



August 8, 2023

Applicant:

Robert Montano
Adept Development
388 Cordova Street, Suite 280
Pasadena, CA 91101

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-000916-2023
515 WEST BROADWAY SUITE 111
(Katsin USA)**

The Director of Community Development will render a final decision on or after August 18, 2023 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of alcoholic beverages (ABC License Type 47) at a new full-service restaurant (Katsin USA) located in the "SFMU" – Commercial/Residential Mixed Use Zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals, and permits as required from Federal, State, Country or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
4. 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.

5. That the sale and service of alcoholic beverages for on-site consumption shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
6. 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.
7. 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.
8. 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.
9. 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.
10. There shall be no video machine maintained upon the premises.
11. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
12. 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.
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. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act
17. That signs shall be posted clearly specifying no sales to minors or intoxicated persons.
18. That no exterior signs advertising the sales of alcoholic beverages be permitted.
19. That the business shall be operated in full accord with applicable State, County, and local laws.
20. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
21. 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 for the purpose of verifying compliance with laws and conditions of this approval.
22. 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 July 8, 2014, the City Council approved Design Review Case No. PDR 1403185 for Stage I design review for demolition of existing building onsite and construction of a new 180-unit multifamily residential/commercial mixed use.

On December 9, 2014, the City Council approved Design Review Case No. PDR1424872 for Stage II design review for a new commercial/residential mixed-use with 180 units and 18,200 SF of commercial area.

On October 21, 2015, the Community Development Director approved Density Bonus Review No. PDBP1424874 with conditions, authorizing 180 units with 8 very low-income units and a height increase to 65 feet/5 stories whereas 157 units and up to 60 feet/four stories are allowed by right.

On March 10, 2016, Building Permit No. BB1506919 was issued for a new 4-story 180 residential units over a ground level and mezzanine parking area over subterranean garage, with a total of 118,517 SF of garage/parking area, 18,722 SF of commercial area, and 208,923 SF of residential area. There were a number of revisions to this permit to add new windows, doors, and mezzanines for residential units. This permit

was finalized on April 8, 2019.

On December 14, 2022, Building Permit No. BB2211976 was issued for a tenant improvement to change the use of the tenant space from retail to a new full-service restaurant with new restrooms, kitchen, and equipment (5,895 SF total). The construction work is currently in progress. An update to the parking calculation was submitted with this application showing that the change of use sufficiently meets the parking requirement.

On January 9, 2023, Business Registration Certificate (BRC) No. BRC-000411-2022 was issued for a new restaurant, Katsin USA, LLC. The BRC will expire on January 9, 2024.

Related Concurrent Permit Application(s):

Building Permit Application No. BCOMM-004965-2023 is currently in plan check for a new kitchen exhaust mechanical shaft.

Sign Permit Application No. BSIGN-003321-2023 is currently in plan check for a wall sign for a new full-service restaurant, Katsin.

Environmental Determination: The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to Section 15301(e) of the State CEQA Guidelines because the discretionary permit request is to allow for the on-site sales, service and consumption of alcoholic beverages at a new full-service restaurant within an existing commercial space.

General Plan: Mixed Use

Zone: SFMU (Commercial/Residential Mixed Use)

Description of Existing Property and Uses: The project site is 1.44 acres in size and is located along the north side of West Broadway, bound by South Pacific Avenue to the east and North Kenilworth Avenue to the west. The site features a mixed-use development, “Vestalia,” which is five stories in overall height, with a total of 180 residential units, and approximately 18,700 square-feet of ground-floor commercial spaces. The other tenant spaces are vacant as of the date of this pending decision. There are a total of 69 parking spaces available on-site for the ground floor commercial tenants. Access to the enclosed parking area is taken from existing driveways located off West Broadway and South Pacific Avenue. The subject tenant space, 515 West Broadway Suite 111, is located at the southeast corner of the building at the intersection of West Broadway and South Pacific Avenue. Access to the subject restaurant is provided through the entrance along the sidewalk on both West Broadway and South Pacific Avenue, as well as from inside the building through the ground level parking area. Customers will use the entrances on the street frontages.

Neighboring Zones and Uses:

Direction	Zone	Existing Land Use
North	SFMU – Commercial/Residential Mixed-Use, R-2250 – Medium Density Residential	Single- and Multi-Family Residential Developments
South	SFMU – Commercial/Residential Mixed-Use	Single-Family Dwellings, Office, Place of Worship, Retail Store (across Broadway)
East	SFMU – Commercial/Residential Mixed-Use, R-1650 – Medium High Density Residential	Retail Stores, Multi-family Residential Development (across Pacific Avenue)
West	SFMU – Commercial/Residential Mixed-Use, R-2250 – Medium Density Residential	Single- and Multi-Family Residential Developments (across Kenilworth Avenue)
Project Site	SFMU – Commercial/Residential Mixed-Use	Full-Service Restaurant, Personal Services (Proposed)

Comments from other City Departments: No major 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 made part of the application if the AUP is approved.

PROJECT ANALYSIS

The subject site is located within the SFMU – Commercial/Residential Mixed Use Zone. The Land Use Element of the Glendale General Plan designates the subject site as Mixed Use. The on-site sales, service, and consumption of alcoholic beverages with meals at a new restaurant is appropriate in an area of the city zoned for commercial and residential uses. The land use designation of the site, Mixed Use, is intended for a compatible mix of or stand-alone commercial, industrial, and/or residential land uses. The applicant’s request is for on-site sales, service, and consumption of alcoholic beverages incidental to a new full-service restaurant. This will be consistent with the elements of the General Plan, and in keeping with the goals of the area to promote commercial uses compatible with other commercial, industrial, and/or residential uses the surrounding neighborhood. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements, will not be impacted as a result of the applicant’s request. The project site is fully developed and the application does not include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided. The Circulation Element identifies West Broadway and South Pacific Avenue as minor arterials and North Kenilworth Avenue as a community collector. These streets are fully

developed and can adequately handle the existing traffic circulation around the site. The applicant's request for on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant is not anticipated to create any negative traffic-related impacts along these streets and other businesses over and above the existing conditions.

