



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 4, 2024

Michael Cho
1900 Man Steet, Suite 700
Irvine, CA 92614

RE: 400 N BRAND BOULEVARD, SUITE 120
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-002159-2023
("Salt & Olive")

The Director of Community Development will render a final decision on or after **June 19 2024**, for the following project:

Project proposal: for an Administrative Use Permit (AUP) to allow the continued use of on-site sales, service and consumption of a full line of alcoholic beverages (Alcohol Beverage Control license Type 47) at a 3,633 square-foot (SF) full-service restaurant ("Salt & Olive") located at **400 N. Brand Boulevard, Suite 120** in the "DSP/GAT" – (Downtown Specific Plan/Gateway District) zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS

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, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.

5. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
6. 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.
7. 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.
8. 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 Alcohol Beverage Control license. Consumption of alcoholic beverages will only be on those same licensed areas.
9. That the sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 9:00 AM to 9:00 PM each day of the week.
10. That no patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverages that were purchased from outside of the establishment, unless the facility has an established corkage policy allowing and regulating such.
11. That 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.
12. 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.
13. That there shall be no video machine(s) maintained on the premises.
14. That live entertainment is permitted with the exception that no karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male or female entertainment is provided. A Live Entertainment permit must be obtained in accordance with G.M.C 5.60.
15. That 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.

16. 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.
17. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
18. That the restaurant adhere to the City's Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).
19. That a Business Registration Certificate be applied for and issued for a full-service restaurant with the on-site sales, service and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
20. That authorization granted herein shall be valid for a period of ten (10) years until **JUNE 19 2034.**

Related Concurrent Permit Application(s): None on file.

Environmental Recommendation:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301 because the discretionary permit request is to allow for off-sale of alcoholic beverages at an existing pharmacy and drugstore and there is no added floor area proposed.

General Plan/Specific Plan:

Downtown Specific Plan/Transitional District (DSP/GAT)

Zone:

Downtown Specific Plan/Transitional District (DSP/GAT)

Description of existing property and uses:

The subject site is a *** square foot suite in an existing 174,561 square-foot mixed use building. The site contains 2 levels of subterranean parking for the residential uses and 51 surface parking spaces (exclusively dedicated to CVS) including a drive through access from Wilson Avenue and Broadway via an alley.

Neighboring zones and uses:

	Zoning	Existing Uses
North	DSP/GAT	Commercial – Retail and office uses
South	DSP/TD and DSP/GAT	Commercial – Retail and office uses
East	DSP/TD	Commercial – Retail and office uses
West	DSP/GAT	Commercial – Retail and office uses
Project Site	DSP/GAT	Commercial – Retail and office uses

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various City divisions/departments for the retailer to sell off-site alcoholic beverages. Conditions were received from the Police Department to ensure that any potential negative impacts will be appropriately mitigated.

PROJECT ANALYSIS

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the continued on-site sales of alcoholic beverages (Type 47) at an existing full-service restaurant (Salt & Olive). An Administrative Use Permit was approved in 2014 which allowed the on-site sales of beer and wine (ABC Type 21) at this location. The CUP approval in 2014 included 25 conditions. One of the conditions required the applicant to renew the CUP after 10 years. The applicant is proposing to expand the AUP to include sale of alcoholic beverages (ABC type 47).

The subject site is located in the Downtown Specific Plan/Gateway District. Restaurants offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The off-site sales of alcoholic beverages within an existing pharmacy and drugstore at this location is appropriate in an area of the city zoned for various commercial uses and approval of the AUP will continue to provide the option for alcohol purchases.

The continued off-site sales of alcoholic beverages at a full-service restaurant will be consistent with the objectives of the Downtown Specific Plan. This particular block is designated as Gateway District where restaurant services as well as mixed uses are encouraged. The project site is already developed with a mixed-use building and the applicant's request is to allow the continued on-site sales at an existing full service restaurant. The project site is surrounded by other complementary businesses, including retail and service type uses.

