per a Covenant and Agreement for parking that was recorded on January 17, 1995, and Administrative Exception No. 9330-AE; there are 51 parking spaces provided on-site and in the adjacent lots for this use. The Circulation Element identifies North Glendale Avenue as a Major Arterial Street which 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 and wine at an existing fast-food restaurant with meals will not require any new city services, 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:

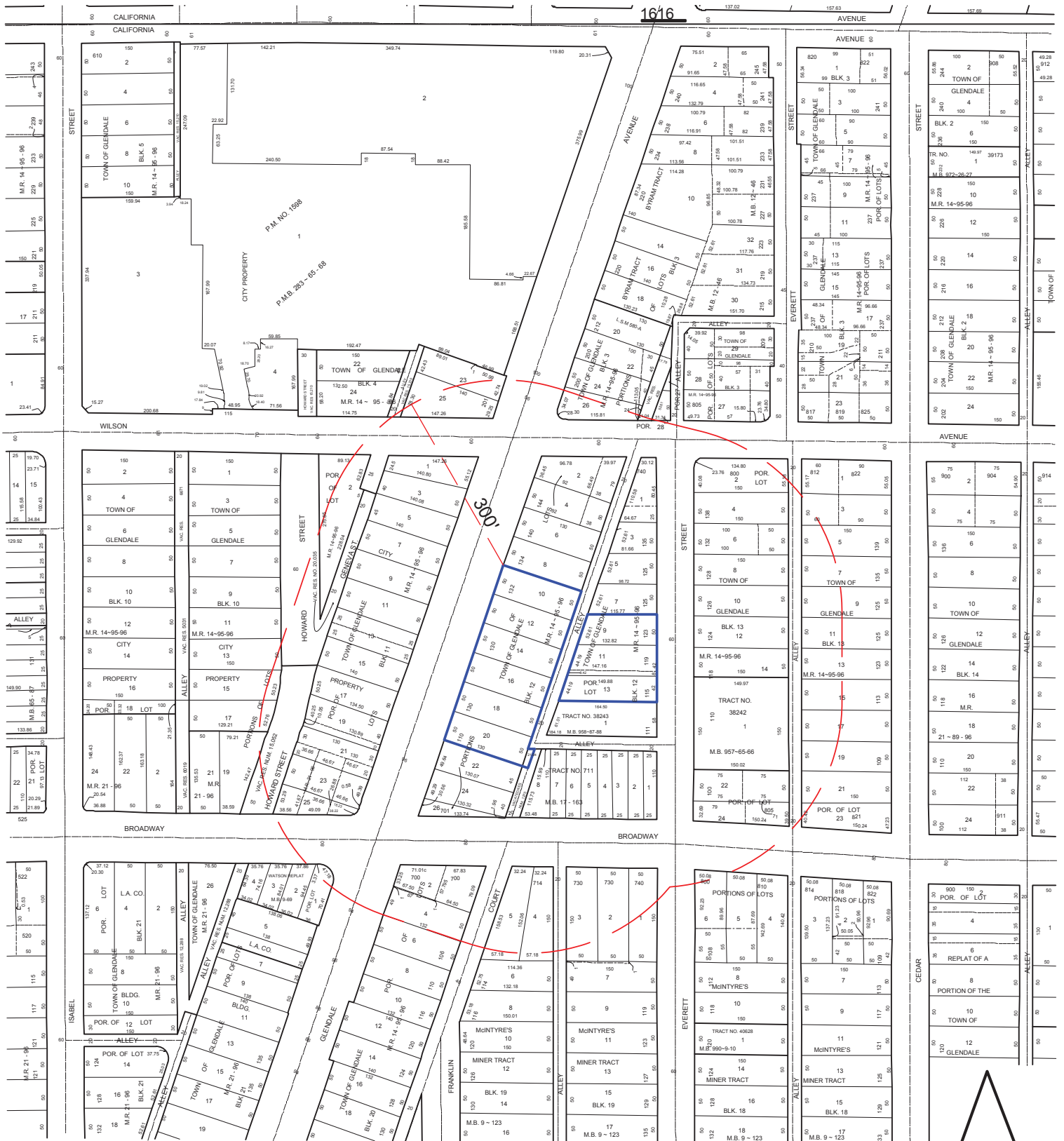
That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

