

633 E. Broadway, Suite 103 Glendale, CA 91206-4311 Tel. (818) 548-2140 Fax (818) 240-0392 glendaleca.gov

December 21, 2023

Applicant: Andranik Shakhbazyan 1218 East Broadway Glendale, CA 91205

RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001642-2023

1218 East Broadway ("White House Grill")

The Director of Community Development will render a final decision on or after December 21, 2023 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the sale of beer and wine for consumption on or off the premises (Alcohol Beverage Control license Type 41) at a full-service restaurant ("White House Grill") with an outdoor dining patio, located at **1218 East Broadway**, in the Commercial Service (C3-I) Zone in the City of Glendale, described as Watson and Nelsons Tract, north 137.5 feet of Lot 5, as per Map Book 7, Page 7 of Maps in the Office of County Recorder of the County of Los Angeles.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

- 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 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.
- 3. 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.

- 4. That any required building permits be obtained for the covered patio and any other unpermitted structures on site.
- 5. That the driveway width be maintained at 12 feet, consistent with mitigation measures contained in the adopted Mitigated Negative Declaration (MND) number MND 2005-037, dated December 15, 2005.
- 6. That Design Review approval be obtained for any unpermitted structures on site that are subject to design review.
- 7. That landscaping in the front yard be restored to the 2006 design review approval granted with Design Review Board Case Number 2-PDR-2006-209-A and 2007 building permit number BB20071256, in compliance with Glendale Municipal Code Section 30.31.020(A)(1)(a).
- 8. That a Business Registration Certificate be obtained for the business.
- 9. That the sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
- 10. That the sale of beer, wine, and/or distilled spirits only be sold in conjunction with food service and that the restaurant shall not feature bar service (alcohol without food service).
- 11. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
- 12. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
- 13. That 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.
- 14. 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 on those same licensed areas.
- 15. That no patron of the business establishment 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.

- 16. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
- 17. That unless an amplified sound permit is obtained, all 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.
- 18. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified.
- 19. That the premises shall remain open to the public during business hours as a full-service restaurant only as defined in Chapter 30.70 of the Glendale Municipal Code (GMC).
- 20. That dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
- 21. That 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.
- 22. That 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.
- 23. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
- 24. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
- 25. 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.

PROJECT BACKGROUND

Previous Permits for the Site:

March 21, 1945 – Building permit number 22750 for an 828 square foot (SF) home on a

4,263 SF lot

November 7, 1950 – Building permit number 39001 for a 750 SF garage

April 19, 1962 - Use & Occupancy Certificate number 916 for Auto Repair

September 5, 1963 – Use & Occupancy Certificate number 2035 for an automotive repair garage

November 19, 1963 – Use & Occupancy Certificate number 2055 for a hobby shop

May 16, 2003 – Zoning Use Certificate number PZUC-20030232 for a 1,000 SF beaty salon

September 1, 2003 – Building permit number BB20030366 for a change of use to a 1,008 SF beauty salon

December 15, 2005 – Use Variance case number PVAR-2005-043 to expand a commercial parking lot into a residential zone in connection with a proposed single-story commercial building. Approved plans include trees and landscaping featured in the parking lot.

December 15, 2005 – Mitigated Negative Declaration (MND) number MND 2005-037 for the extension of a commercial parking lot in the "R-2250" zone, and construction of an additional, free-standing 1,236 SF commercial building. One mitigation measure was required which included construction of a minimum four-foot wide sidewalk along at least one of the building facades connecting Broadway to the front doors of the two building, the widening of the driveway to a minimum of 12 feet, and the provision of alley-type curb returns at Broadway. Although the proposed free-standing commercial building was eliminated from the project, the MND was determined still valid and applicable.

November 30, 2006 – Design Review Board case number 2-PDR-2006-209-A for a 250 SF one-story addition at the front façade. Approved plans feature landscaping on all three sides of the street-facing half of the building, and in front yard on both sides of the driveway.

June 8, 2007 – Zoning Use Certificate number PZUC-20070304 for a 1,010 SF beauty salon

June 8, 2008 – Building permit number BB20071256 for a 235 SF addition to an existing 1,029 SF building

July 24, 2008 – Zoning Use Certificate number PZUC-20080508 for a 1,300 SF medical office

January 31, 2014 – Zoning Use Certificate number PZUC-1401607 for a 1,300 SF ambulance service office

September 17, 2018 – Business Registration Certificate no. BRC3315250 for retail use.

November 12, 2018 - Business Registration Certificate number BRC3315403 for restaurant, counter service.

December 20, 2019 - Business Registration Certificate number BRC3316583 for a restaurant ("White Room Café").

Related Concurrent Permit Application(s):

There are no related concurrent permit applications.

Environmental Determination:

The project to add alcohol sales to the restaurant use 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 sales, service and consumption of alcoholic beverages at a full-service restaurant within an existing commercial space and there is no added floor area proposed.

The 235 SF building expansion (building permit number BB20071256, June 8, 2008) reviewed under Mitigated Negative Declaration number MND 2005-037 (December 15, 2005) required certain mitigation measures that need to be complied with, including provision of a 12-foot-wide driveway. A conditional of approval has been included to ensure the driveway width is maintained in compliance with the MND.