According to the Glendale Police Department, the subject property is located in Census Tract 3017.02, where the suggested limit of on-sale alcohol establishments is five. Currently, there are five on-sale establishments located in this tract and Katsin USA will be the sixth license in this Tract. Based on arrests and Part 1 crime statistics for this Census Tract, there were 139 crimes in 2021, 17% below the citywide average of 167. Within the last calendar year, there were no calls for police service at this location. The Glendale Police Department has suggested conditions of approval to ensure that there are no negative impacts to the public health, safety, general welfare, or the environment. The sales, service, and consumption of alcoholic beverages at the new 5,895 square-foot restaurant, Katsin USA, will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned, and this type of use is encouraged in this commercial/residential mixed-use area. The new restaurant will not impede normal development within the surrounding area, since the project site is already fully developed; the use should not impede any redevelopment of the vicinity, given the proposed request is for the sales, service, and consumption of alcoholic beverages at a new restaurant within an existing tenant space.

It is not anticipated that the applicant's request for the sales, service, and consumption of alcoholic beverage at the new full-service restaurant, Katsin USA, will be detrimental to the community or adversely conflict with the community's normal development. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use. The subject property is surrounded by other complementary businesses, including retail, office, and service uses in the vicinity. There are single- and multi-family residential uses and a place of worship within close proximity and multi-family residential use on-site. However, given the commercial nature along West Broadway and South Pacific Avenue, the enclosed nature of the subject tenant space, its orientation fronting two minor arterial streets, the number of existing establishments in the area that serve and sell alcohol, and the fact that the administrative use permit request is limited to on-site sales, service, and consumption of alcoholic beverages incidental to a full-service restaurant, the applicant's request should not adversely impact the neighborhood.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. The project site is already developed, as are the associated facilities. There are a total of 69 parking spaces available on-site for the commercial tenants, and the proposed full-service restaurant use will require 59 parking spaces. Access to the ground-level parking area is taken from existing driveway aprons located off West Broadway and South Pacific Avenue. The parking demand is not anticipated to intensify based on the applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at a

new restaurant. The applicant's AUP request will not require any new city services, nor will it require any changes to the parking or traffic circulation.

Overall, the applicant's request to allow on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant, Katsin USA, is supportable based on the facts surrounding this application and the findings as described below.

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 alcoholic beverages at a new full-service restaurant will be consistent with the various elements and objectives of the general plan. The project site is located within the Commercial/Residential Mixed Use (SFMU) Zone. The Land Use Element of the Glendale General Plan designates the subject site as Mixed Use and is intended for a compatible mix of or stand-alone commercial, industrial, and/or residential land uses. On-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant complements various commercial and multifamily residential uses and is consistent with this General Plan designation. The on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant at this location is appropriate in an area of the city zoned for commercial/residential mixed use and multifamily residential use and will provide an option for the dining public and residents of the surrounding neighborhood to enjoy alcoholic beverages with their meals.

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, and Housing Elements, will not be impacted as a result of the applicant's request. The project site is fully developed and has not been selected for open space or recreation. As alcoholic beverages will be sold, serviced, and consumed in conjunction with food and in moderation, the proposal for on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions. This application does not include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided.

The Circulation Element identifies West Broadway and South Pacific Avenue as minor arterials and North Kenilworth Avenue as a community collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant is not anticipated to create any negative traffic-related impacts along West Broadway, South Pacific Avenue, and North Kenilworth Avenue and other businesses 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 operation of a new full-service restaurant with the sale and service of alcoholic beverages for on-site consumption 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 in Census Tract 3017.02. There are currently four off-sale licenses in this tract. Based on arrests and Part 1 crime statistics for census tract 3017.02 in 2021, there were 139 crimes, 17% below the city wide average of 167. Within the last calendar year, there were no calls for service to the Glendale Police Department for this location. The Glendale Police Department did not cite any concerns with the applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant 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 on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant, Katsin USA, will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request to operate a new restaurant with on-site sales, service, and consumption of alcoholic beverages would not conflict with adjacent and surrounding land uses. In fact, this type of use is encouraged in this commercial/residential mixed-use area. The proposed restaurant will not impede normal development within the surrounding area, since the project site is already fully developed; the use should not impede any redevelopment along West Broadway, South Pacific Avenue, or North Kenilworth Avenue, given the proposed administrative use permit is for the on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant within an existing tenant space.

It is not anticipated that the on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant, Katsin USA, will be detrimental to the community or adversely conflict with the community's normal development. The applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use.

The subject property is surrounded by other complementary businesses, including retail, restaurant, and service uses, as well as residential uses and a place of worship in the vicinity. Multi-family residential uses are located on top of the subject restaurant within the subject mixed-use building, as well as within adjacent buildings to the north and west. However, given the that the administrative use permit request is limited to on-site sales, service, and consumption of alcoholic

beverages with meals, the applicant's request should not adversely impact the neighborhood. There are two schools, three churches, and 17 daycare centers located within the immediate area of the subject site: Columbus Elementary School at 425 W Milford Street (0.5 mile to the north) and Thomas Edison Elementary School at 435 South Pacific Avenue (0.5 mile to the south); First Evangelical Church Glendale across the street at 522 W Broadway, Armenian Apostolic Saint Sarkis Church at 334 N Pacific Avenue (0.3 mile to the north), and Glendale Community Church-God at 545 W California Avenue (0.3 mile to the south); Kids Dream House at 450 West Broadway (0.1 mile to the east), Simonyan Family Child Care WeeCare at 446 West Broadway (0.1 mile to the east), Artek Child Daycare at 546 West Broadway (0.1 mile to the west), My Happy Corner Family Child Care at 452 Salem Street (0.2 mile to the north), Duckling Child Care at 467 West Harvard Street (0.2 mile to the north), Sunshine Family Child Care at 153 South Pacific Avenue (0.2 mile to the south), Happy Place Child Care at 450 West Harvard Street (0.3 mile to the north), Honey Bear Child Care and Preschool at 532 West Harvard Street (0.3 mile to the south), Potter's Child Care Center at 211 South Pacific Avenue (0.3 mile to the south), Growing Years Children's Academy at 211 South Pacific Avenue (0.3 mile to the south), Karine's Family Child Care at 637 Hawthorne Street (0.4 mile to the west), Little Maestros Child Care at 362 Salem Street (0.4 mile to the northwest), GARUN Family Child Care at 355 Salem Street (0.4 mile to the northwest), Pacific Avenue Education Center at 440 West Lomita Avenue (0.5 mile to the south), Effective Learning Daycare at 501 W Doran Street Apt. #4 (0.5 mile to the north), Vardanyan Family Child Care at 320 West Lexington Drive (0.7 mile to the northwest), and Haykazunyadz Armenian School at 125 South Louise Street (0.8 mile to the east). There are no known hospitals within the immediate area of the new restaurant. While residential uses are located nearby, the project is conditioned to ensure the operation will be in compliance with all applicable federal, state, and local laws. The low-intensity nature of the on-site sales, service, and consumption of alcoholic beverages with meals ancillary to a full-service restaurant would not adversely impact these facilities in the way other establishments like a tavern, bar, or nightclub would.