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.
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 fast-food 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 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, Columba Diaz, at 818-937-8188 or codiaz@glendaleca.gov

ATTACHMENTS:

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



300 FT. RADIUS - LOCATION MAP

RADIUS MAPS ETC

3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 OFF/FAX: (323) 221-4555
radiusmapsetc@yahoo.com

SITE LOCATION:
CHIPOTLE MEXICAN GRILL
 132 N. GLENDALE AVENUE
 GLENDALE, CA 91206

LEGAL DESCRIPTION:
 LOTS 9 THRU 14, 16, 18 AND 20,
 BLOCK 12, TOWN OF GLENDALE,
 M.R. 14-95-96.

PROPERTY OWNER:
 GLENDALE INVESTMENTS LLC
 9744 WILSHIRE BLVD., #440
 BEVERLY HILLS, CA 90021

APPLICANT:
 CHIPOTLE MEXICAN GRILL
 ATTN: TIM LUSKIN
 P.O. BOX 182566
 COLUMBUS, OH 43218

REPRESENTATIVE:
 LIQUORLICENSE.COM
 VALERIE SACKS
 2222 DAMON STREET
 LOS ANGELES, CA 90021

CASE NO.:

DATE: 07 - 21 - 2023
 SCALE: 1" = 100'
 APN: 5674-006-009.011,013
 APN: 5674-006-016,035,036

300 FT. RADIUS LOCATION MAP

LEGEND

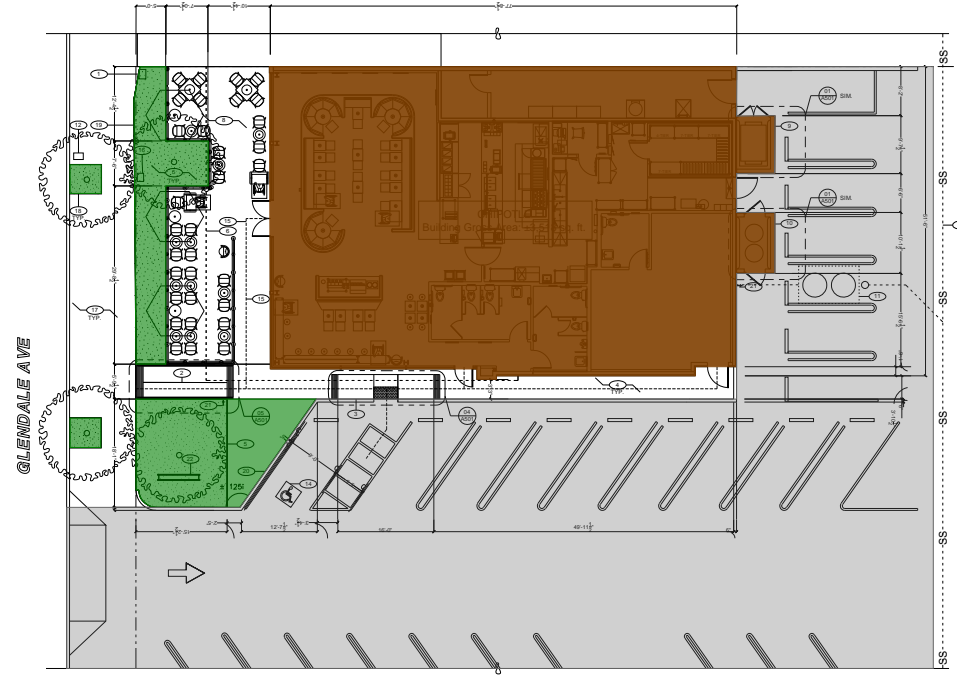
- (E) ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL
- LEASE LINE

SHEET NOTES

- FOR SITE DEMO INFORMATION AND LOCATION PLEASE REFER TO SHEET A001
- ALL STAGING IS TO BE COORDINATED WITH LANDGRANTS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. MATERIALS, TOOLS AND EQUIPMENT MUST BE STORED WITHIN THE PREMISES.
- ALL PARKING IS EXISTING AND TO REMAIN.