General Plan:

Community Services

Zone:

C3-I – Commercial Service Zone, Height District I

Description of Existing Property and Uses:

The subject site is a flat, rectangular-shaped, interior lot located on East Broadway, east of South Chevy Chase Drive. The site features a 1,264 SF one-story commercial building constructed in 1945 and later expanded. The last approved use for the site was a restaurant ("White Room Café"). The parking lot features 10 parking spaces.

Neighboring Zones and uses

Direction	Zone	Existing Land Use
North	C1	Elementary School
South	R-2250	Single-family residential

East	C3	Commercial building
West	C3	Multi-family residential
Project Site	C3	Full-service restaurant

COMMENTS FROM OTHER CITY DEPARTMENTS:

No major concerns were received from Neighborhood Services Code Compliance or the Police Department. Conditions of approval have been recommended to ensure 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 on-site sale, service and consumption of beer and wine (Alcohol Beverage Control license Type 41) at a full-service restaurant ("White House Grill") with an outdoor dining patio and a 10-space parking lot. The last approved use on the site was for a restaurant ("White Room Café").

The proposed use will be consistent with the elements and objectives of the General Plan. The General Plan Land Use Element designation for the subject property is Community Services. The site is located on East Broadway, east of South Chevy Chase Drive, in the C3 (Commercial Service) Zone. The C3 Zone is intended to offer a full range of goods and services to the community located along commercial thoroughfares within the city. The project site is surrounded by other complementary businesses, including retail and service type uses. This location has featured a restaurant land use since November 2018, and will now be expanding to a full-service restaurant with alcohol sales (beer and wine). The on-site sales, service and consumption of alcoholic beverages at this location is appropriate in this zone and will provide an option for the dining public to enjoy alcoholic beverages with their meals. Appropriate conditions of approval will be placed on this Administrative Use Permit to ensure the project complies with the City's Fresh Air Ordinance, and that any potential negative impacts will be appropriately mitigated.

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, as the development is existing, and the conditions of approval on the expanded use (alcohol sales) will mitigate any impacts. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for this use.

The proposed use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. According to the Glendale Police Department, the subject property is located in Census Tract 3021.03 where the suggested limit for on-sale alcohol establishments is five.

There is currently one on-sale licenses in this tract. This establishment will bring the total to two. Based on Part 1 crime statistics for the Census Tract, in 2021 there were 147 crimes, 12% below the citywide average of 167. Within the last calendar year, there were no calls for police service at the station or code compliance investigations.

The sales, service and consumption of alcoholic beverages at a full-service restaurant is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The consumption of alcoholic beverages with food at the existing full-service restaurant will not conflict with the adjacent land uses and will be ancillary to the primary use. There are two schools in nearby proximity to the site, including John Marshall Elementary School across the street, and Tufenkian Pre-School around the corner on South Chevy Chase Drive. A condition of approval ensures alcohol will only be sold with food service and prohibits the sale of alcohol for off-site consumption or any bar service. These conditions are anticipated to mitigate any potential impacts related to schools being in proximity. No other churches, public or private schools, children's day care facilities, public parks, libraries, or hospital are located within the immediate area of the subject property.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use, which is an existing commercial building.

Overall, the applicant's request to expand their operation to include the sales, service and consumption of alcoholic beverages at a full-service restaurant, is supportable based on the facts surrounding this application.

DRAFT FINDINGS

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

The General Plan Land Use Element designation for the subject property is Community Services. The site is located on East Broadway, east of South Chevy Chase Drive, in the C3 (Commercial Service) Zone. The C3 Zone is intended to offer a full range of goods and services to the community located along commercial thoroughfares within the city. The project site is surrounded by other complementary businesses, including retail and service type uses. This location has featured a restaurant land use since November 2018, and will now be expanding to a full-service restaurant with alcohol sales (beer and wine). The on-site sales, service and consumption of alcoholic beverages at this location is appropriate in this zone and will provide an option for the dining public to enjoy alcoholic beverages with their meals. Appropriate conditions of approval will be placed on this Administrative Use Permit to ensure the project complies with the City's Fresh Air Ordinance, and that any potential negative impacts will be appropriately mitigated.

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, as the development is existing, and the conditions of approval on the expanded use (alcohol sales) will mitigate any impacts. 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.

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.

According to the Glendale Police Department, the subject property is located in Census Tract 3021.03 where the suggested limit for on-sale alcohol establishments is five. There is currently one on-sale licenses in this tract. This establishment will bring the total to two. Based on Part 1 crime statistics for the Census Tract, in 2021 there were 147 crimes, 12% below the citywide average of 167. Within the last calendar year, there were no calls for police service at the station or code compliance investigations.

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

The consumption of alcoholic beverages with food at the existing full-service restaurant will not conflict with the adjacent land uses and will be ancillary to the primary use. There are two schools in nearby proximity to the site, including John Marshall Elementary School across the street, and Tufenkian Pre-School around the corner on South Chevy Chase Drive. A condition of approval ensures alcohol will only be sold with food service and prohibits the sale of alcohol for off-site consumption or any bar service. These conditions are anticipated to mitigate any potential impacts related to schools being in proximity. No other churches, public or private schools, children's day care facilities, public parks, libraries, or hospital are located within the immediate area of the subject property.

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 proposed use, which is an existing commercial building.

REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION:

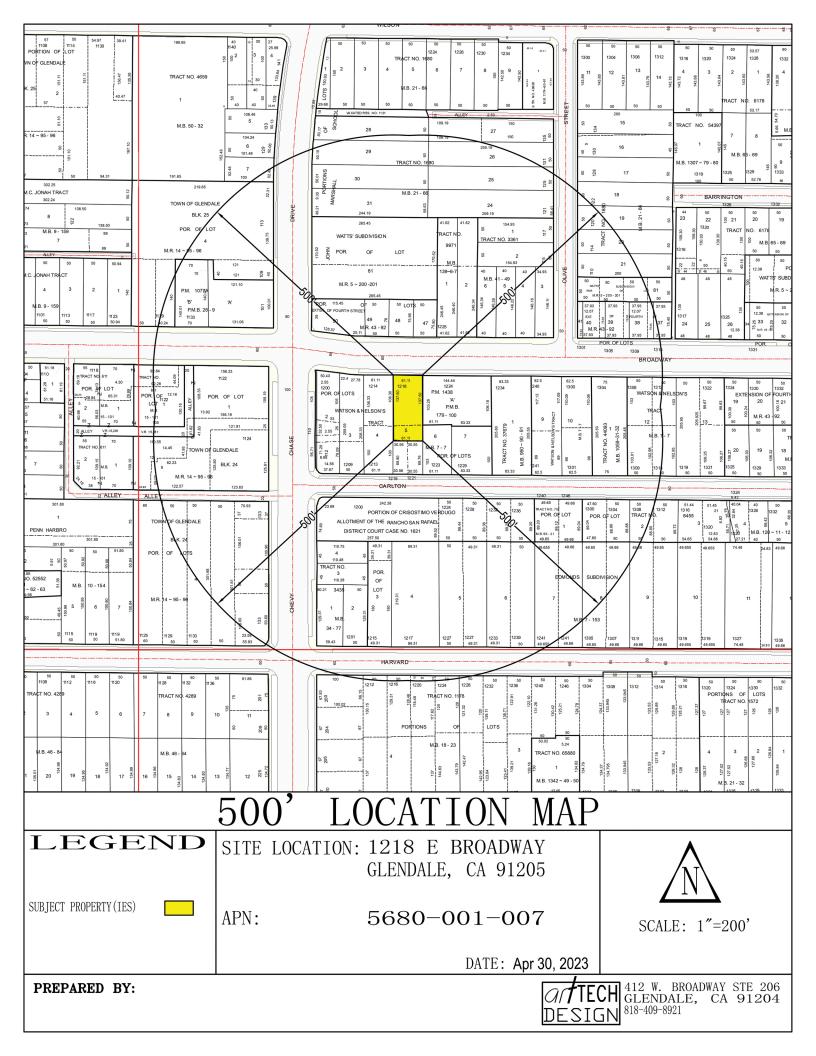
That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

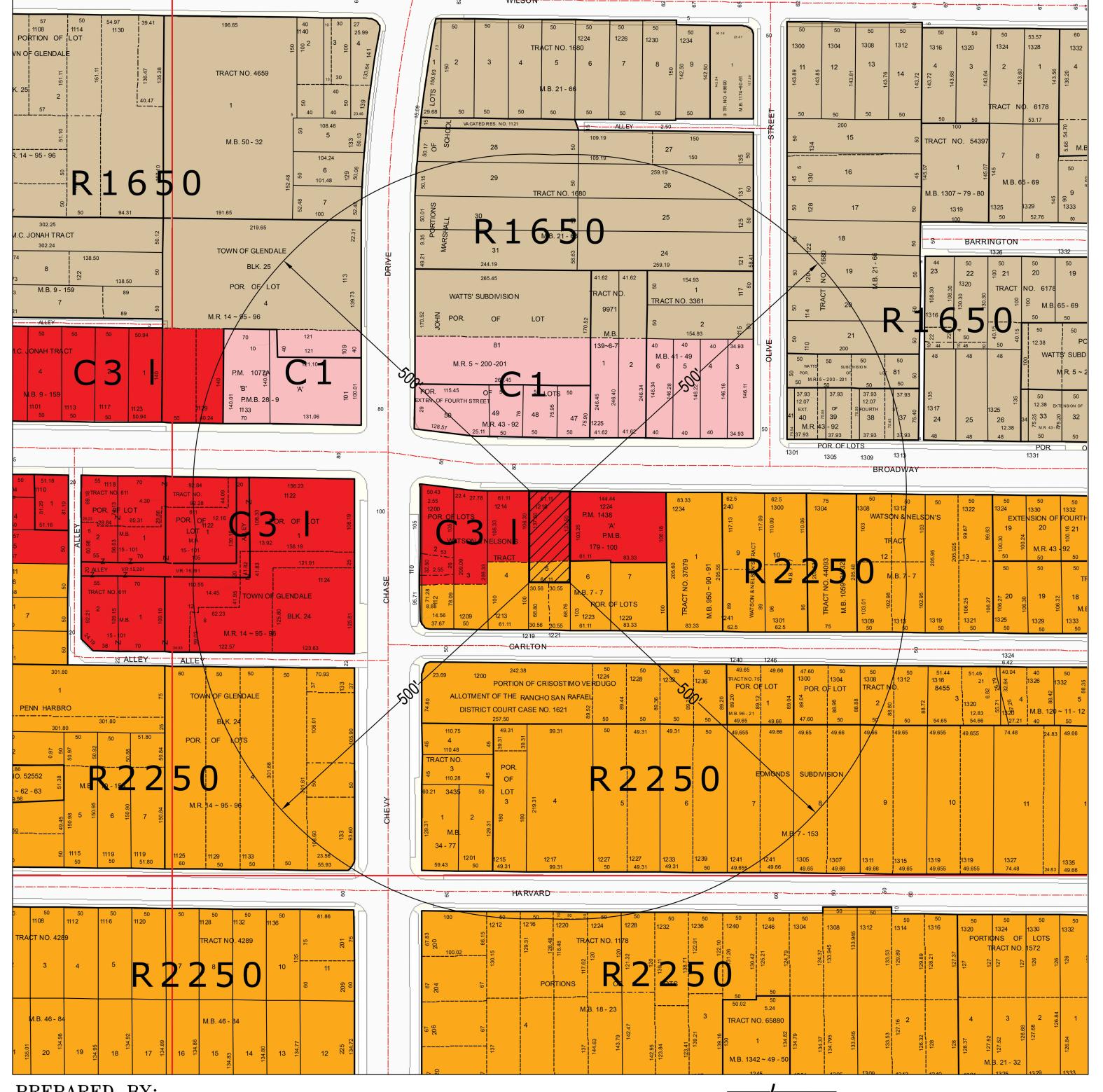
- 1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a Census Tract with more than the recommended maximum concentration of off-site uses, both 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 operation of a full-service restaurant with the sales, service and consumption of alcoholic beverages 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, Cassandra Pruett, CPruett@glendaleca.gov or (818) 937-8186.

