



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

August 18, 2024

Applicant:

Lucia Kaveladze
3730 North Verdugo Road
Glendale, CA 91020

RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001916-2023
3730 North Verdugo Road (Divina Cucina).

The Director of Community Development will render a final decision on or after August 28, 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 (Divina Cucina) located in the C3 (Commercial Service) 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 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.
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 premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
19. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
20. 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.
21. 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.
22. 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.
23. That delivery vehicles making deliveries to the subject business shall not be parked or stopped illegally in the public rights-of-way.
24. 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.
25. That the existing off-street parking facilities, including the 11 spaces identified in the Parking Reduction Permit Case No. PPR 2005-007 and in accordance with modifications for the handicapped space per BCOMM-005351-2023, be maintained in conjunction with the use. Such parking areas, including the landscaping area adjacent to North Verdugo Road, shall be maintained in good condition.

PROJECT BACKGROUND

Previous Permits for the Site:

On February 8, 1996, the Zoning Hearing Officer granted Conditional Use Permit Case No. 9471-CU with conditions to allow a proposed full-service restaurant to sell beer and wine for on-site consumption. This approval expired on February 28, 2001.

On January 7, 2002, the Zoning Hearing Officer granted Conditional Use Permit Case No. 10296-CU with conditions to allow the continued service of beer and wine for on-site consumption at an existing full-service restaurant.

On October 5, 2005, the Zoning Administrator granted Parking Reduction Permit Case No. PPR 2005-007 with conditions, to allow the expansion of an existing full-service restaurant without providing the minimum amount of required parking spaces (6 additional spaces).

On September 30, 2005, the Zoning Administrator granted Conditional Use Permit Case No. PCUP 2005-027 with conditions to allow the expansion of an existing full-service restaurant with continued sales, services, and on-site consumption of alcoholic beverages. This approval expired on September 30, 2012.

On December 12, 2012, the Planning Hearing Officer granted Conditional Use Permit Case No. PCUP1231065 with conditions to allow the continued on-site sales, service and on-site consumption of alcoholic beverages at an existing full-service restaurant with covered outdoor dining. This approval expired on January 5, 2023.

On October 23, 2023, Business Registration Certificate No. <<Insert BRC Number>> was issued for a full-service restaurant, and will expire November 17, 2024.

Related Concurrent Permit Application(s):

BCOMM-005351-2023, to relocate the accessible parking space to be in compliance with ADA requirements.

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 – Community Services

Zone:

C3 I (Commercial Service Height District I) Zone.

Description of Existing Property and Uses:

The 12,000 square-foot site has been developed with a 2,323 square-foot single-story building for the full-service restaurant Divina Cucina, with 15 on-site parking spaces as approved with conditions by the Parking Reduction Permit Case No. PPR 2005-007 and 11 off-site parking spaces located south of the restaurant at 3600 North Verdugo Road per lease agreement dated April 10, 2024. Divina Cucina Restaurant has been a full-service restaurant serving food with beer and wine since February 1996, and adding distilled spirits to the menu as of September 30, 2005.

Neighboring Zones and Uses:

| Direction | Zone | Existing Land Use |
|-----------|-------------------------|---|
| North | C3 – Commercial Service | Retail use |
| South | C3 – Commercial Service | Retail and Personal Service uses. 11 off-site parking spaces located south of the restaurant at 3600 North Verdugo Road per lease agreement dated April 10, 2024. |

| | | |
|--------------|-----------------------------|---|
| East | IND – Industrial | A parking lot and Vehicle Sales and Body Shop uses. |
| West | CR – Commercial Retail Zone | Full-service Restaurant and Retail uses |
| Project Site | C3 – Commercial Service | Full-service Restaurant use |

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 C3 (Commercial Service) Zone with a General Plan Land Use Element designation of Community Services Commercial, falls within the Indian Springs 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 Divina Cucina 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 other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted due to the applicant's request. North Verdugo Road, 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, as commercially zoned properties surround the site and no expansions are proposed. There are 15 parking spaces provided for the full-service restaurant on-site and 11 parking spaces leased off-site. The parking is provided in accordance with the Parking Reduction Permit Case No. PPR 2005-007, approved September 7, 2005. Access to the parking is provided via the driveway entrance along North Verdugo Road to the west, and a 20-foot wide alley from the east.