KEY NOTES

- (N) GAS METER LOCATION. REFER TO DEMO SHT. A001 AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- (N) RAMP. SLOPE IN DIRECTION INDICATED. SLOPE NOT TO EXCEED 1:12 CROSS SLOPE NOT TO EXCEED 1:50.
- (N) CURB RAMP. REFER TO J0501.
- (N) CONCRETE WALKWAY - 1.25 MAX SLOPE. CROSS SLOPE NOT TO EXCEED 1:50.
- (N) LANDSCAPE PLANTER. SEE LANDSCAPE DRAWINGS FOR MORE INFO.
- LINE OF ROOF ABOVE.
- ROOF DRAIN - DAYLIGHT THROUGH CURB.
- (N) BRUSHED CONCRETE SLAB ON GRADE. SEE SHEET A110 FOR DIM.
- (N) TRASH ENCLOSURE. REFER TO J0501.
- (N) GREASE BIN ENCLOSURE. REFER TO J0501 S/M.
- G.C. TO INSTALL (N) GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS FOR MORE INFO.
- (E) WATER METER.
- (E) MAIN SEWER LINE.
- (E) ACCESSIBLE PARKING.
- ACCESSIBLE PATH OF TRAVEL.
- (E) PUBLIC TELEPHONE.
- (E) SIDEWALK.
- (E) PLANTER.
- LINE OF (E) PLANTER TO REMAIN.
- (N) CONCRETE PAVING. AUGUR (E) STRIPING.
- (N) HOSE BIB. SEE PLUMBING DRAWINGS FOR MORE INFO.
- MONUMENT SIGN - ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.



Applicant's Representative:
Valerie Sacks
Liquor License Specialists
2222 Damon Street
Los Angeles, CA 90021
(310) 500-6282 phone
(310) 943-3322 fax

Property Owner:
Murray Pepper
9744 Wilshire Blvd #440
Beverly Hills, CA 90212
(310) 247-8354 phone

PROJECT



STORE NO. 1296

132 N. Glendale Ave.
Glendale, CA 91206

Case No:

Date	DESCRIPTION
01/30/02	PERMIT SET

Site Plan

Draw Mod/Date:	_____
Draw Created:	11/28/01
Scale:	1/8" = 1'-0"
Project No.:	610-08-03
Drawn By:	JMW
Check By:	MSD, 08/10/02