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.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the use. The project site is already developed as are the associated facilities. There are a total of 69 parking spaces available on-site for commercial tenants, and the proposed full-service restaurant use will require 59 parking spaces. Access to the ground-level parking area is taken from existing driveways located off West Broadway and South Pacific Avenue. The parking demand is not anticipated to intensify based on the applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at a new full-service restaurant. The Circulation Element identifies West Broadway and South

Pacific Avenue as minor arterials and North Kenilworth Avenue as a community collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's AUP request will not require any new city services, nor will it require any changes to the parking or traffic circulation.

REQUIRED FINDINGS OF FACT FOR AN AUP 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, 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 based on the comments submitted by the City of Glendale Police Department, and noted 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 noted in Finding D above, the crime rate in Census Tract 3017.02 is at 17 percent below the city average for Part 1 crimes. No evidence has been presented which would indicate that the proposed full-service restaurant with the sales, service, and consumption of alcoholic beverages at this location has or would encourage or intensify crime within the district as noted 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 noted in Finding D above, the applicant's request is not anticipated to increase the need for public or private facilities. The ancillary service of alcoholic beverages at the

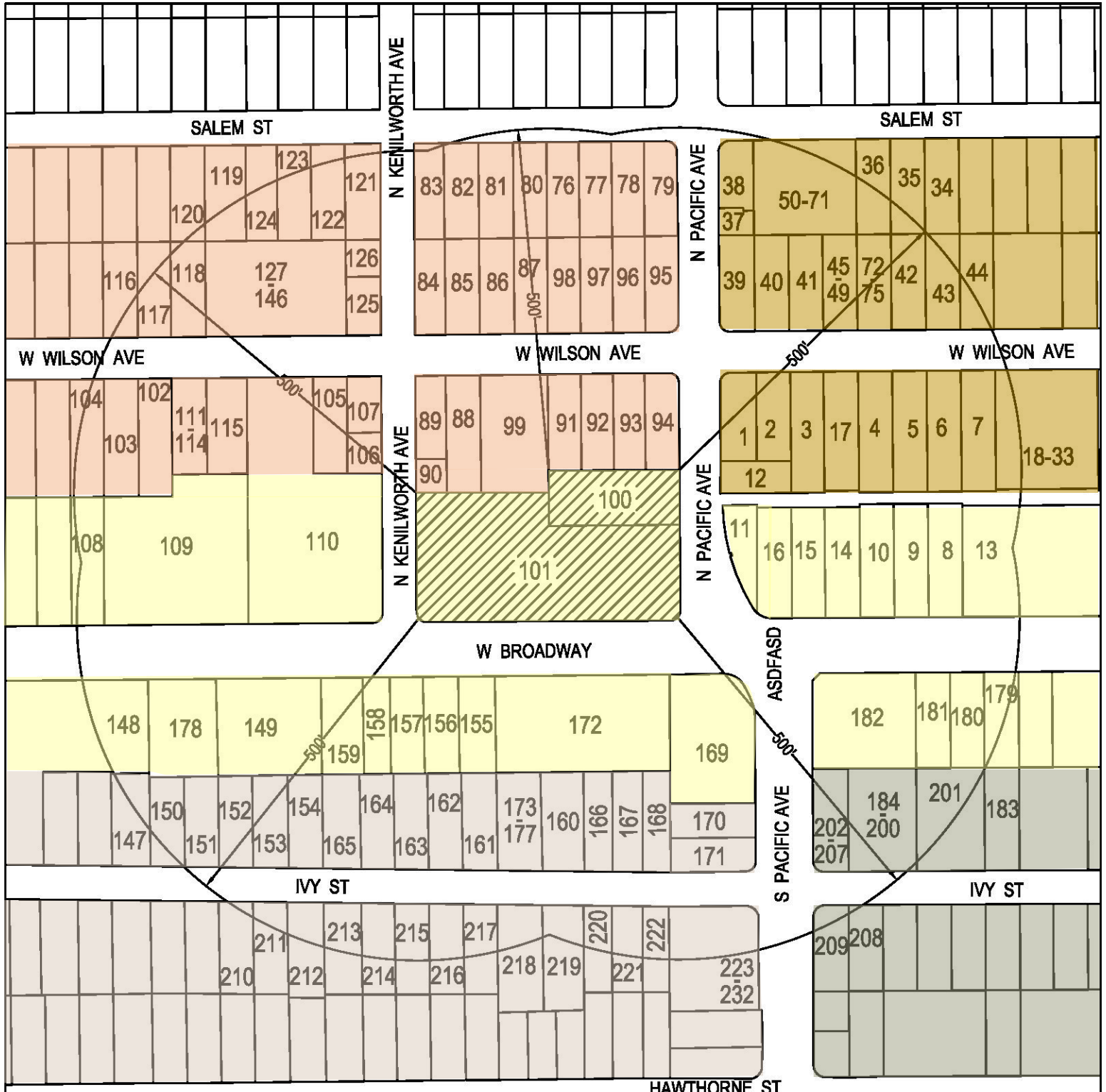
proposed full-service restaurant, Katsin USA, is not anticipated to intensify traffic circulation or parking demand. The proposed use satisfies its transportation or parking needs as described in Finding D above because adequate access and parking are available to serve this use.

5. That notwithstanding consideration in subsections 1 through 4 above, the on-site sales, service, and consumption of alcoholic beverages with meals at a new restaurant 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, Vista Ezzati, at 818-937-8180 or VEzzati@glendaleca.gov.