The Downtown Specific Plan regulates the zoning and land uses of this site. All other elements of the General Plan, including Open Space, Recreation, Housing, Circulation 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 this use. The proposal to continue the on-site sales of alcoholic beverages as an ancillary use will not impact the existing parking or other on-site conditions. The applicant's request to allow the continued use of on-site sales of alcoholic beverages at a full-service restaurant is not anticipated to create any negative traffic-related impacts on Brand Boulevard or Lexington Avenue over and above the existing conditions.

The on-site sales of alcoholic beverages at an existing restaurant will not be detrimental to the safety and public welfare of the neighborhood in general. According to the Glendale Police Department, Salt and Olive restaurant is located in census tract 3019.01, where

the suggested limit for on-sale alcohol establishments is five. There is currently one on-sale establishment in this tract, including the previous restaurant at the subject address. Based on Part 1 crime statistics in this census tract, in 2023, there were 119 crimes, 62% below the city-wide average of 317. Within the last year, there were no calls for police service at the project site location. The Police Department and the Neighborhood Services Division did not have major concerns related to the Administrative Use Permit. The continued sales, service and on-site consumption of alcoholic beverages is intended to enhance the dining experience at the existing restaurant. The Police Department's suggested conditions are included in this approval to mitigate and ensure that there are no negative impacts to the public health, safety, general welfare, or the environment.

The applicant's request to allow the continued on-site sales, service, and consumption of all types of alcoholic beverages at an existing full-service restaurant will not result in inadequate public or private facilities. Further, the existing restaurant will not require any new city services, nor will it require any changes to the landscaping, parking or traffic circulation. The proposal does not involve the expansion of the existing space, and therefore no additional parking is required. The applicant's request for the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant will not increase the need for public or private facilities. The full-service restaurant, "Salt and Olive", has been operating at this location and serving beer and wine with meals since 2014 (as 'Panini Grill'). The surrounding neighborhood is also developed with adequate public and private services and infrastructure. The Circulation Element identifies Brand Boulevard as a Major Arterial. These streets are fully developed and can adequately handle the existing traffic circulation around the site.

Overall, the applicant's request to allow the continued on-site sales of alcoholic beverages at an existing full-service restaurant, is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

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

The proposed use will be consistent with the elements and objectives of the General Plan. The General Plan Land Use Element designation for the subject property is Community Services. The site is located at the south-west corner of East Lexington Drive and North Brand Boulevard, in the Downtown Specific Plan – Gateway District. The DSP/GAT is intended to continue the promotion and location of corporate headquarters, new hotels, mixed-use and residential buildings, and complementary/accessory service and retail businesses at the street level, as well as the introduction of appropriate nighttime entertainment uses. A full-service restaurant in this location is a desired use at the street level. Alcoholic beverage

sales are an administratively permitted use within the Gateway District zone, and therefore consistent with the land use designations. Currently, the existing restaurant is operating with Administrative Use Permit Case No. PAUP-1410717 for the on-site sales, service and consumption of beer and wine. The applicant's request is for an Administrative Use Permit to expand the ancillary use to include all types of alcoholic beverages (beer, wine, and distilled spirits) for on-site sales, service, and consumption at the existing full-service restaurant, Salt and Olive.

The continued on-site sales, service and consumption of all-types of alcoholic beverages at the restaurant will be consistent with the elements and objectives of the General Plan. The Downtown Specific Plan (DSP) identifies Brand Boulevard as a Signature street and as a Pedestrian Priority/Transit Priority Street. It is Glendale's "Main Street." Lexington Avenue is also identified as a Pedestrian Priority Street. Primary Pedestrian streets give first priority to creating excellent conditions for pedestrians and are usually important on primary retail and transit corridors characterized with wide sidewalks and fine streetscapes. The subject site and its use as a full-service restaurant are appropriate for this location. The Circulation Element identifies Brand Boulevard as a Major Arterial. Brand Boulevard can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercial and residential uses and the applicant's request to allow the on-site sale, service, and consumption of alcohol is not anticipated to create any negative traffic related impacts on these streets and the surrounding uses over and above the existing conditions.

