



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

December 16, 2022

Mendocino Farms Sandwich Market
Attn: Spencer Trombley
2004-H East Park Place
El Segundo, CA 90245

**RE: 769 AMERICANA WAY, SUITE E-14
MINOR ADMINISTRATIVE PERMIT NO. PMAP 00547-2022**

Dear Mr. Trombley:

Pursuant to the provisions of the Glendale Town Center Specific Plan, Chapter 3 A, your application for a Minor Administrative Permit to allow alcoholic beverages to be sold, served and consumed on-site and outdoor seating at the future Mendocino Farms within the Americana at Brand development, located at **769 Americana Way, Suite E-14**, is hereby **APPROVED WITH CONDITIONS**, based on the following findings:

a. How is the proposed use consistent with the City of Glendale General Plan?

The Glendale General Plan serves as the long-term planning guide for future development throughout the City. More specifically, the Land Use Element within the General Plan encourages, among many things, improved commercial activities within the Central Glendale area. The Americana at Brand development will improve the commercial activity within downtown Glendale. The proposed Mendocino Farms is a component of this development and will assist in commercial improvement.

b. How will the proposed use and application be consistent with the Town Center Specific Plan?

The Glendale Town Center Specific Plan permits the on-site sales, service and consumption of alcoholic beverages for a limited number tenant and outdoor seating with approval of a Minor Administrative Permit. The Specific Plan is intended to facilitate the creation of a high-quality pedestrian district with a sense of place. Mendocino Farms will help foster pedestrian activity around the area in which it is located.

c. Why will the establishment and operation of the proposed use at the location proposed not endanger or constitute a menace the public health or safety of persons residing or working within or in the immediate vicinity of the Town Center Specific Plan site?

The proposed Mendocino Farms is located within the Americana at Brand project. Approval of this Minor Administrative Permit is subject to certain conditions, which will ensure the safety of residents, employees and patrons of the Americana.

Approval of the Minor Administrative Permit shall be subject to the following conditions:

1. That the development shall be in substantial compliance with the plans submitted with the application and any conditions made a part of the approval of this project.
2. That each attended cart, kiosk or food service pavilion on public property shall be approved individually as to size, design and aesthetic characteristics including, signs, by the Director.
3. A permit to operate on public property shall be obtained from the City's Licensing Division (contact number:937.8300) pursuant to GMC Title 5.
4. Food service carts, kiosks and food service pavilions may be provided with portable tables and chairs for their non-exclusive use.
5. Signs shall be in compliance with Section 3.T of the Specific Plan.

The decision of the Director shall become final fifteen (15) days following the date of the decision unless an appeal to the Planning Commission is filed, prior to expiration of the 15-day period, on or before **December 31, 2022**, as provided in Article IX of GMC Chapter 30.16 and processed according to the provisions specified therein.

All appeals must be filed using the City's online permitting and licensing portal: www.GlendalePermits.org. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or the case planner, Roger Kiesel, at 818-937-8152.

Sincerely,
Bradley Calvert
Director of Community Development

Roger Kiesel, AICP
Senior Planner

RK:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section (F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S.Boghosian/R.Takidin/ C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian/A.Limayo); Neighborhood Services Division; Integrated Waste Management Admin; Maintenance Services Section Admin.; Street and Field Services Admin.; Engineering and Environmental Management; and case planner – Roger Kiesel.