



**October 14, 2024**

**Applicant:**

Sushi NAKATA San Corp  
Attn: Anu Nakata  
2291 Honolulu Avenue  
Montrose, CA 91020

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-003651-2024  
2291 HONOLULU AVENUE  
(Sushi Nakata)**

The Director of Community Development will render a final decision on or after November 07, 2024 for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to allow the on-site sales, service, and consumption of beer and wine (ABC License Type 41) at a new full-service restaurant (Sushi Nakata) located in the CR (Commercial Retail) Zone.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

**DRAFT CONDITIONS OF APPROVAL**

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals, and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
4. That no separate bar for the sales, service and consumption of beer and wine shall be permitted.

5. That no exterior signs advertising the sales and service of beer and wine shall be permitted.
6. That access to the premises shall be made available to all City of Glendale Planning, Neighborhood Service Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with laws and conditions of this approval.
7. That a current Business Registration Certificate shall be maintained for the business.
8. That at all times when the premises are open for business, the service of any beer and wine shall be made only in the areas designated with an ABC license. Consumption of beer and wine will only be on those same licensed areas.
9. That no patron to any of the business establishments shall be allowed to bring into any establishment or maintain in the establishments, any beer and wine unless that beer and wine was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
10. 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.
11. 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.
12. There shall be no video machine maintained upon the premises.
13. 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.
14. 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.
15. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
16. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
17. That any expansion or modification of the facility or use which 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.

## **PROJECT BACKGROUND**

### **Previous Permits for the Site:**

On February 28, 1961, Certificate of Use and Occupancy No. 290 was issued for a retail use.

On May 1, 1964, Certificate of Use and Occupancy No. 2359 was issued for a retail use.

On August 9, 1995, Certificate of Use and Occupancy No. UO-16733 was issued for a 2,500 square-foot retail use (Faye's of Montrose, Inc.).

On November 11, 22, 2023, Building Permit No. BCOMM-010850-2023 was issued for change of use of 749 square-foot retail space to a restaurant (Sushi Nakata). The subject property is currently in construction phase.

On June 13, 2024, Business Registration Certificate No. BRC-002283-2024 was issued for 749 square-foot full-service restaurant (Sushi Nakata).

### **Environmental Determination:**

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

### **General Plan:**

Regional Commercial

### **Zone:**

CR – Commercial Retail Zone

### **Description of Existing Property and Uses:**

The subject site is a flat, rectangular corner lot located in the Montrose Shopping Park with frontage on Honolulu Avenue to the south, Ocean View Boulevard to the west, and Montrose Lane to the north. Originally developed in 1937, the approximately 10,237 square-foot site is developed with approximately 1,624 square-foot multi-tenant commercial building that contains one (1) counter-service restaurant and three (3) retail uses. There are no parking spaces on-site, however there is nearby public parking (308 spaces) provided in City Parking Lot 3 that is located to the north and accessible from Market Street, Ocean View Boulevard, and Broadview Drive. The 749 square-foot subject tenant space is currently under construction for a tenant improvement under

Building Permit number BCOMM-010850-2023 to change from retail to full-service restaurant. The surrounding area features a mix of commercial uses, including retail, restaurant, and service uses.

**Neighboring Zones and uses**

Direction	Zone	Existing Land Use
North	R3050 P – Moderate Density Residential, Parking Overlay Zone	City of Glendale Public Parking Lot No. 3
South	CR – Commercial Retail	One-story commercial building
East	CR – Commercial Retail	One-story commercial building
West	CR – Commercial Retail	One-story multi-tenant commercial building
Project Site	CR – Commercial Retail	One-story multi-tenant commercial building

**COMMENTS FROM OTHER CITY DEPARTMENTS:**

Conditions have been received from the Police Department and Neighborhood Services Division to ensure that any potential negative impact will be appropriately mitigated. These conditions will be made part of the application if the AUP is approved.