The Land Use Element is most directly related to the approval of this use. All 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. The project site is fully developed and has not been slated for open space or recreation, or for new housing. The proposal to add alcoholic beverage sales for on-site consumption will be ancillary to the existing primary use, a full-service restaurant, and as such, is not anticipated to increase the existing noise levels above and beyond the current conditions. This application does not include any new floor area or modifications to the existing building; therefore, there will be no increase in required parking for the use. Adequate utilities, landscaping, and traffic circulation measures are already provided

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 on-site sales, service, and consumption of all types of alcoholic beverages at the existing full-service restaurant, "Salt and Olive." The proposed use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. According to the Glendale Police Department, Salt and Olive restaurant is located in census tract 3019.01, where the

suggested limit for on-sale alcohol establishments is five. There is currently one on-sale establishment in this tract, including the previous restaurant at the subject address. Based on Part 1 crime statistics in this census tract, in 2023, there were 119 crimes, 62% below the city-wide average of 317. Within the last year, there were no calls for police service at the project site location. The Police Department and the Neighborhood Services Division did not have major concerns related to the Administrative Use Permit. The continued sales, service and on-site consumption of alcoholic beverages is intended to enhance the dining experience at the existing restaurant. The Police Department's suggested conditions are included in this approval to mitigate and ensure that there are no negative impacts to the public health, safety, general welfare, or the environment.

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

The on-site sales, service, and consumption of all types of alcoholic beverages at the existing full-service restaurant, "Salt and Olive." The proposed use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. According to the Glendale Police Department, Salt and Olive restaurant is located in census tract 3019.01, where the suggested limit for on-sale alcohol establishments is five. There is currently one on-sale establishment in this tract, including the previous restaurant at the subject address. Based on Part 1 crime statistics in this census tract, in 2023, there were 119 crimes, 62% below the city-wide average of 317. Within the last year, there were no calls for police service at the project site location. The Police Department and the Neighborhood Services Division did not have major concerns related to the Administrative Use Permit. The continued sales, service and on-site consumption of alcoholic beverages is intended to enhance the dining experience at the existing restaurant. The Police Department's suggested conditions are included in this approval to mitigate and ensure that there are no negative impacts to the public health, safety, general welfare, or the environment.

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 to allow the continued on-site sales, service, and consumption of all types of alcoholic beverages at an existing full-service restaurant will not result in inadequate public or private facilities. Further, the existing restaurant will not require any new city services, nor will it require any changes to the landscaping, parking or traffic circulation. The proposal does not involve the expansion of the existing space, and therefore no additional parking is required. The applicant's request for the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant will not increase the need for public or private facilities. The full-service restaurant, "Salt

and Olive”, has been operating at this location and serving beer and wine with meals since 2014 (as ‘Panini Grill’). The surrounding neighborhood is also developed with adequate public and private services and infrastructure. The Circulation Element identifies Brand Boulevard as a Major Arterial. These streets are fully developed and can adequately handle the existing traffic circulation around the site. circulation around the site.

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:

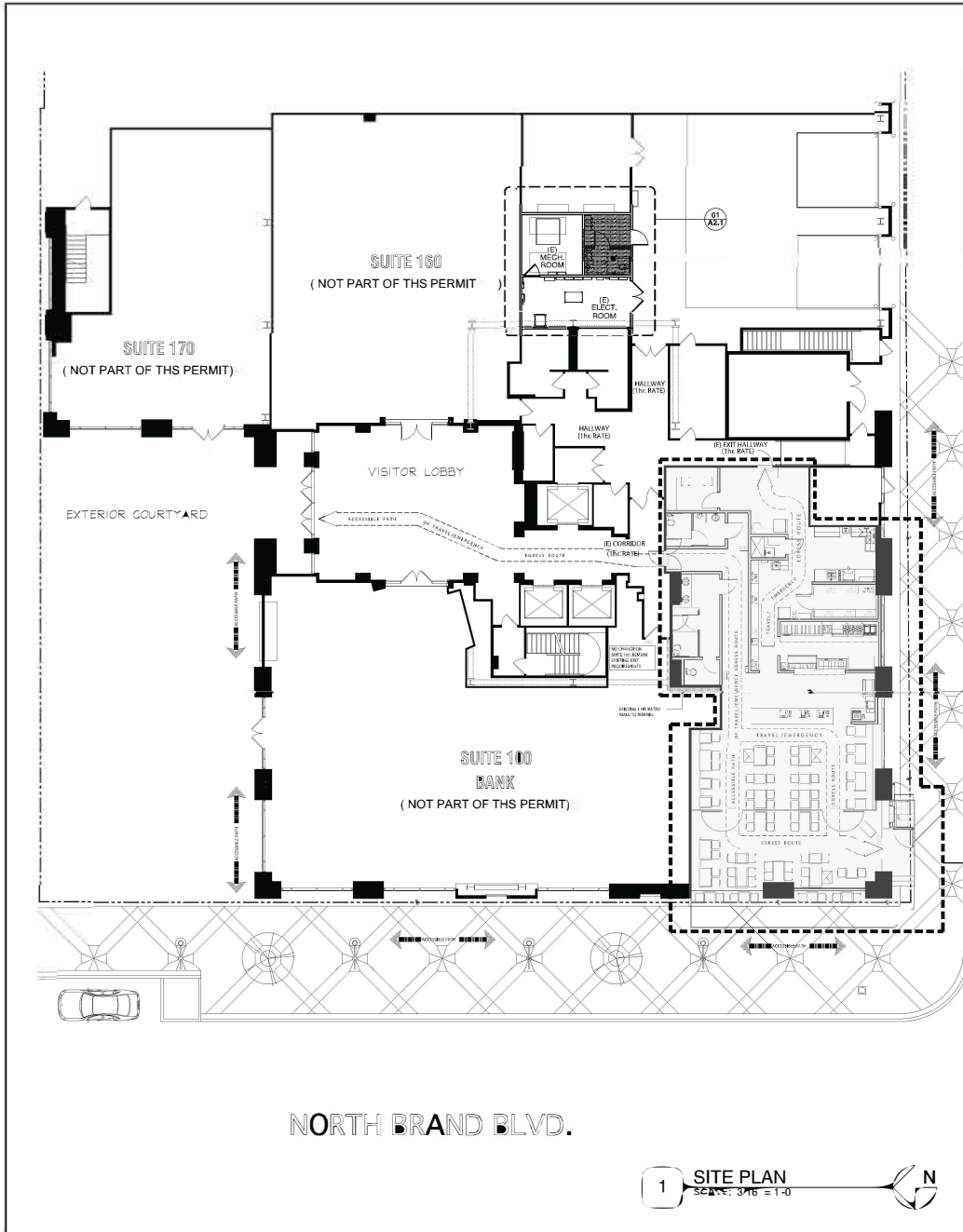
1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a Census Tract with more than the recommended maximum concentration of off-site uses, both as 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 is 32 percent above the citywide average of 317 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 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 existing retail operation with the sale of alcoholic beverages for off-site sale 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, Chloe Cuffel, at 818-937-8162 or CCuffel@glendaleca.gov

ATTACHMENT:

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



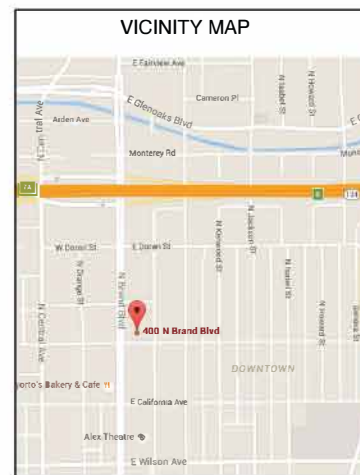
NORTH BRAND BLVD.