ATTACHMENTS:

- 1. Location Map
- 2. Plans
- 3. Photos
- 4. Departmental Comments





PREPARED BY:



ZONING MAP

LEGEND

ZONE NOTE IN MAP RADIUS

ZONE DISTRICT BOUNDARY

ROS - RESIDENTIAL OPEN SPACE

R1R - RESTRICTED RESIDENTIAL

R1 - LOW DENSITY RESIDENTIAL

R3050 - DENSITY RESIDENTIAL

R2250 - MEDIUM DENSITY RESIDENTIAL

R2250 P - MEDIUM DENS. RES. PARKING OVERLAY

R 1650 - MEDIUM HIGH DENSITY RES.

R 1650 P - MEDIUM HIGH DENSITY RES. PARKING OVERLAY

R 1250 - HIGH DENSITY RESIDENTIAL

C1 - NEIGHBORHOOD COMMERCIAL

C2 - COMMUNITY COMMERCIAL

C3- COMMERCIAL SERVICE

- COMMERCIAL HILLSIDE

CA - COMMERCIAL AUTO

CR - COMMERCIAL RETAIL

CPD - COMMERCIAL PLANNED DEVELOPMENT

CD - COMMERCIAL EQUESTRIAN

SFMU - COMMERCIAL/RESIDENTIAL MIXED USE

IMU - INDUSTRIAL/COMML. MIXED USE

IMU R - INDUSTRIAL COMML.-RESIDENTIAL MIXED USE

IND - INDUSTRIAL

- TRANSPORTATION

SR - SPECIAL RECREATION

CEM - CEMETERY

DOWNTOWN SPECIFIC PLAN

DSP/AT - ALEX THEATER

DSP/M - MARYLAND

DSP/BC - BROADWAY CENTER

DSP/MO - MID ORANGE

DSP/CC - CIVIC CENTER

DSP/OC - ORANGE CENTRAL

DSP/EB - EAST BROADWAY

DSP/TC - TOWN CENTER

DSP/GAL - GALLERIA

DSP/TD - TRANSITIONAL

DSP/GAT - GATEWAY

OVERLAY ZONES

-H HORSE

-HD HISTORIC DISTRICT

-PARKING

-PRD PLANNED RESIDENTIAL DEVELOPMENT

-PPD PRECISE PLAN OF DESIGN

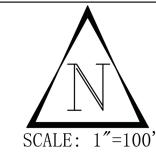
-PS PARKING STRUCTURE

FAR DISTRICTS (ROS, R1R & R1 ONLY)

HEIGHT DISTRICTS (C2 & C3 ONLY)

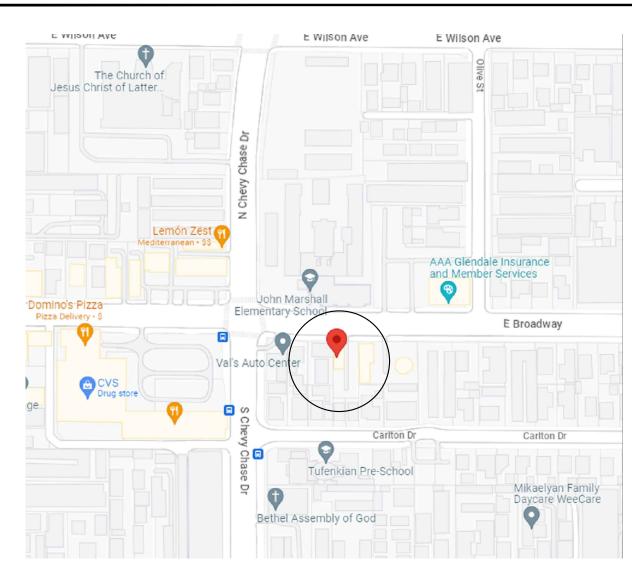
SITE LOCATION: 1218 E BROADWAY GLENDALE, CA 91205