**PROJECT ANALYSIS**

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the sales, service, and on-site consumption of beer and wine (ABC License Type 41) at a new full-service restaurant (Sushi Nakata). The site is located at the intersection of Honolulu Avenue and Ocean View Boulevard in the CR (Commercial Retail) zone. The General Plan Land Use Element designation for the subject property is Regional Commercial and the North Glendale Community Plan identifies the neighborhood as the Montrose Shopping Park. An economic goal of these documents is to create a vibrant area that promotes diversity and economic opportunities that support a variety of businesses. The Montrose Shopping Park emphasizes pedestrian amenities and traffic calming features such as public parking lots, curb extensions, wide sidewalks, sidewalk dining, and seating in landscaped planter areas with shade trees. Goods and services that are offered in this zone generally attract clientele from surrounding communities and the adjoining residential neighborhoods, and the Montrose Shopping Park is a shopping and dining destination. The project site is currently under construction for the change of use from retail to full service-restaurant and the applicant is requesting to allow the on-site sales, service and consumption of beer and wine at a new full-service restaurant. The restaurant will be located among other complementary businesses, including retail and service uses. The other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant’s request. This application does not include any added floor area or

modifications to the existing building; therefore, there will be no increase in required parking for the use.

The Circulation Element identifies this section of Honolulu Avenue as an Urban Collector Street, Ocean View Boulevard as a Minor arterial, and Montrose Lane as a local street. This street 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 to allow the on-site sales, service and consumption of beer and wine at a new full-service restaurant (Sushi Nakata) in conjunction with meals is not anticipated to create any negative traffic-related impacts on Honolulu Avenue and surrounding uses over and above the existing conditions.

The on-site sales, service and consumption of beer and wine at a new full-service restaurant (Sushi Nakata) will not be detrimental to the health, safety, and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3006.02 in 2023, there were 110 crimes, 65% below the city wide average of 317. Within the last calendar year there were no calls for police service at the location. Per the California Department of Alcoholic Beverage Control (ABC) website, there is no "active" or "pending" license for this location as of October 1, 2024. A condition of approval will require the business owner to comply with all ABC requirements, including obtaining the necessary Type 41 license. The Glendale Police Department did not cite any concerns with the applicant's request and suggested conditions of approval have been included to mitigate any potential negative impacts.

The on-site sales, service and consumption of beer and wine at a new full-service restaurant (Sushi Nakata) is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The consumption of beer and wine with food at a new full-service restaurant will not conflict with the adjacent land uses as it will be ancillary to the primary use. There are seven public facilities located in the immediate area of the subject site: Church of Scientology Mission of the Foothills at 2254 Honolulu Avenue (across the street to the south), Fire Station No. 29 at 2465 Honolulu Avenue (0.3 miles to the west), Christian Science Church at 2406 Honolulu Avenue (0.2 miles to the west), Montrose Park at 3259 Clifton Place (0.4 miles to the southeast), John C. Fremont Elementary School at 3320 Las Palmas Avenue (0.7 miles to the south), Sparr Heights Community Center at 1613 Glencoe Way (0.7 miles to the north), and Bethany Church at 3229 North Verdugo Road (0.7 miles to the south). While these facilities and uses are within close proximity to the subject site, they are located outside the immediate neighborhood, and no off-site sales of beer, wine, or any alcoholic beverages will be permitted.

No major comments were received from the other various City Divisions/Departments regarding the proposed request. It is not anticipated that adding beer and wine as an ancillary service with meals at a full-service restaurant will adversely impact the nearby commercial and residential uses as it is a common service and is not typically

associated with public drunkenness or other alcohol-related crimes. As conditioned, the request will not adversely affect or conflict with adjacent uses.

Overall, the applicant's request to expand their operation to include the on-site sales, service and consumption of beer and wine at a new established full-service restaurant is supportable based on the facts surrounding this application and the findings.

## **DRAFT FINDINGS**

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

The on-site sales, service and consumption of beer and wine, at a new full-service restaurant (Sushi Nakata) 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 beer and wine with their meals. The subject site is located in the CR (Commercial Retail) zone and the General Plan Land Use Element designation is Regional Commercial and the North Glendale Community Plan identifies the neighborhood as the Montrose Shopping Park. An economic goal of these documents is to create a vibrant area that promotes diversity and economic opportunities that support a variety of businesses. The Montrose Shopping Park emphasizes pedestrian amenities and traffic calming features such as public parking lots, curb extensions, wide sidewalks, sidewalk dining, and seating in landscaped planter areas with shade trees. Goods and services that are offered in this zone generally attract clientele from surrounding communities and the adjoining residential neighborhoods, and the Montrose Shopping Park is a shopping and dining destination. The project site is currently under construction for the change of use from retail to full service-restaurant and the applicant is requesting to allow the on-site sales, service and consumption of beer and wine at a new full-service restaurant. The restaurant will be located among other complementary businesses, including retail and service uses. The other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant's request. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for the use.