Divina Cucina full-service restaurant with covered patio dining, has operated with on-site sales, service, and consumption of beer and wine since 1996 without reported issues. Per the ABC website, Divina Cucina has maintained an "active" Type 47 liquor license (On-Sale General 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 3008.00, which allows for 7 On-Sale establishments. There are currently 9 On-Sale licenses in this tract, with Divina Cucina being one of the existing 9 licenses. Based on arrests and Part 1 crime statistics for census tract 3008.00 in 2023, there were 163 crimes, 49% above the city-wide average of 317. Within the last year, there have been three calls for police service at the location related to one false alarm, and burglary unrelated to alcohol sales, for which the Police department took two reports. None of the calls were directly related to alcohol sales. Police department did not cite any concerns.

The surrounding area includes one public facility within 500 feet of the subject site: To the west, Church of Scientology Mission of The Foothills at 2254 Honolulu Ave. While this facility and use 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 no other identified sensitive land-uses (day care facilities, public parks, libraries, or hospitals) in the immediate vicinity within 500 feet. The proposed renewal will not impede their operation or conflict with such land uses. Adequate parking is available onsite 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 an existing full-service restaurant, Divina Cucina, 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, wine, and distilled spirits at an existing full-service restaurant (Divina Cucina) 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 C3 – Commercial Service Zone with a General Plan Land Use Element designation of Community Services Commercial within the North Glendale Community Plan identifying the neighborhood as Indian Springs.

The on-site sales, service and consumption of beer, wine, and distilled spirits at an existing full-service restaurant (Divina Cucina) 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 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 North Verdugo Road 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 full-service restaurant in conjunction with meals is not anticipated to create any negative traffic-related impacts on North Verdugo Road 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, Divina Cucina, features a covered patio dining area and has operated from this location since 1996 with the on-site sales, service and consumption of beer, wine, and distilled spirits 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 project site is located in Census Tract 3008.00, which allows for 7 On-Sale establishments. There are currently 9 On-Sale licenses in this tract, with Divina Cucina being one of the existing 9 licenses. Based on arrests and Part 1 crime statistics for Census Tract 3008.00, there were 163 crimes, 49% above the city-wide average of 317 in 2023. Within the last year, there have been three calls for police service at the location related to one false alarm, and burglary unrelated to alcohol sales, for which the Police department took two reports. None of the calls were directly related to alcohol sales. 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 and wine 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 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 full-service restaurant would have a negative impact on the surrounding area, and it did not propose any conditions of approval. There is one public facility within 500 feet of the subject site: To the west, Church of Scientology Mission of The Foothills at 2254 Honolulu Ave. While this facility and use 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 no other identified sensitive land-uses (day care facilities, public parks, libraries, or hospitals) in the immediate vicinity within 500 feet. No impacts are anticipated as the existing full-service restaurant, Divina Cucina, has operated at this location for 28 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, 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, Divina Cucina, has been operating at this location since 1996. 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 full-service restaurant is provided in accordance with the Parking Reduction Permit Case No. PPR 2005-007, approved October 5, 2005. Access to the parking is provided via the driveway entrance along North Verdugo Road to the west, and a 20-foot wide alley from the east. The Circulation Element identifies North Verdugo Road 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, 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.

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.