5680-001-007

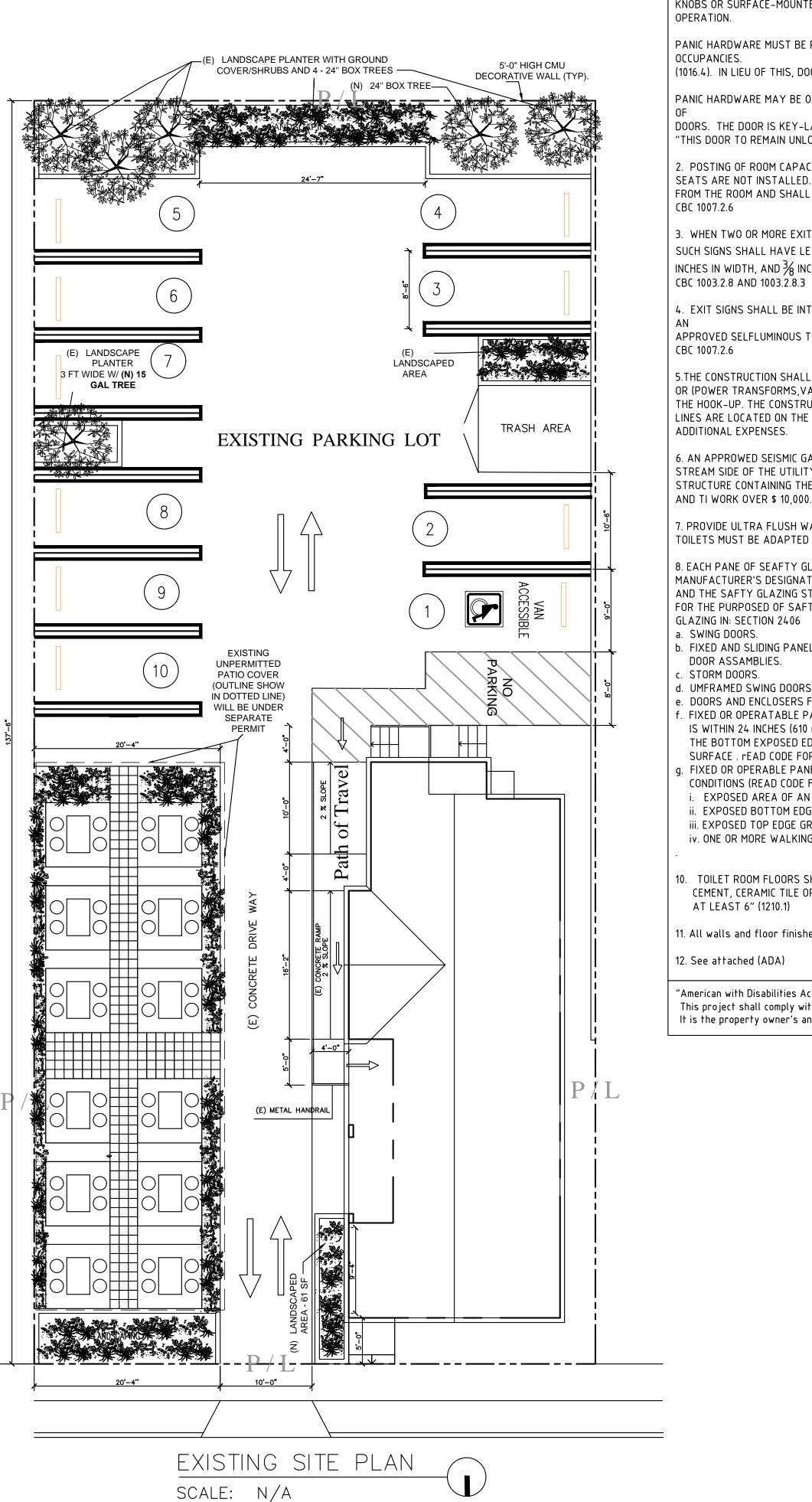


SUBJECT PROPERTY

DATE: Apr 30, 2023



VICINITY MAP



BUILDING DEPARTMENT NOTES

. EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. SURFACE-MOUNTED FLUSH OR SURFACE BOLTS ARE PROHIBITED.

ATOMIC FLUSH BOLTS ARE ALLOWED ON PAIRS OF DOORS, PROVIDED THE DOOR WITH THE FLUSH BOLD HAS NO KNOBS OR SURFACE-MOUNTED HARDWARE AND THE UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE

PANIC HARDWARE MUST BE PROVIDED ON EXIT DOORS SERVING THE GROUP A, DIVISION 1 (2) (2.1) (3) OCCUPANCIES.

(1016.4). IN LIEU OF THIS, DOORS MAY HAVE NO LOCKS OR LATCHES.