The Circulation Element identifies this section of Honolulu Avenue as an Urban Collector Street, Ocean View Boulevard as a Minor arterial, and Montrose Lane as a local street. This street 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 on-site sales, service and consumption of beer and wine at a new full-service restaurant in conjunction with meals are not anticipated to create any negative traffic-related impacts on Honolulu Avenue and surrounding uses over and above the existing conditions.

### **B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.**

The on-site sales, service and consumption of beer and wine at a new full-service restaurant will not be detrimental to the health, safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3006.02 which allows for 3 On-Sale establishments. There are currently 36 On-Sale licenses in this tract. Based on arrests and Part 1 crime statistics for census tract 3012.06 in 2023 there were 110 crimes, 65% 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, there is no "active" or "pending" license for this location as of October 01, 2024. 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 on-site sales, service and consumption of beer and wine at new full-service restaurant will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request to allow the on-site sales, service and consumption of beer and wine 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 adjacent to other complementary businesses, including retail and service uses.

There are seven public facilities located in the immediate area of the subject site: Church of Scientology Mission of the Foothills at 2254 Honolulu Avenue (across the street to the south), Fire Station No. 29 at 2465 Honolulu Avenue (0.3 miles to the west), Christian Science Church at 2406 Honolulu Avenue (0.2 miles to the west), Montrose Park at 3259 Clifton Place (0.4 miles to the southeast), John C. Fremont Elementary School at 3320 Las Palmas Avenue (0.7 miles to the south), Sparr Heights Community Center at 1613 Glencoe Way (0.7 miles to the north), and Bethany Church at 3229 North Verdugo Road (0.7 miles to the south). While these facilities and uses are within close proximity to the subject site, they are located outside the immediate neighborhood, and no off-site sales of beer, wine, or any alcoholic beverages will be permitted.

No major comments were received from the other various City Divisions/Departments regarding the proposed request. It is not anticipated that adding beer and wine as an ancillary service with meals at a full-service restaurant will adversely impact the nearby single-family residences. The ancillary sale of beer and wine for on-site consumption in conjunction with a full-service restaurant is a common service and is not typically associated with public drunkenness or other alcohol-related crimes. Additionally, the operation will be in compliance with the Fresh Air Ordinance so as to not conflict with adjacent uses. As conditioned, the request will not adversely affect or conflict with adjacent uses.

**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 on-site sales, service and consumption of beer and wine at a new full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. This application does not include any added floor area or modifications to the existing building that will increase the number of required parking for this use. The applicant's request for on-site sales, service and consumption of beer and wine at a new full-service restaurant with meals is not anticipated to create any negative traffic-related impacts on West Glenoaks Boulevard or Bruce Avenue over and above the existing conditions.

**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 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



operation of a full-service restaurant with the on-site sales, service and consumption of beer and wine 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, Eric Ji, at 818-937-8178 or [EJi@glendaleca.gov](mailto:EJi@glendaleca.gov)***

**ATTACHMENT:**

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





**COMMERCIAL ACCESSIBILITY - GENERAL NOTES**

1. This drawing is prepared in accordance with the California Building Code, California Civil Code, and the Americans with Disabilities Act of 1990, as amended. It is intended to be used in conjunction with the applicable building code and local ordinances. The designer is not responsible for the accuracy of the information provided by the client or other sources. The designer is not responsible for the accuracy of the information provided by the client or other sources. The designer is not responsible for the accuracy of the information provided by the client or other sources.