ATTACHMENT:

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



Zoning Map (500 ft Radius)

Legend:

- SFMU Zone
- R-1250 Zone
- R-1650 Zone
- R-2250 Zone
- R-3050 Zone



DESIGN - CONSTRUCTION
 139 S. LOS ROBLES AVE. UNIT 106
 PASADENA, CALIFORNIA 91101
 TEL: 626.307.0800
 FAX: 626.405.8061

REVISIONS	DATE
1	PLAN CHECK REVISIONS 7/31/2015
2	DESIGN REVISIONS 1/30/2017
3	ADDED STORAGE 07/28/2017
4	EGRESS BALCONY WINDOWS 06/23/2017
5.1	NORTH/EAST SIDE UNIT EXHAUST 08/14/2017
5	NEW WINDOWS 08/24/2017
6	NEW CANOPIES NW UPPER LEVEL 10/13/2017
7	NEW GENERATOR 2/16/2017
7.1	RECREATION ROOM 12/12/2017
8	LACHD. PLANNING APPROVAL 01/03/2018
9	OMITTED FROM PROJECT 05/08/2018
10	DESIGN REVISION 09/07/2018
10.1	PLANTER HEIGHT 11/26/2018
11	RESIDENTIAL TOILET CLEARANCE AS APPROVED BY CITY OF GLENDALE 09/24/2018
12	BMOD 10/10/2018
13	RESIDENTIAL ENTRY REVISIONS 01/07/2019
14	STAIR GATE REVISION 11/27/2018
15	NEW LOUVER AT TRASH ROOM 02/25/2019
16	GROUND LEVEL STRIPING PLAN 03/14/2019
17	PRIVATE STORAGE UNITS UNDER SEPARATE PERMIT 04/01/2019

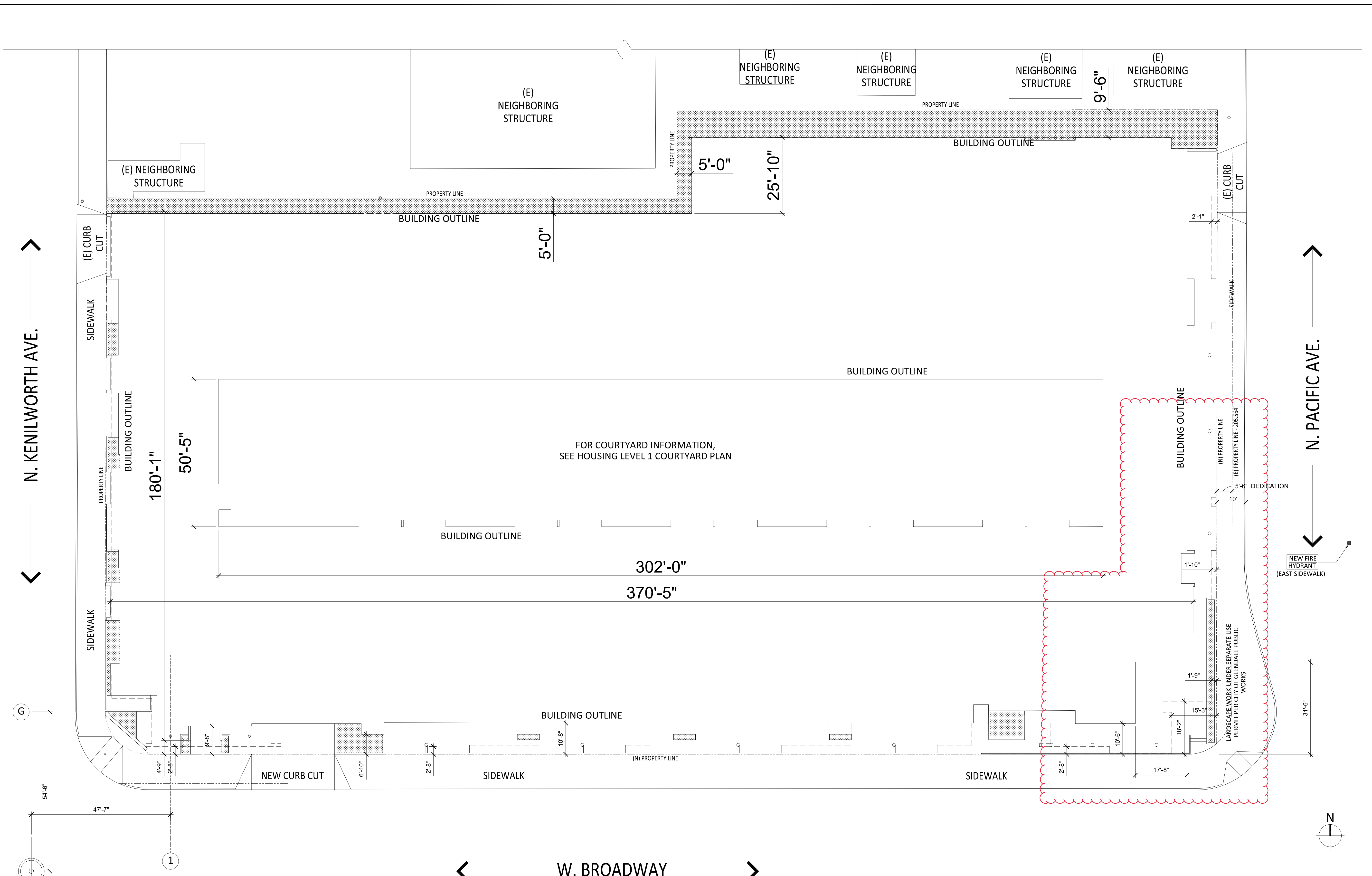
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PROJECT OWNER:
BROADWAY VESTALIA LLC
 139 S. LOS ROBLES AVE. UNIT 107
 PASADENA, CA 91101

PROJECT NAME / ADDRESS:
515 W. BROADWAY
GLENDALE, CA 91204
 180 UNIT MIXED-USE

DRAWING TITLE:
SITE PLAN

PROJECT NO.	SEAL
SCALE 1/16"=1'-0"	
DATE 12-17-2015	
DESIGNED	
DRAWN	
CHECKED	DRAWING NO.
REVIEWED	A1.01



FIRE HYDRANT NOTES:
 1 - PER FIRE FLOW TEST PROVIDED ON 1-7-2016 & TABLES BB105.1 & CC105.1 OF THE 2013 CALIFORNIA FIRE CODE, AND BASED ON EXISTING FIRE HYDRANTS LOCATED NEAR THE PROXIMITY OF THE SITE, 2 NEW FIRE HYDRANTS ARE REQUIRED FOR THIS PROJECT.
 2 - FIRE HYDRANT LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATES. THE EXACT LOCATION OF THE FIRE HYDRANTS WILL BE DETERMINED ON SITE.
 3- SEE A-0.07 FOR EXISTING FIRE HYDRANT LOCATIONS

LEGEND:
 [Hatched Box] PLANTER
 ○ COLUMN
 ● LIGHT BOLLARD
 ○ EXISTING POWER POLE
 - - - BUILDING LINE ABOVE

NOTES:
 1 - ALL CLEAR DIMENSIONS ARE TO BE EXACTLY WITHIN 1/8" FULL HEIGHT AND WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE OWNER.
 2 - ALL DIMENSIONS TO WALLS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF STUD, UNLESS NOTED OTHERWISE.