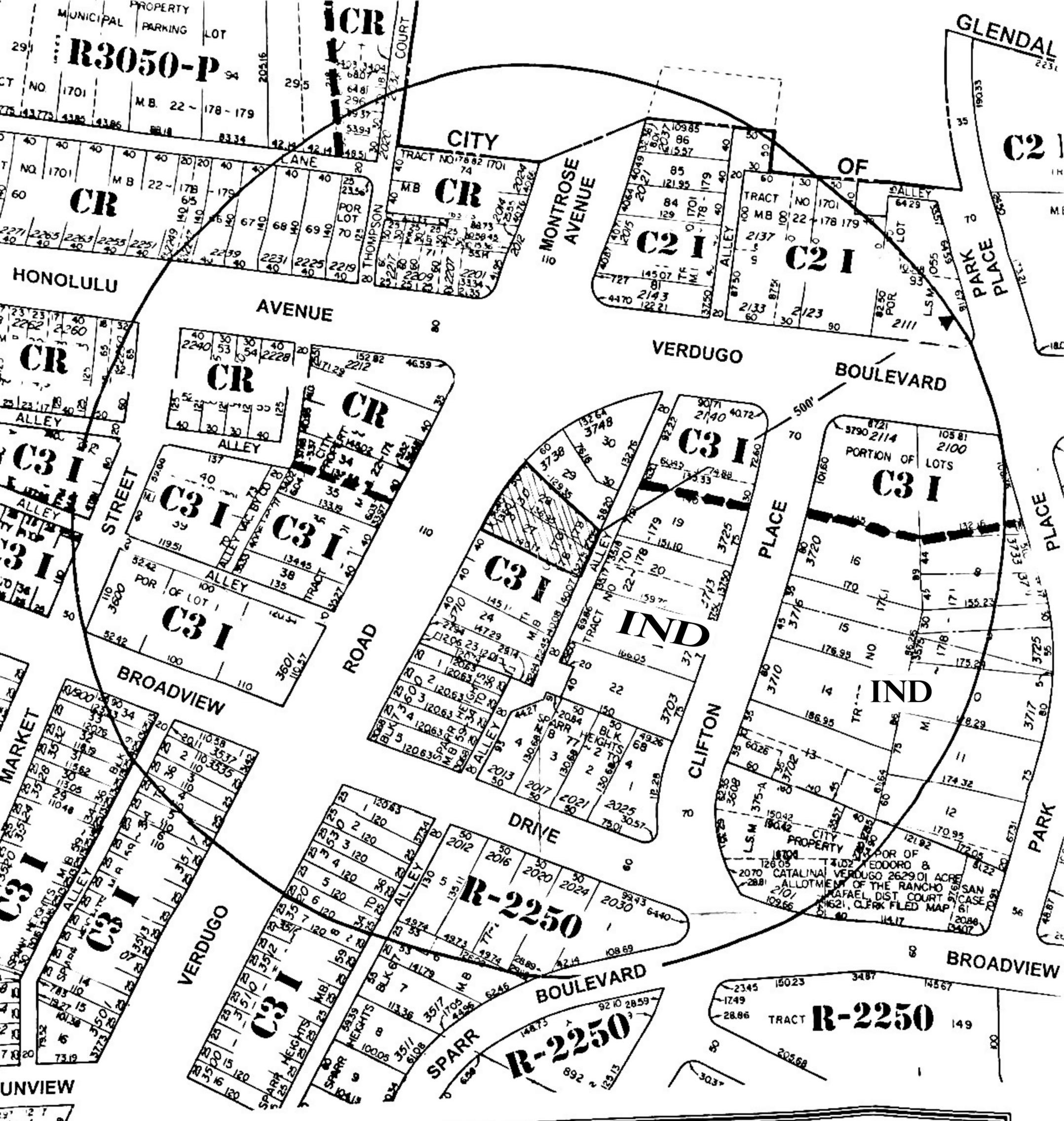
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.

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. Interdepartmental Comments