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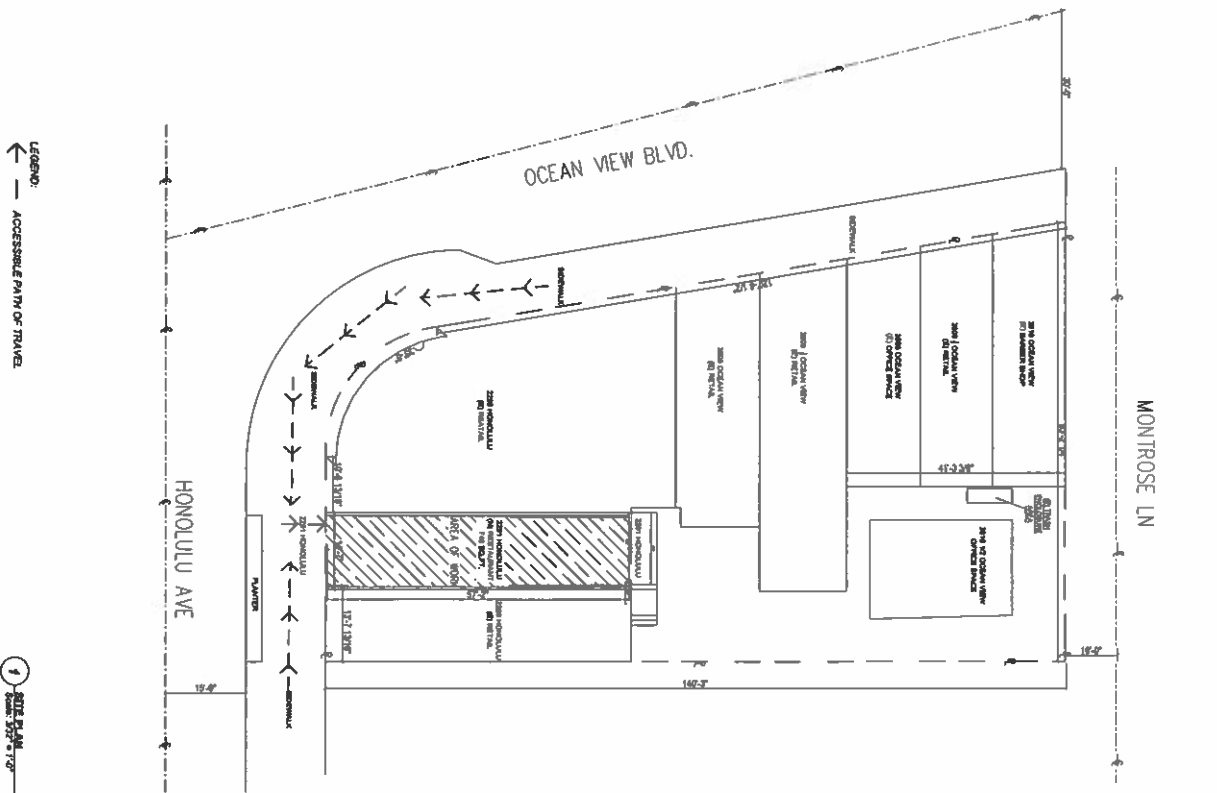
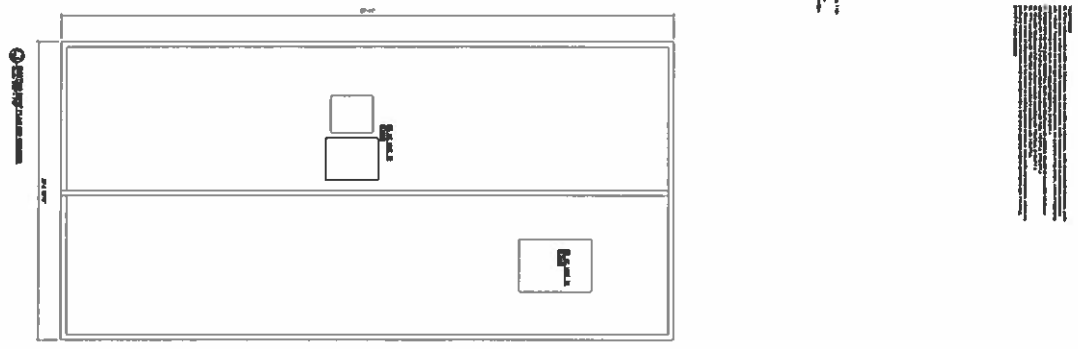
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LEGEND:  
 - - - - - ACCESSIBLE PATH OF TRAVEL