PK NAIL & C/G WASHERS

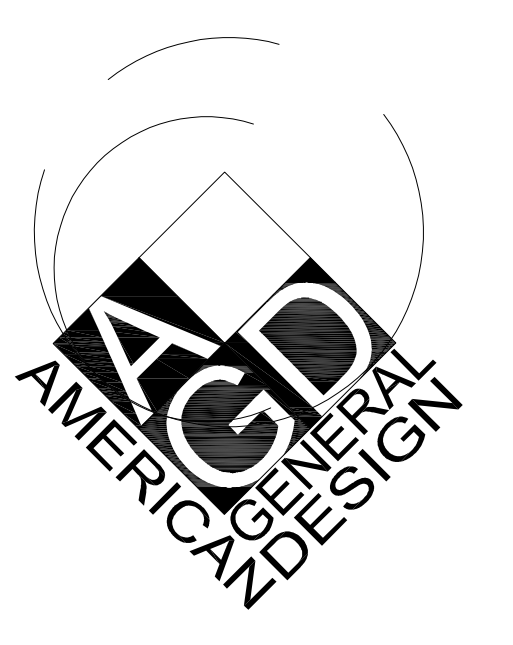
NEW FIRE HYDRANT (SOUTH SIDEWALK)

← W. BROADWAY →

← N. KENILWORTH AVE. →

← N. PACIFIC AVE. →

FOR COURTYARD INFORMATION, SEE HOUSING LEVEL 1 COURTYARD PLAN



DESIGN - CONSTRUCTION
 139 S. LOS ROBLES AVE. UNIT 106
 PASADENA, CALIFORNIA 91101
 TEL: 626.307.0800
 FAX: 626.405.8061

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7.1 RECREATION ROOM	12/12/2017
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15 NEW LOUVER AT TRASH ROOM	02/25/2019
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17 PRIVATE STORAGE UNITS UNDER SEPARATE PERMIT	04/01/2019

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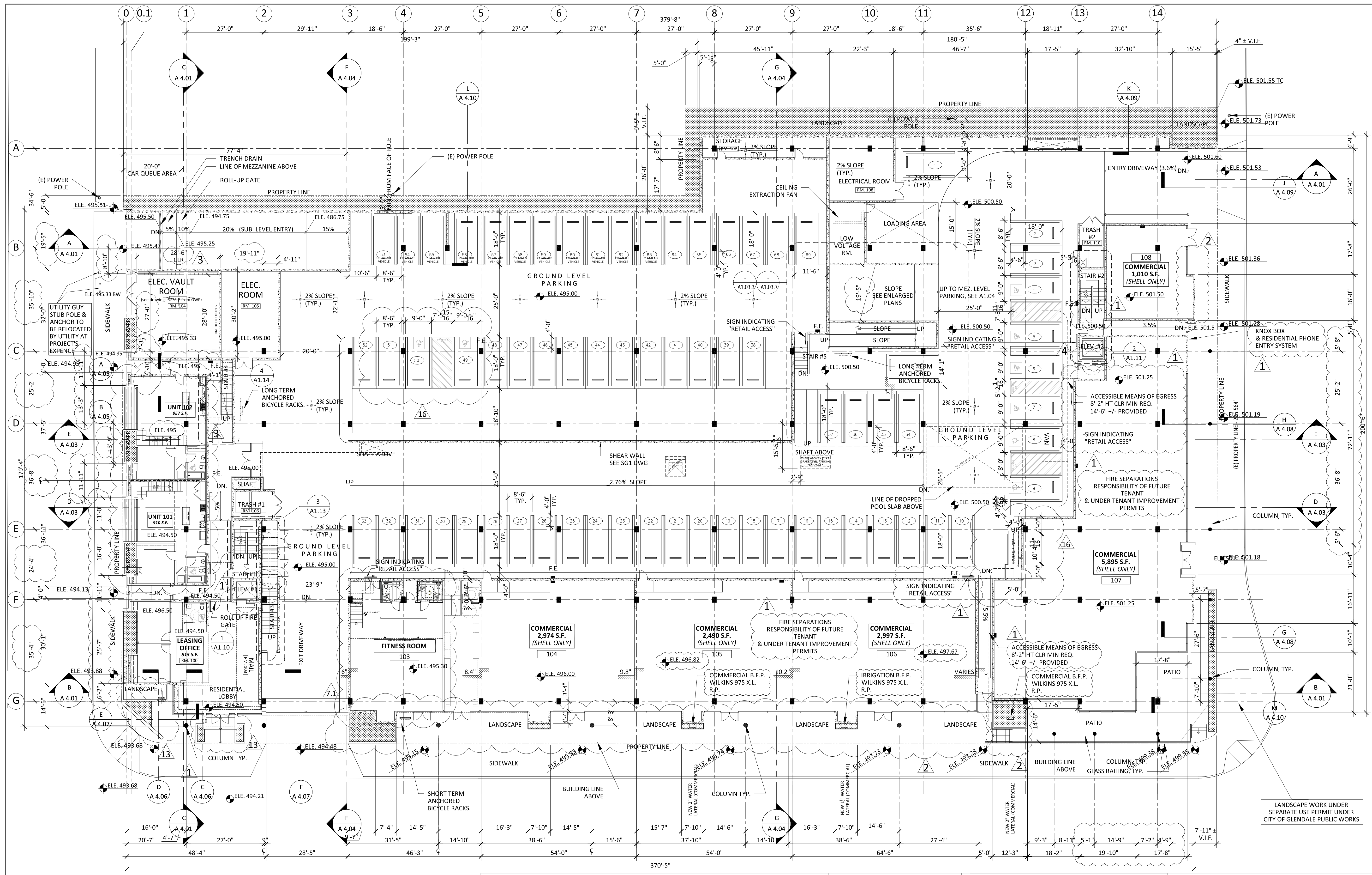
PROJECT OWNER:
BROADWAY VESTALIA LLC
 139 S. LOS ROBLES AVE. UNIT 107
 PASADENA, CA 91101

PROJECT NAME / ADDRESS:
515 W. BROADWAY
GLENDALE, CA 91204
 180 UNIT MIXED-USE

DRAWING TITLE:
FIRST LEVEL FLOOR PLAN
(GROUND LEVEL)