PANIC HARDWARE MAY BE OMITTED FROM THE MAIN EXIT WHEN SUCH AN EXIT CONSISTS OF A SINGLE OR A PAIR

DOORS. THE DOOR IS KEY-LACKING AND A SIGN IS PROVIDED ABOVE OR ADJACENT TO THE DOOR(S) STATING: THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." CBC 1007.2.5

2. POSTING OF ROOM CAPACITY IS REQUIRED FOR ANY ROOM USED FOR ASSEMBLY PURPOSE WHERE FIXED SEATS ARE NOT INSTALLED. SUCH SIGNS SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM AND SHALL INDICATE THE NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM USE. CBC 1007.2.6

B. WHEN TWO OR MORE EXITS FROM A SPACE/STORY ARE REQUIRED, EXIT SIGNS SHALL BE PROVIDED. SUCH SUCH SIGNS SHALL HAVE LETTERS WITH A MINIMUM 6 INCHES IN HEIGHT WITH A STROKE NO LESS THAN $\frac{3}{4}$ INCH INCHES IN WIDTH, AND $\frac{3}{2}$ INCHES IN SPACING.

. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF

APPROVED SELFLUMINOUS TYPE. CBC 1007.2.6

5.THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLESR AND UNOBSTRUCTED ACCESS TO ANY WATER OR (POWER TRANSFORMS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHERTHER OR NOT LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND /OR ADDITIONAL EXPENSES.

5. AN APPROWED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY MITER AND BE RIGIDLY CONECCTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."(PER ORDINANCE 170,158) (INCLUDIES COMMERTIAL ADDITIONS AND TI WORK OVER \$ 10,000.) SEPERATE PLUMBING PERMIT IS REQUIRED.

7. PROVIDE ULTRA FLUSH WATER CLOSETES FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADES AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

B. EACH PANE OF SEAFTY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDNIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATIN, THE MANUFACTURER OR INSTALLER AND THE SAFTY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFTY GLAZING.

GLAZING IN: SECTION 2406 a. SWING DOORS.

b. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET

DOOR ASSAMBLIES. :. STORM DOORS.

 UMFRAMED SWING DOORS. DOORS AND ENCLOSERS FOR HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS.

. FIXED OR OPERATABLE PANELSADJACENT TO A DOOR WHER THE NEAREST EXPOSED EDGE OT THE GLAZING IS WITHIN 24 INCHES (610 mm) ARC OF EITHER VERTICAL SDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 mm) ABOVE THE WALKING SURFACE . rEAD CODE FOR EXEPTIONS.

FIXED OR OPERABLE PANEL, OTHER THAN DISCRIBED IN ITEMS e AND f, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXEPTION WITH SPECIAL INSTALLATION). i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUERE FEET (0.84 m2)

ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 mm) ABOVE THE FLOOR.

iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR. iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONT. OF THE PLANE OF THE GLAZING.

). TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDES UPWARD ONTO THE WALLS AT LEAST 6" (1210.1)

11. All walls and floor finishes tp comply with table 803 II of CBC

12. See attached (ADA)

'American with Disabilities Act (ADA) are Federal obligations only and is not reviewed by local enforcement agencies. This project shall comply with the Disabled Access provisions set forth in the current California Building Code (CBC). It is the property owner's and their agent's responsibility to comply with all Federal, State and local codes."

Address numbers: Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road, alley, and walkways giving access to and within the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4-inches (102 mm) high with

FIRE DEPARTMENT NOTES

a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke with shall be increased for legibility based on visibility

2. Fire Extinguishers: Provide a fire extinguisher (min. 2A-10BC) within a recessed or semi-recessed cabinet within 75 feet travel distance from all points in the occupancy; the extinguisher shall be mounted on a hook within the cabinet (elevated off cabinet floor); the top of the extinguisher shall be no higher than 48 inches (1219 mm) above the floor; extinguisher shall be placed in a easily accessible location where they will be readily accessible and immediately available for use.

FIRE Sprinklers:

i. Existing system: For tenant improvement projects, extend/modify the existing building's automatic fire sprinkler system to provide complete sprinkler protection throughout the addition or remodeled area of work. Alternations to the fire sprinkler system shall be approved under separate permit. Plans and permit application shall be submitted within 30 days of issuance of the building permit.

Emergency Lighting: Emergency Lighting shall comply with the provisions of 2016 CBC 1006. The means of egress illumination shall not be less than one (1) foot-candle at the walking surface level. In the event of power supply failure, an emergency electrical system shall automatically illuminate all areas per code

Exit Signs: Exit signs shall be readily visible from any direction of egress travel. Exit signs shall comply with provisions of the 2016 CBC 1011 and be illuminated at all times.

Door operations: All exit doors shall be operable from the inside without key, special knowledge, or effort. The unlatching of any exit door shall not require more than one operation.

Locks and Latches: The locking device for the main exterior door(s) shall be readily distinguishable as loc locked. Door shall also have a visible durable sign stating: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters one inch high on contrasting background (above the door); posted on the egress side or adjacent to the door.

Required City of Glendale Fire inspections: For all inspections, request online at http://glendaleca.gov/gfdinpreq or ca 818–548–4810.

Fir inspections required are:

- Overhead sprinkler rough inspection (prior to covering any piping) - Sprinkler final

- Fire Prevention Final; CONTRACTOR MUST REQUEST A SEPARATE INSPECTION. Inspection includes, but is not limited to: fire extinguisher; signage; door hardware and means of egress; emergency/exit lighting; etc.

CODE OF RECORD FOR DESIGN: 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE,

2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ELECTRICAL CODE,

2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR NON-RESIDENTIAL AS ADOPTED BY THE CITY.

2023 GLENDALE BUILDING AND SAFETY CODE

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK, AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF DISCREPANCIES OR INCONSISTENCIES.