500' RADIUS

SITE: 3730 VERDUGO ROAD
MONTROSE CA 91020

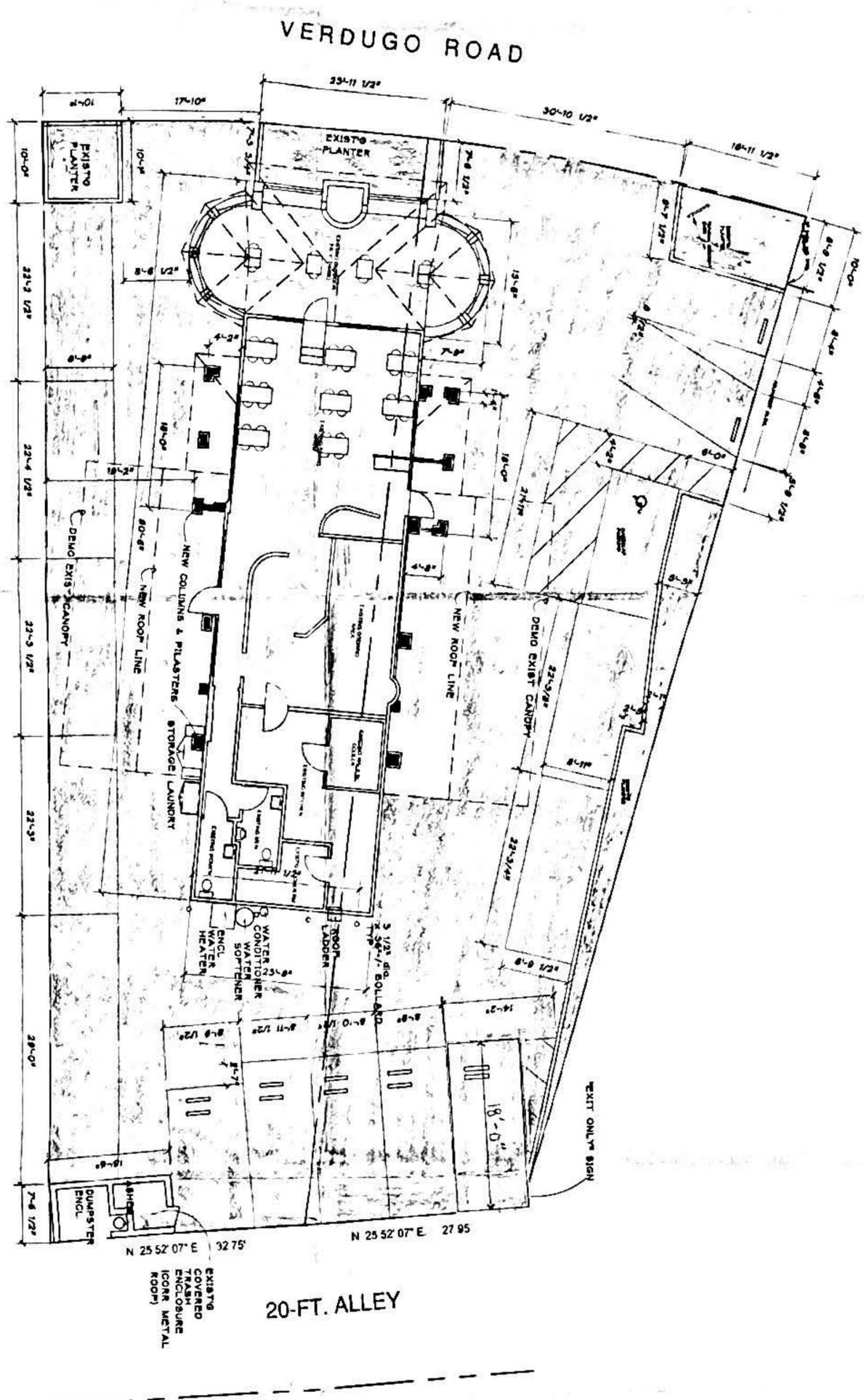
OWNER: HECTOR LAVANCHY
1455 CAMPBELL STREET
GLENDALE CA 91207

CASE NO.
SCALE: 1" = 100'



ZONING MAP

KHAN CONSULTING INC
1111 N BRAND BLVD STE 403
GLENDALE CA 91202
(818) 507-1605



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

SUMMARY:

| | | |
|---------------------------|------------------------------------|--|
| SITE | 13,000 S.F. | |
| EXISTING BUILDING AREA | 1,738 S.F. | |
| EXISTING PATIO AREA | 884 S.F. (CONVERTED TO FLOOR AREA) | |
| NEW BUILDING AREA | 2,513 S.F. | |
| EXISTING PARKING SPACES | 15 (ON SITE) | |
| LEASED PARKING SPACES | 11 (OFF SITE) | |
| TOTAL PARKING PROVIDED | 26 | |
| EXISTING LANDSCAPING | 400 S.F. | |
| EXISTING NUMBER OF TABLES | 12 | |
| EXISTING NUMBER OF CHAIRS | 40 | |