PROJECT NO.	SEAL
SCALE	1/16"=1'-0"
DATE	12-17-2015
DESIGNED	
DRAWN	
CHECKED	DRAWING NO.
REVIEWED	

A1.03



FIRST LEVEL FLOOR PLAN (GROUND LEVEL)

SCALE: 1/16" = 1'-0"

FOR FIRE ALARM CONTROL PANEL, KNOX BOX, AND ANNUNCIATOR, SEE A1.03.9 (RESIDENTIAL LOBBY AREA)

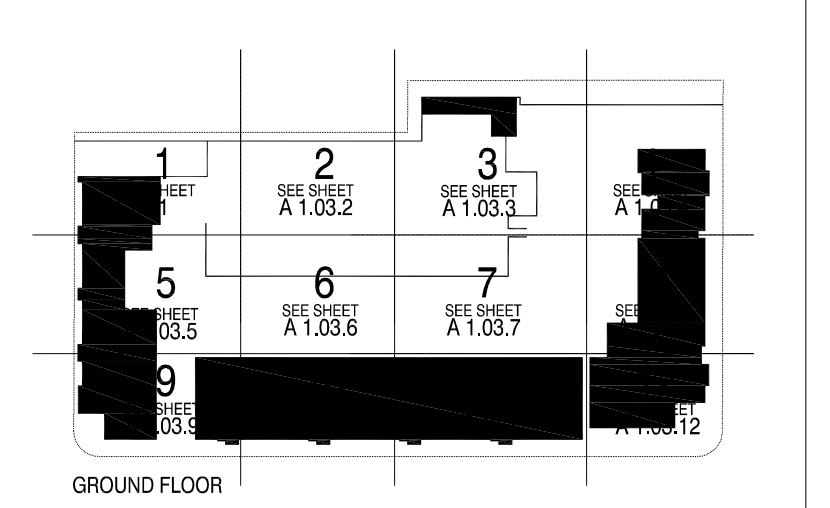
LEGEND:

- REINFORCED CONCRETE WALL
- C.M.U. WALL PER STRUCTURAL DRAWINGS
- 2-HR. SHAFT WALL, SEE 3/A6.03
- 2-HR. AREA SEPARATION WALL, SEE 2/A6.02
- 1-HR. PARTITION WALL (BETWEEN UNITS, SEE 1/A6.02)
- 1-HR. INTERIOR CORRIDOR WALL
- 1-HR. EXTERIOR WALL (WITH 6" FURRED OUT DOUBLE WALL)
- PLUMBING WALL - SEE STRUCTURAL DRAWING SHEET SW11 FOR NOTCHING OF WOOD STUDS.
- DECK DRAIN
- F.E. FIRE EXTINGUISHER, MIN. 2A-10BC (EVERY 75 FEET MAX.)

NOTES:

- 1 - ALL CLEAR DIMENSIONS ARE TO BE EXACTLY WITHIN 1/2" FULL HEIGHT AND WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE OWNER.
- 2 - ALL DIMENSIONS TO WALLS SHOWN ON DRAWINGS ARE TAKEN FROM FACE OF STUD, UNLESS NOTED OTHERWISE.
- 3 - IF A SEPARATE METER IS USED FOR IRRIGATION, AN APPROVED BACK FLOW PREVENTOR SHALL BE INSTALLED.

KEY PLAN
SCALE: N.T.S.



OCCUPANCY LOAD CALCULATIONS (UNIT 111)				
SPACE	USE*	AREA (SF)	LOAD FACTOR	OCCUPANCY
DINING AREA	A-2	2,475'	15	165
DINING PRIVATE ROOM	A-2	276'	15	19
BAR CUSTOME RM AREA	A-2	(Included in to Dining area)		
KITCHEN + BAR SERVING	A-2	3,000'	200	15
RESTROOMS	A-2	462'		
TOTAL				199
TOTAL OCCUPANT LOAD 199 < 300				

SEATING COUNT INDOOR	
STANDARD SEATS	106
ACCESSIBLE SEATS	6 (112 x .05 = 5.6)
TOTAL SEATS	112 INDOOR

SEATING COUNT OUTDOOR	
STANDARD SEATS	53
ACCESSIBLE SEATS	3 (56 x .05 = 2.8)
TOTAL SEATS	56 OUTDOOR

LEGEND	
	NEW METAL STUD PARTITION WALL
	EXISTING WALL TO REMAIN
	FIRE EXTINGUISHER
	EXIT SIGN
	PANASONIC FAN + LIGHT COMBO 80 CFM

EGRESS CALCULATIONS				
EXIT #	NUMBER OF OCCUPANTS	WIDTH FACTOR	REQUIRED WIDTH*	PROVIDED WIDTH
EXIT 1	199	0.2	32"	72"
EXIT 2	199	0.2	32"	36"
EXIT 3	199	0.2	32"	36"
EXIT 4	199	0.2	32"	36"

REQUIRED EXITS: 2
EXITS PROVIDED: 3

MAX. EXIT ACCESS DISTANCE = 300' EXIT ACCESS DISTANCE = 102'
COMMON PATH OF EGRESS TRAVEL = 100' MAX.

NOTE: * MINIMUM WIDTH REQUIRED IS 32" PER CBC 1008.1.1

PLUMBING FIXTURE QTY.				
PER TABLE 422.1, CHAPTER 4, 2019 CPC				
OCCUP. LOAD FACTOR		15, 200		
TOTAL AREA		5,895 FT ²		
TOTAL OCCUPANTS		199	100 MALE	100 FEMALE
FIXTURE TYPE	REQUIRED FIXTURES		PROVIDED FIXTURES	
	FEMALE	MALE	FEMALE	MALE
WATERCLOSETS	3	1	4	3
URINALS	N/A	1	N/A	2
LAVATORIES	1	1	3	3

NOTE: * THE TOTAL NUMBER OF WATER CLOSETS FOR WOMEN SHALL BE EQUAL TO OR GREATER THAN TOTAL WATER CLOSETS AND URINALS FOR MEN PER NOTE 3 CPC TABLE 422.1
** IF THE OCCUPANCY IS LESS THAN 50, THE URINAL CAN BE OMITTED WHICH THEN REDUCES THE NUMBER OF REQUIRED FEMALE WATER CLOSETS. PER NOTE 3 OF CPC TABLE 422.1
*** DRINKING FOUNTAIN IS NOT REQUIRED PER CPC 415.2