1 SITE PLAN  
 2000 HONOLULU

<p><b>BABAYAN CONSULTING GROUP</b>          2000 HONOLULU AVE          HONOLULU, HI 96822          (808) 531-1111</p>	<p><b>SUSHI NAKATA</b>          2291 HONOLULU AVE          MONTROSE, CA 91020</p>	<p><b>A-1.0</b></p>
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JS ENGINEERING, INC.  
RESIDENTIAL, COMMERCIAL & INDUSTRIAL  
HVAC, PLUMBING, ELECTRICAL  
E-mail: jsohan@jseglobal.net  
410 S. SAN GABRIEL AVENUE, 2ND FLOOR  
SAN GABRIEL, CA 91776

Project: **TENANT IMPROVEMENT**  
Address: **2291 HONOLULU AVE. MONTROSE, CA 91020**



Date: 01/09/2014  
Sheet: 24013

LTG

**MECHANICAL SYSTEMS**

1. Mechanical System Description: [Blank]

2. System Capacity: [Blank]

3. System Efficiency: [Blank]

4. System Components: [Blank]

5. System Location: [Blank]

6. System Notes: [Blank]

**MECHANICAL SYSTEMS - SUMMARY**

System Name	Capacity	Efficiency	Location	Notes
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**MECHANICAL SYSTEMS - DETAILS**

System Name	Capacity	Efficiency	Location	Notes
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**MECHANICAL SYSTEMS - SPECIFICATIONS**

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**MECHANICAL SYSTEMS - NOTES**

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**MECHANICAL SYSTEMS - SIGNATURES**

Contractor: [Blank]

Engineer: [Blank]

Inspector: [Blank]

**MECHANICAL SYSTEMS - SUMMARY**

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Contractor: [Blank]

Engineer: [Blank]

Inspector: [Blank]

**MECHANICAL SYSTEMS - SUMMARY**

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**MECHANICAL SYSTEMS - NOTES**

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**MECHANICAL SYSTEMS - SIGNATURES**

Contractor: [Blank]

Engineer: [Blank]

Inspector: [Blank]

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

**DATE:** 09/09/2024      **DUE DATE:** 09/30/2024  
**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Eric Ji, Planning Associate [Eji@glendaleca.gov](mailto:Eji@glendaleca.gov)      Tel. # \_\_\_\_\_ Ext. 8178

**PROJECT ADDRESS:** 2291 Honolulu Avenue

Applicant: Anu Nakata, Sushi NAKATA San Corp

Property Owner: HRASHK LLC

**PROJECT DESCRIPTION:** Request for Type 41 license to sell sake and beer in conjunction with the sushi in 749 sqft. Restaurant.

**PLEASE CHECK:**

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

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
AUP/GUP Case No.: PAUP-003651-2024  
ADR/DRB Case No.: \_\_\_\_\_

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



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

**Project  
Address: 2291 HONOLULU AVENUE**

**Project  
Case No.: PAUP-003651-2024**

***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: October 1, 2024**

**Print Name: Alex Krikorian**

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

**a. ADDITIONAL COMMENTS:**

1. Applicant Anu Nakata is in the process of obtaining an Administrative Use Permit for a request to sell sake and beer (Type 41 liquor license, On-Sale Beer and Wine – Eating Place) at a new sushi restaurant located at 2291 Honolulu Avenue, unknown DBA.

This establishment is located in census tract 3006.02 which allows for 3 On-Sale licenses. There are currently 36 On-Sale licenses in this tract. Based on arrests and Part 1 crime statistics for census tract 3006.02 in 2023, there were 110 crimes, 65% 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, there is no "active" or "pending" license for this location as of October 1, 2024.