A SITE PLAN FOR

DIVINA CUCINA RISTORANTE

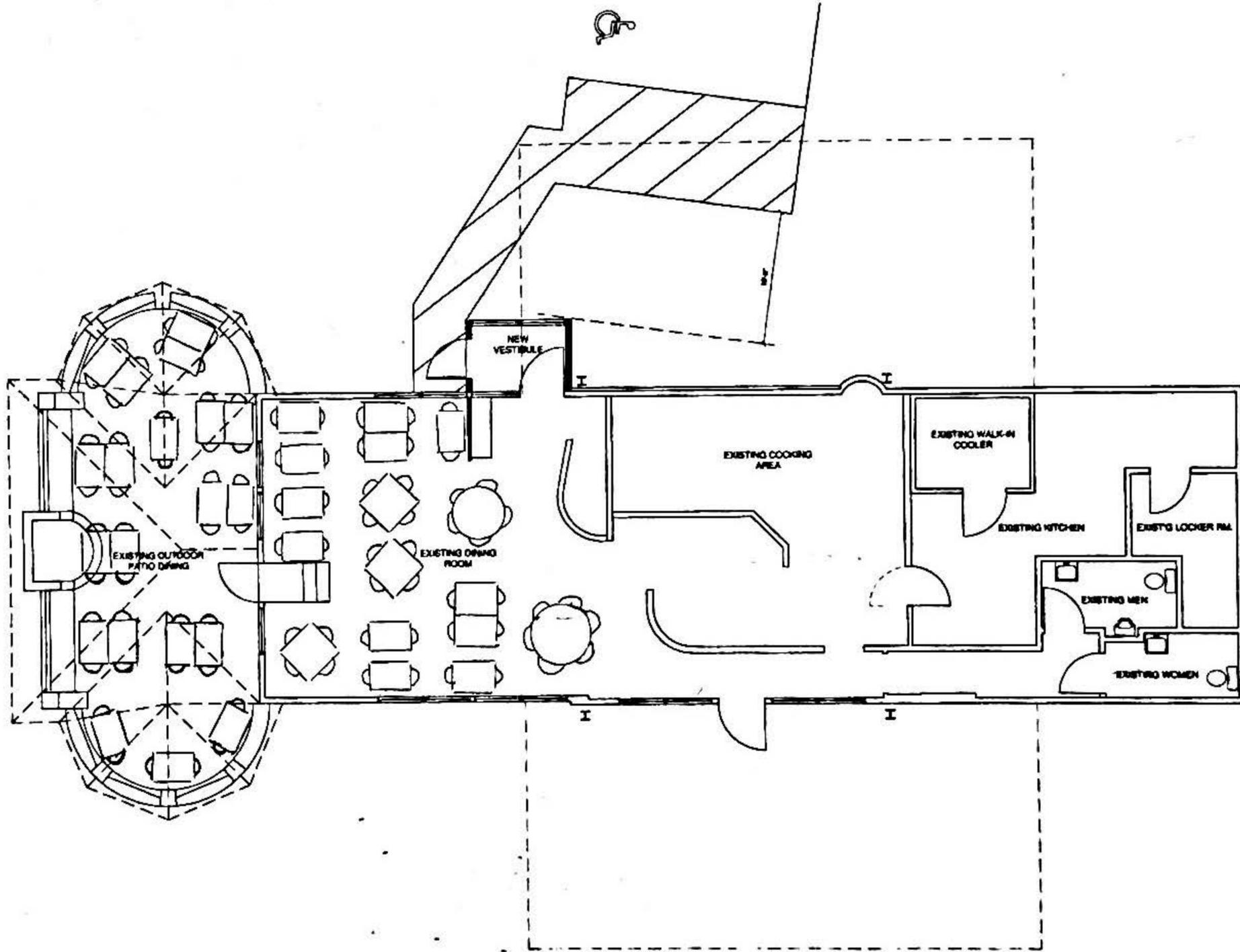
3703 N VERDUGO ROAD GLENDALE, CA



**Nakaishi Associates
Architects**

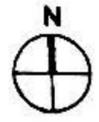
2910 West Broadway Los Angeles, California 90041 Telephone (323) 255-1008