1 SITE PLAN
SCALE: 3/16" = 1'-0"

EAST LEXINGTON DR.

EAST LEXINGTON DR.

SALT & OLIVE
400 N. GRAND BLVD.
GLENDALE, CA 92103



VICINITY MAP

PROJECT DATA

PROJECT DESCRIPTION:	AMP. PORTTYPE AT A BCL LICENSE
ADDRESS:	400 N. GRAND BLVD. GLENDALE, CA 92103
BUILDING TYPE:	1
FIRE SPRINKLER:	1
NO. OF STORIES:	1
EXIST. USE:	MECH. STORAGE
PROPOSED USE:	RESTROOM
SQUARE FOOTAGE:	100 SQ. FT.

CODES

APPLICABLE CODES - THIS PROJECT SHALL COMPLY WITH:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA ENERGY CODE, TITLE 24
- 2013 CALIFORNIA GREEN BUILDING CODE

INDEX

ALL	COVER SHEET, SITE PLAN, PATH OF TRAVEL
ALL	GENERAL NOTES, FINISH NOTES, PARTITION NOTES, RCP NOTES, ACCESSIBILITY NOTES
A1.1	DEMITION PLAN, FLOORPLAN, REF. CEIL. PLAN
A3.1	DETAILS
M1.8	MECHANICAL LEGEND AND SCHEDULE AND NOTES
M2.8	MECHANICAL PLANS
E-1	ELECTRICAL NOTES
E-2	ELECTRICAL PLANS
E-3	ELECTRICAL SCHEDULE AND DIAGRAMS
P-4	TITLE SHEET
P1.8	PLUMBING NOTES
P2.8	PLUMBING PLANS

nm ARCHITECTS
architecture | planning | design
3621 W. MacArthur Blvd. Ste. 117
Santa Ana, CA 92704
714.554.0106 T.
www.nm-arch.com



PROJECT



SALT & OLIVE
400 N. GRAND BLVD.
GLENDALE, CA 92103

NO. | DATE | DESCRIPTION

NO.	DATE	DESCRIPTION

The document contains information proprietary to nmARCHITECTS Inc. and is intended in confidence for the stated purpose or purposes. It is not to be reproduced or disclosed to others without the prior written consent of nmARCHITECTS Inc.

Date Modified: 3/13/16
Scale: 3/16" = 1'-0"
Project No.: 005-00
Drawn By: JH

SITE & FLOOR PLANS

A0.1

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

DATE: 02/28/2024 DUE DATE: 03/06/2024

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

FROM: Chloe Cuffel, Planner **Tel. #** (818) 937-8162

PROJECT ADDRESS: 400 N Brand Boulevard, Suite 120

Applicant: Michael Cho

Property Owner: Reza Jozi

PROJECT DESCRIPTION:

Applicant requests approval to upgrade the existing ABC license from Type 41 On-Sale Beer & Wine Eating Place to a Type 47 On-Sale General Eating Place for an existing restaurant. Prior AUP approval PAUP 1410717.

PLEASE CHECK:

<p>_____ A. CITY ATTORNEY</p> <p>_____ B. COMMUNITY DEVELOPMENT:</p> <p><u> X </u></p> <p><u> X </u> • (1) Building & Safety</p> <p>_____ • (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><u> X </u> 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.: PAUP-002159-2023

ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

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

Project
Address: 400 N Brand Boulevard

Project
Case No.: PAUP-002159-2023

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: February 28, 2024

Print Name: Alex Krikorian

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

a. ADDITIONAL COMMENTS:

- 1. Applicant Michael Cho is in the process of obtaining an Administrative Use Permit requesting approval to upgrade the existing ABC license from Type 41 (On-Sale Beer and Wine Eating Place) to a Type 47 (On-Sale General Eating Place) for an existing restaurant located at 400 N. Brand Boulevard Suite 120 DBA Salt & Olive.