**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.

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

**DATE:** 09/09/2024      **DUE DATE:** 09/30/2024  
**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Eric Ji, Planning Associate [Eji@glendaleca.gov](mailto:Eji@glendaleca.gov)      Tel. #      Ext. 8178

**PROJECT ADDRESS:** 2291 Honolulu Avenue

Applicant: Anu Nakata, Sushi NAKATA San Corp

Property Owner: HRASHK LLC

**PROJECT DESCRIPTION:** Request for Type 41 license to sell sake and beer in conjunction with the sushi in 749 sqft. Restaurant.

**PLEASE CHECK:**

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

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
AUP/CUP Case No.: PAUP-003651-2024  
ADR/DRB Case No.: \_\_\_\_\_

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

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

<b>Project Address: 2291 HONOLULU AVENUE</b>	<b>Project Case No.: PAUP-003651-2024</b>
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***If project comments are not received by the due date, it will be assumed that your department has no comments.***

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**COMMENTS:**

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions.     (See attached Dept. Master List)

<b>Date: 09-24-2024</b>		
<b>Print Name: Jessica Sada</b>	<b>Dept. Neighborhood Services/CDD</b>	<b>Tel.: 818-937-8167</b>
<b>Title: Admin. Associate</b>		

**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.): \_\_\_\_\_

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

**DATE:** 09/09/2024      **DUE DATE:** 09/30/2024

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

**FROM:** Eric Ji, Planning Associate [Eji@glendaleca.gov](mailto:Eji@glendaleca.gov)      Tel. # \_\_\_\_\_ Ext. 8178

**PROJECT ADDRESS:** 2291 Honolulu Avenue

Applicant: Anu Nakata, Sushi NAKATA San Corp

Property Owner: HRASHK LLC

**PROJECT DESCRIPTION:** Request for Type 41 license to sell sake and beer in conjunction with the sushi in 749 sqft. Restaurant.

**PLEASE CHECK:**

- |   |   |
|---|---|
| <p>_____ <b>A. CITY ATTORNEY</b></p> <p>_____ <b>B. COMMUNITY DEVELOPMENT:</b></p> <p><input checked="" type="checkbox"/> (1) Building &amp; Safety</p> <p><input checked="" type="checkbox"/> (2) Neighborhood Services</p> <p>_____ (3) Design Review &amp; Historic</p> <p>_____ (4) Economic Development</p> <p>_____ (5) Housing</p> <p>_____ (6) Urban Design &amp; Mobility</p> <p>_____ <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p>_____ <b>E. FIRE ENGINEERING (PSC)</b></p> <p>_____ <b>F. GLENDALE WATER &amp; POWER:</b></p> <p>_____ (1) Water</p> <p>_____ (2) Electric</p> | <p>_____ <b>G. INFORMATION SERVICES</b><br/>(Wireless Telecom)</p> <p>_____ <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <p>_____ (1) Engineering &amp; 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><input checked="" type="checkbox"/> <b>J. GLENDALE POLICE</b></p> <p>_____ <b>K. OTHER:</b></p> <p><input checked="" type="checkbox"/> (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/GUP Case No.: PAUP-003651-2024  
 ADR/DRB Case No.: \_\_\_\_\_

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

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

**Project  
Address: 2291 HONOLULU AVENUE**

**Project  
Case No.: PAUP-003651-2024**

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

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**COMMENTS:**

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions.  (See attached Dept. Master List)

**Date: 09/24/2024**

**Print Name: Colin Leung  
Title: Principal Code Specialist Dept. CDD/ BSD Tel.: 818-937-8183**

**COMMENTS:**

1. The following permits to be obtained from BSD:

- a. Building
- b. Mechanical
- c. Electrical
- d. Plumbing
- e. La County Health Approval

2. Architectural plans shall be submitted to building Safety for review (after initial plan check submittal, additional requirements may follow accordingly):

- a. Existing floor plan
- b. Proposed floor plan
- c. All accessibility features
- d. Exiting analysis
- e. Plumbing fixture calculations

3. Plans shall be in compliance with current edition of the City of Glendale Building and Safety Code (CGBSC)

**ADDITIONAL COMMENTS:**

1. As of current Plumbing Code for the proposed tenant space at least 1 female WC, 1 male WC and 1 urinal are required.

**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.

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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.): \_\_\_\_\_



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).