| | |
|-------------|----------|
| Date | 04.05.05 |
| Revisions | |
| 4-12-05 REV | |
| 6-22-05 REV | |
| 6-29-05 REV | |
| Job No | 0551 |
| Sheet No | A-1a |



FLOOR PLAN

SCALE: 1/4" = 1'-0"



| | |
|----------|-----------|
| Date | 02-09-08 |
| Drawn by | +1208 REY |
| | |
| | |
| | |



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

DATE: 08-21-2023 DUE DATE: 09-08-2023
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

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

PROJECT ADDRESS: 3730 Verdugo Road
 Applicant: Lucia Kaveladze
 Property Owner: Lavanchy Trust

PROJECT DESCRIPTION:

The Applicant requests an Administrative Use Permit for the continued on-site sales, service and consumption of alcoholic beverages (Type 47) at an existing full-service restaurant, Divina Cucina in the C3 I (Commercial Service Height District I) Zone

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP-001916-2023
 ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
 Other: _____

INTER-DEPARTMENTAL COMMUNICATION

PROJECT CONDITIONS AND COMMENTS

Project

Address: 3730 Verdugo Road

Project

Case No.: PAUP-001916-2023

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)

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.

PROJECT CONDITIONS AND COMMENTS

Project
Address: 3730 Verdugo Road

Project
Case No.: PAUP-001916-2023

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: 8/31/23

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 9:44 AM
To: Diaz, Columba
Subject: RE: RFC: PAUP-001916-2023

Hi Columba,

PW Land Development Section have no comments.

From: Diaz, Columba <CoDiaz@Glendaleca.gov>
Sent: Monday, August 21, 2023 7:49 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-001916-2023

Dear All,

Your comments are respectfully requested for the following project:

- **Address:** 3730 Verdugo Road (PAUP-001916-2023) (APN 5613-001-033)
- **Project Description:** The Applicant requests an Administrative Use Permit for the continued on-site sales, service, and consumption of alcoholic beverages (Type 47) at an existing full-service restaurant, Divina Cucina in the C3 I (Commercial Service Height District I) 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!](#)

PROJECT CONDITIONS AND COMMENTS

Project
Address: 3730 Verdugo Road

Project
Case No.: PAUP-001916-2023

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 5, 2024

Print Name: Alex Krikorian

Title: Liuetenant **Dept.** Police **Tel.:** 818-937-8434

a. ADDITIONAL COMMENTS:

- 1. Applicant Lucia Kaveladze is in the process of obtaining an Administrative Use Permit to allow the continued on-site sales, service and consumption of alcoholic beverages (Type 47 liquor license) at an existing full-service restaurant located at 3730 N. Verdugo Road, DBA Divina Cucina, in the C3 I (Commercial Service Height District I) Zone.

Divina Cucina is located in census tract 3008.00 which allows for 7 On-Sale establishments. There are currently 9 On-Sale licenses in this tract. Divina Cucina is one of the existing 9. Based on arrests and Part 1 crime statistics for census tract 3008.00 in 2023, there were 163 crimes, 49% below the city wide average of 317.

Within the last calendar year there were (3) calls for police service at the location:

- 10/23/23 – 459 (DR #23-13495)
- 12/24/23 – False alarm (No DR)
- 07/29/24 – 459 (DR #24-9780)

Per the ABC website, Divina Cucina has an “active” Type 47 liquor license (On-Sale General Eating Place), license #641136.

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).
16. floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.
17. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
18. 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 – 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, 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

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](#))