3. PLAN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. DO NOT SCALE PLANS & DETAILS.

4. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND STANDARD DETAILS.

5. CLARIFICATION SHALL BE REQUESTED FROM THE ENGINEER FOR ALL WORK INDICATED ON THE PLANS THAT IS NOT SPECIFICALLY DETAILED, AND IS NOT

SIMILAR TO WORK THAT IS DETAILED.

C3 I / R 2250 LOT AREA:

TYPE OF CONSTRUCTION: V- B SPRINKLERED # OF STORIES ONE (1)

SUBJECT SPACE 1300 SQ.FT.

OCCUPANCY GROUP: **FULL SERVICE RESTAURANT:** (UNDER 48 PERSONS OCCUPANTS)

600' Sq. :/: 15 = 40 PERSONS. -CUSTOMER AREA - KITCHEN AND OTHER AREAS, 700' Sq. :/: 200 = 4 PERSONS. - TOTAL # OF OCCUPANTS, = 44 PERSONS.

- 1 EXIT IS REQUIRED. 2 PROVIDED. EXISTING PARKING SPACES: 10

TOTAL NO: OF INDOOR SEATS: 32

NOTE:

- PLUMBING, ELECTRICAL, MECHANICAL, UNDER SEPARATE PERMIT.

ZONING NOTES 1. SIGNS REQUIRED SEPARATE PERMIT.

SCOPE OF WORK

1. AUP FOR EXISTING FULL-SERVICE RESTAURANT 2. EXISTING UNPERMITTED PATIO COVER (OUTLINE SHOW IN DOTTED LINE) WILL BE UNDER SEPARATE PERMIT REVISIONS:

10/18/23

NOTES

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SIPAN

DESIGN &

DEVELOPMENT

INC.

DESIGN/BUILD

CONSULTING

818.590.4800

CA. STATE LICENSE # 88523

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705 Balboa Ave. Glendale

DRAWINGS BY:

RAFI NAZARYAN

(818) 378-1000

CA 91206

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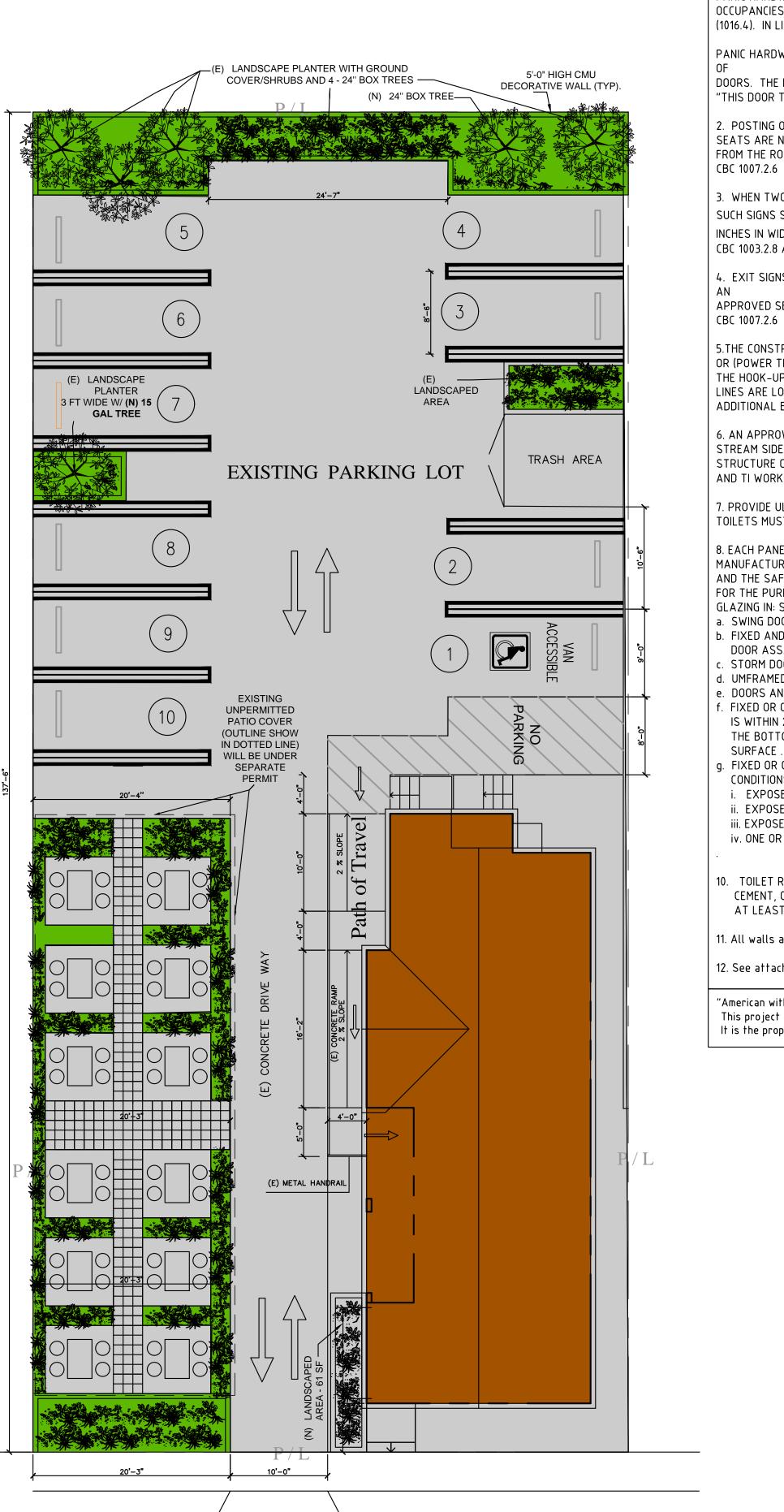
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VICINITY MAP