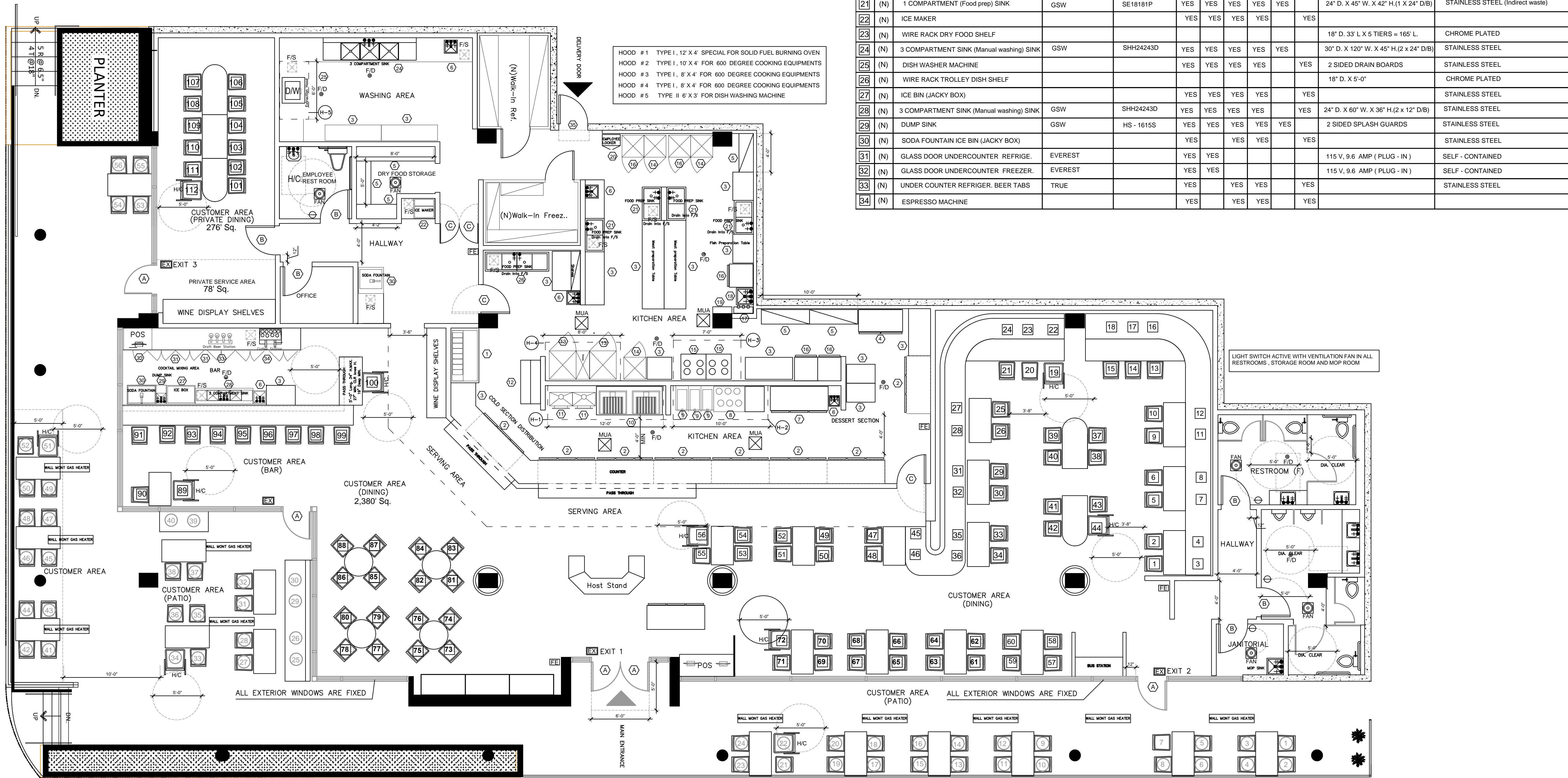
FIXTURE / APPLIANCE LIST / SCHEDULE											
NO. (N) = NEW (E) = EXISTING	EQUIPMENT OR APPLIANCE	MANUFACTURER	MODEL NO.	NSF	ETL	PLUMBING				THEC. SPECIFICATIONS	COMMENTS / REMARKS
						H/W	C/W	DIR/W	IN/FS		
1 (N)	SANDWICH TABLE, REFRIGERATOR	EVEREST	EPPR 2	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
2 (N)	DRAWER UNDERCOUNTER REFRIGERATOR	EVEREST	ETBR 1 - D 2	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
3 (N)	DRAWER UNDERCOUNTER REFRIGERATOR	EVEREST	ETBWR 2 - D 4	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
4 (N)	DRAWER UNDERCOUNTER REFRIGERATOR	EVEREST	ETBR 1 - D 2	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
5 (N)	DRAWER UNDERCOUNTER REFRIGERATOR	EVEREST	ETBWR 2 - D 4	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
6 (N)	HAND WASHING (Wall mount) SINK	GSW	HS - 1615S	YES	YES	YES	YES	YES		2 SIDED SPLASH GUARDS	STAINLESS STEEL
7 (N)	DRAWER UNDERCOUNTER REFRIGERATOR	EVEREST	ETBR 2 - D 4	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
8 (N)	SIX BURNER RANGE - OVEN	AMERICAN RANGE		YES	YES					115 V, 9.6 AMP (PLUG - IN)	3/4" GAS
9 (N)	DEEP FRYER	AMERICAN RANGE	AF - 35 / 50	YES	YES					115 V, 9.6 AMP (PLUG - IN)	3/4" GAS
10 (N)	36" GRIDDLE - RADIANT	AMERICAN RANGE	AF - 35 / 50	YES	YES					115 V, 9.6 AMP (PLUG - IN)	3/4" GAS
11 (N)	CHARCOAL OVEN	JOSPER	HJA - 45 - M	YES	YES					115 V, 9.6 AMP (PLUG - IN)	3/4" GAS
12 (N)	WIRE RACK DRY FOOD SHELF	ULINE		YES							
13 (N)	COMBI OVEN	RATIONAL	B119206.27 D 202	YES	YES					115 V, 9.6 AMP (PLUG - IN)	3/4" GAS
14 (N)	ONE DOOR REFRIGERATOR	EVEREST	EBR 1	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
15 (N)	FOUR BURNER RANGE - OVEN	AMERICAN RANGE		YES	YES					115 V, 9.6 AMP (PLUG - IN)	3/4" GAS
16 (N)	REACH IN REFRIGERATOR	EVEREST	EBWRH 2	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
17 (N)	ONE DOOR FREEZER	EVEREST	EBF 1	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
18 (N)	1 COMPARTMENT (Mop) SINK	GSW		YES	YES	YES	YES	YES	YES	21" D. X 21" W. X 45" H.	S/S. (Approved back flow prevention device)
19 (N)	REACH IN FREEZER	EVEREST	KCHR127R1DFE	YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
20 (N)	EMPLOYEE LOCKER	GSW	ELS - 5DR							16" D. X 12" W. X 77" H.	STEEL, POWDER COATED
21 (N)	1 COMPARTMENT (Food prep) SINK	GSW	SE18181P	YES	YES	YES	YES	YES	YES	24" D. X 45" W. X 42" H. (1 X 24" D/B)	STAINLESS STEEL (Indirect waste)
22 (N)	ICE MAKER			YES	YES	YES	YES	YES	YES		
23 (N)	WIRE RACK DRY FOOD SHELF			YES	YES	YES	YES	YES	YES	18" D. 33" L X 5 TIERS = 165" L.	CHROME PLATED
24 (N)	3 COMPARTMENT SINK (Manual washing) SINK	GSW	SHH24243D	YES	YES	YES	YES	YES	YES	30" D. X 120" W. X 45" H. (2 X 24" D/B)	STAINLESS STEEL
25 (N)	DISH WASHER MACHINE			YES	YES	YES	YES	YES	YES	2 SIDED DRAIN BOARDS	STAINLESS STEEL
26 (N)	WIRE RACK TROLLEY DISH SHELF			YES	YES	YES	YES	YES	YES	18" D. X 5'-0"	CHROME PLATED
27 (N)	ICE BIN (JACKY BOX)			YES	YES	YES	YES	YES	YES		STAINLESS STEEL
28 (N)	3 COMPARTMENT SINK (Manual washing) SINK	GSW	SHH24243D	YES	YES	YES	YES	YES	YES	24" D. X 60" W. X 36" H. (2 X 12" D/B)	STAINLESS STEEL
29 (N)	DUMP SINK	GSW	HS - 1615S	YES	YES	YES	YES	YES	YES	2 SIDED SPLASH GUARDS	STAINLESS STEEL
30 (N)	SODA FOUNTAIN ICE BIN (JACKY BOX)			YES	YES	YES	YES	YES	YES		STAINLESS STEEL
31 (N)	GLASS DOOR UNDERCOUNTER REFRIG.	EVEREST		YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
32 (N)	GLASS DOOR UNDERCOUNTER FREEZER.	EVEREST		YES	YES					115 V, 9.6 AMP (PLUG - IN)	SELF - CONTAINED
33 (N)	UNDER COUNTER REFRIG. BEER TABS	TRUE		YES	YES	YES	YES	YES	YES		STAINLESS STEEL
34 (N)	ESPRESSO MACHINE			YES	YES	YES	YES	YES	YES		