LEGEND

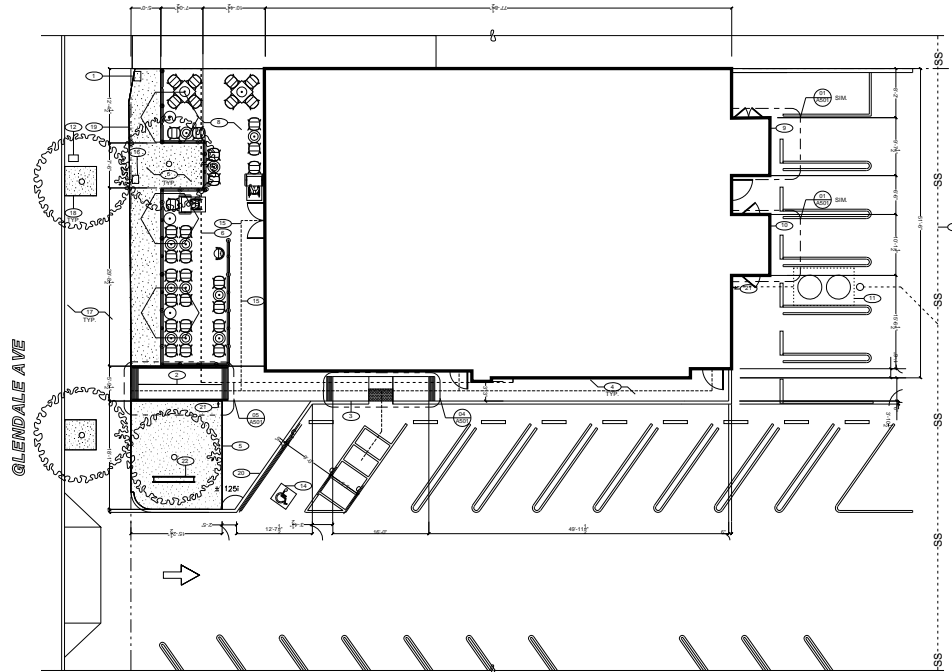
(E) ACCESSIBLE PARKING SPACE
----- ACCESSIBLE PATH OF TRAVEL
- - - - LEASE LINE

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KEY NOTES

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- LINE OF ROOF ABOVE.
- ROOF DRAIN - DAYLIGHT THROUGH CURB.
- (N) BRUSHED CONCRETE SLAB ON GRADE. SEE SHEET A110 FOR DIM.
- (N) TRASH ENCLOSURE. REFER TO A001.
- (N) GREASE BIN ENCLOSURE. REFER TO A001/SM.
- G.C. TO INSTALL (N) GREASE INTERCEPTOR. SEE PLUMBING DRAWINGS FOR MORE INFO.
- (E) WATER METER.
- (E) MAIN SEWER LINE.
- (E) ACCESSIBLE PARKING.
- ACCESSIBLE PATH OF TRAVEL.
- (E) PUBLIC TELEPHONE.
- (E) SIDEWALK.
- (E) PLANTER.
- LINE OF (E) PLANTER TO REMAIN.
- (N) CONCRETE PAVING. AUGER IN (E) STRIPING.
- (N) HOSE BIB. SEE PLUMBING DRAWINGS FOR MORE INFO.
- MONUMENT SIGN - ALL SIGNAGE TO BE UNDER SEPARATE PERMIT.



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Property Owner:
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PROJECT



STORE NO. 1296

132 N. Glendale Ave.
Glendale, CA 91206

Case No:

Date	DESCRIPTION
01/30/20	PERMIT SET

Site Plan

Draw Mod/Iss:	
Drawn/Issued:	1/18/20
Scale:	1/8" = 1'-0"
Project No.:	610-08-53
Drawn By:	JMW
Check By:	MSJ, MSJ-1296

A050



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

Project

Address: 132 N GLENDALE AVE

Project

Case No.: PAUP-001932-2023

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.

X This office **HAS** the following comments/conditions. (See attached Dept. Master List)

September 17, 2023

Miroslav Lhotsky, S.E. CBO
Deputy Building Official Dept. CDD/ **B&S**

Email: mlhotsky@Glendaleca.gov
Tel.: 818-937-8128

Conditions

If there is no construction, alternation, additions, or repair being done to this property and this building, **Building and Safety has no comments.**

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

Project
Address: 132 N GLENDALE AVE

Project
Case No.: PAUP-001932-2023

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:

X This office DOES NOT have any comment.

This office HAS the following comments/conditions. (See attached Dept. Master List)

Date: 08/31/2023

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.

Diaz, Columba

From: Villaluna, Ruel
Sent: Tuesday, August 22, 2023 9:43 AM
To: Diaz, Columba
Subject: RE: RFC: PAUP-001932-2023

Hi Columba,

PW Land Development Section have no comments.

From: Diaz, Columba <CoDiaz@Glendaleca.gov>
Sent: Monday, August 21, 2023 6:56 PM
To: Lhotsky, Miroslav <mlhotsky@Glendaleca.gov>; Hairapetian, Sarkis <shairapetian@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; Avazian, Armen <AAvazian@Glendaleca.gov>; Oganessian, Sarkis <soganesyan@Glendaleca.gov>; Villaluna, Ruel <RVillaluna@Glendaleca.gov>; Hardgrove, Daniel <DHardgrove@Glendaleca.gov>; Riley, Sean <SRiley@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>; Patricia.Halpin@abc.ca.gov
Subject: RFC: PAUP-001932-2023