Salt & Olive is located in census tract 3019.01 which allows for 5 On-Sale establishments. There is currently one On-Sale license in this tract at the location in the name of Panini Kabob Grill, license #545296. Based on arrests and Part 1 crime statistics for census tract 3019.01 in 2023, there were 119 crimes, 62% below the city-wide average of 317.

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

Per the ABC website, Salt & Olive has a “pending” Type 47 liquor license (On-Sale General Eating Place), license #639811.

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).

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

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

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

POINT PERSON – DEPARTMENTS/DIVISION

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

CITY CLERK – KAREN CORTES

COMMUNITY DEVELOPMENT:

Building and Safety – COLIN LEUNG and ARA SARGSYAN

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, SITA PARTAMIAN and DAVE STIMSON

GLENDALE WATER AND POWER:

Water – SEDA BOGHOSIAN, EDEN HAKOUPIANI and KEVIN RUNZER

Electric – CATHERINE BABAKHANLOU and SEDA BOGHOSIAN and EDEN HAKOUPIANI (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. ALEX KRİKORIAN and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

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

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 Only) –

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](#))

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

Project
Address: 400 N Brand Boulevard

Project
Case No.: PAUP-002159-2023

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: 02/20/2024

Print Name: Ara Sargsyan

Title: Building Official Dept. CDD/BSD

Tel.:(818) 937-8104

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.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

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

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

POINT PERSON – DEPARTMENTS/DIVISION

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

CITY CLERK – KAREN CORTES

COMMUNITY DEVELOPMENT:

Building and Safety – COLIN LEUNG and ARA SARGSYAN

Neighborhood Services – JESSICA SADA

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

Economic Development – MARK BERRY

Housing – PETER ZOVAK, MIKE FORTNEY and AARON BROWNELL

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, SITA PARTAMIAN and DAVE STIMSON

GLENDALE WATER AND POWER:

Water – SEDA BOGHOSIAN, EDEN HAKOUPIANI and KEVIN RUNZER

Electric – CATHERINE BABAKHANLOU and SEDA BOGHOSIAN and EDEN HAKOUPIANI (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. ALEX KRİKORIAN and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

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

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 Only) –

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](#))

From: [Sada, Jessica](#)
To: [Cuffel, Chloe](#)
Subject: RE: RFC_400 N Brand Blvd (PAUP-002159-2023) "Salt & Olive"
Date: Thursday, February 22, 2024 12:46:42 PM
Attachments: [image002.png](#)
[image003.png](#)
[RFC_400 N Brand NS.docx](#)

Hello Chloe,

No comments from NS.

Thank you,

Jessica Sada | Administrative Associate | City of Glendale | Neighborhood Services
633 E. Broadway Ste. 101 | Glendale, CA 91206 | 818-937-8167 | jsada@glendaleca.gov | www.glendaleca.gov

From: Cuffel, Chloe <CCuffel@glendaleca.gov>
Sent: Wednesday, February 14, 2024 11:43 AM
To: Leung, Colin <CLEung@glendaleca.gov>; Sargsyan, Ara <ASargsyan@glendaleca.gov>; Sada, Jessica <jsada@glendaleca.gov>; Krikorian, Alex <AKrikorian@glendaleca.gov>; Avila, Zazil <ZFernandez@glendaleca.GOV>
Subject: RFC_400 N Brand Blvd (PAUP-002159-2023) "Salt & Olive"

Hi, please see the attached Request for Comments regarding an upgraded Alcohol license request for Salt & Olive, located at 400 N. Brand.

Please provide comments by March 6th for my report.

Project folder with documents is [here](#). Please let me know if you require any additional information.

Thank you!

Chloe Cuffel ● Planner ● City of Glendale ● Community Development Department
633 E. Broadway, Room 103 ● Glendale, CA 91206 ● (818) 937-8162 ● ccuffel@glendaleca.gov