W/H # 1 ELECTRIC STORAGE TANK 18 KW (See attached cut sheet).

W/H # 2 ELECTRIC STORAGE TANK 18 KW (See attached cut sheet).

DOOR SCHEDULE									
DOOR NUMBER	QTY	WIDTH x HEIGHT	MATERIAL	OPERATION	TEMPERED GLASS?	EXISTING OR NEW	REMARKS		
(A)	1	36" x 84"	ALUMINUM 1/2" GLASS	SWING	YES	EXISTING	ACCESSIBLE COMPLIANT PULL HARDWARE (NO DEADBOLTS)		
(B)	1	36" x 80"	MDF	SWING	N/A	NEW	ACCESSIBLE COMPLIANT PULL HARDWARE (NO DEADBOLTS)		
(C)	1	36" x 80"	ALUMINUM 1/2" GLASS	SWING	YES	NEW	ACCESSIBLE COMPLIANT LATCH HARDWARE (NO DEADBOLTS)		

NOTE: ALL EXTERIOR WINDOWS ARE EXISTING FIXED ALUM. GLASS (TYP.) AND WILL REMAIN UNTOUCHED.



FLOOR, SPACE PLAN (N) EQUP. SET UP
SCALE: 3/16" = 1'-0"

SIPAN
DESIGN & DEVELOPMENT INC.

DESIGN / BUILD AND CONSULTING
CA. STATE LICENSE # 885235
TEL: 818.590.4800
E-MAIL: sipandesign@sipandesign.com
AD. 705 Balboa Ave. Glendale CA. 91206

DRAWINGS BY:
RAFI NAZARYAN (818) 378-1000

OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER (SIPAN DESIGN & DEVELOPMENT INC.) WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS EXTENSIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO (SIPAN DESIGN & DEVELOPMENT INC.)

PROJECT: 225
US KATSN RESTAURANT
515 W. BROADWAY ST. UNIT # 111
GLENDALE CA.

REVISIONS:
10.16.22

DATE
08.16.2022

FLOOR PLAN

SHEET:
A-2

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

Project
Address: 515 W Broadway

Project
Case No.: PAUP-000916-2023

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: July 18, 2023

Print Name: Sean Riley

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

a. ADDITIONAL COMMENTS:

- 1. Applicant Adept Development is in the process of obtaining an Administrative Use Permit to allow the sales of a full line of alcoholic beverages for on-site consumption (Type 47 ABC license) at a new full-service restaurant (Katsin USA) located at an existing commercial-residential mixed use building in the Commercial/Residential Mixed Use Zone. The restaurant will occupy a 5,895 sf interior space on the ground level and have a 56-seat patio area. Proposed hours of operation are 11 a.m. to 12 a.m. Monday through Thursday and 11 a.m. to 2 a.m. Friday through Sunday.

Katsin USA is located in census tract 3017.02 which allows for 5 On-Sale establishments. There are currently 5 On-Sale licenses in this tract. Katsin USA will bring the total to 6. Based on arrests and Part 1 crime statistics for census tract 3017.02 in 2021, there were 139 crimes, 17% below the city wide average of 167.

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

Per the ABC website, Katsin USA has a "pending" Type 47 liquor license (On-Sale General Eating Place), license #647407.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
9. No live entertainment is permitted without a "Live Entertainment Permit". No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male, female or any individual for entertainment is provided.
10. Music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
11. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. An establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a

separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.

13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.
14. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
15. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.