Dear All,

Your comments are respectfully requested for the following project:

- **Address:** 132 N Glendale Ave. (PCUP- 001932-2023) (APN 5674-006-036)
- **Project Description:** Chipotle Mexican Grill (Chipotle Mexican Grill, LLC, d/b/a Chipotle Mexican Grill, (“the Applicant” and/or “Chipotle”) is seeking the following discretionary approval: Pursuant to Glendale Municipal Code Section 30.49, the Applicant requests an Administrative Use Permit for the continued on-site sale, service, and consumption of beer and wine at an existing 105-seat (71 indoor, 34 outdoor), 3,405 sq. ft. fast food restaurant (2878 sq. ft. inside, 527 sq.ft. outside), with hours of operation from 9 a.m. to 11 p.m. daily, located in the C2 zone.
- **Due Date:** **Friday, September 8, 2023**
- **Exhibits:** Attached herein.



Thank you.

Columba Diaz • Planner • City of Glendale

633 East Broadway, Room 103 • Glendale, CA • 818-937-8188

CoDiaz@glendaleca.gov | www.glendaleca.gov | [Follow us!](#)

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

Project

Address: 132 N GLENDALE AVE

Project

Case No.: PAUP-001932-2023

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 22, 2023

Print Name: Sean Riley

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

a. ADDITIONAL COMMENTS:

1. Chipotle Mexican Grill (Chipotle Mexican Grill, LLC, d/b/a Chipotle Mexican Grill, (“the Applicant” and/or “Chipotle”) is seeking the following discretionary approval: Pursuant to Glendale Municipal Code Section 30.49, the Applicant requests an Administrative Use Permit for the continued on-site sale, service, and consumption of beer and wine at an existing 105-seat (71 indoor, 34 outdoor), 3,405 sq. ft. fast food restaurant (2878 sq. ft. inside, 527 sq.ft. outside), with hours of operation from 9 a.m. to 11 p.m. daily, located in the C2 zone.

Chipotle is located in census tract 3020.03 which allows for 3 On-Sale establishments. There are currently 2 On-Sale licenses in this tract. Chipotle is one of the existing 2. Based on arrests and Part 1 crime statistics for census tract 3020.03 in 2021, there were 62 crimes, 63% below the city wide average of 167.

Within the last calendar year, there were 4 calls for police service at the location:

08/11/22 – 415 Female (No DR)
12/05/22 – 415 (No DR)
03/20/23 – Susp Person (No DR)
06/03/23 – 459 Report (DR #23-6882)

I ran the applicant’s name in house with no results.

Per the ABC website, Chipotle has an “active” Type 41 liquor license (On-Sale Beer and Wine – Eating Place), license #475040.

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.

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates)

CITY CLERK – KAREN CORTES

COMMUNITY DEVELOPMENT:

Building and Safety – MIROSLAV LHOTSKY

Neighborhood Services – JESSICA SADA

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – MARK BERRY

Housing – PETER ZOVAK, MIKE FORTNEY and AARON BROWNE

Urban Design & Mobility – FRED ZOHREVAND (For VMT Analysis)

COMMUNITY SERVICES AND PARKS – TEREZA ALEKSANIAN and AMIRAH LIMAYO

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – JOVAN DIAZ and DAVE STIMSON

GLENDALE WATER AND POWER:

Water – SEDA BOGHOSIAN, FAUSTINO GARCIA and KEVIN RUNZER

Electric – CATHERINE BABAKHANLOU and SEDA BOGHOSIAN and FAUSTINO GARCIA (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. SEAN RILEY and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – ARMEN AVAZIAN, SARKIS OGANESYAN, and RUEL VILLALUNA

Traffic – PASTOR CASANOVA and SAED ROUDSARI

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – LOREN KLICK, CARLOS LINARES, and ORLANDO URQUIDEZ

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

THCP Officer (Tribal Historic and Cultural Preservation Department, Fernandeno Tataviam Band of Mission Indians)

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\..\..\Environmental\Tribal Consultation Sample Letters](#))