EXISTING SITE PLAN

BUILDING DEPARTMENT NOTES

I. EXIT DOORS ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT SURFACE-MOUNTED FLUSH OR SURFACE BOLTS ARE PROHIBITED. ATOMIC FLUSH BOLTS ARE ALLOWED ON PAIRS OF DOORS, PROVIDED THE DOOR WITH THE FLUSH BOLD HAS NO KNOBS OR SURFACE-MOUNTED HARDWARE AND THE UNLATCHING OF ANY LEAF REQUIRES ONLY A SINGLE OPERATION.

PANIC HARDWARE MUST BE PROVIDED ON EXIT DOORS SERVING THE GROUP A, DIVISION 1 (2) (2.1) (3) OCCUPANCIES.

(1016.4). IN LIEU OF THIS, DOORS MAY HAVE NO LOCKS OR LATCHES.

PANIC HARDWARE MAY BE OMITTED FROM THE MAIN EXIT WHEN SUCH AN EXIT CONSISTS OF A SINGLE OR A PAIR

DOORS. THE DOOR IS KEY-LACKING AND A SIGN IS PROVIDED ABOVE OR ADJACENT TO THE DOOR(S) STATING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." CBC 1007.2.5

2. POSTING OF ROOM CAPACITY IS REQUIRED FOR ANY ROOM USED FOR ASSEMBLY PURPOSE WHERE FIXED SEATS ARE NOT INSTALLED. SUCH SIGNS SHALL BE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT FROM THE ROOM AND SHALL INDICATE THE NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM USE. CBC 1007.2.6

3. WHEN TWO OR MORE EXITS FROM A SPACE/STORY ARE REQUIRED, EXIT SIGNS SHALL BE PROVIDED. SUCH SUCH SIGNS SHALL HAVE LETTERS WITH A MINIMUM 6 INCHES IN HEIGHT WITH A STROKE NO LESS THAN $\frac{3}{4}$ INCH INCHES IN WIDTH, AND $\frac{3}{6}$ INCHES IN SPACING. CBC 1003.2.8 AND 1003.2.8.3

4. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY TWO ELECTRIC LAMPS OR SHALL BE OF APPROVED SELFLUMINOUS TYPE.

5.THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLESR AND UNOBSTRUCTED ACCESS TO ANY WATER OR (POWER TRANSFORMS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHERTHER OR NOT LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND /OR ADDITIONAL EXPENSES.

6. AN APPROWED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY MITER AND BE RIGIDLY CONECCTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (INCLUDIES COMMERTIAL ADDITIONS AND TI WORK OVER \$ 10,000.) SEPERATE PLUMBING PERMIT IS REQUIRED.

. PROVIDE ULTRA FLUSH WATER CLOSETES FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADES AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

8. EACH PANE OF SEAFTY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDNIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATIN, THE MANUFACTURER OR INSTALLER AND THE SAFTY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFTY GLAZING. GLAZING IN: SECTION 2406

a. SWING DOORS.

b. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSAMBLIES.

. STORM DOORS.

d. UMFRAMED SWING DOORS.

DOORS AND ENCLOSERS FOR HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. . FIXED OR OPERATABLE PANELSADJACENT TO A DOOR WHER THE NEAREST EXPOSED EDGE OT THE GLAZING IS WITHIN 24 INCHES (610 mm) ARC OF EITHER VERTICAL SDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 mm) ABOVE THE WALKING

SURFACE . rEAD CODE FOR EXEPTIONS. . FIXED OR OPERABLE PANEL, OTHER THAN DISCRIBED IN ITEMS e AND f, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXEPTION WITH SPECIAL INSTALLATION).

i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUERE FEET (0.84 m2) ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 mm) ABOVE THE FLOOR. iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.

iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONT. OF THE PLANE OF THE GLAZING.

0. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDES UPWARD ONTO THE WALLS AT LEAST 6" (1210.1)

11. All walls and floor finishes to comply with table 803 II of CBC

12. See attached (ADA)

'American with Disabilities Act (ADA) are Federal obligations only and is not reviewed by local enforcement agencies. This project shall comply with the Disabled Access provisions set forth in the current California Building Code (CBC). It is the property owner's and their agent's responsibility to comply with all Federal, State and local codes."

FIRE DEPARTMENT NOTES

Address numbers: Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road, alley, and walkways giving access to and within the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4-inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke with shall be increased for legibility based on visibility distance.

?. Fire Extinguishers: Provide a fire extinguisher (min. 2A-10BC) within a recessed or semi-recessed cabinet within 75 feet travel distance from all points in the occupancy; the extinguisher shall be mounted on a hook within the cabinet (elevated off cabinet floor); the top of the extinguisher shall be no higher than 48 inches (1219 mm) above the floor; extinguisher shall be placed in a easily accessible location where they will be readily accessible and immediately available for use.

FIRE Sprinklers:

i. Existing system: For tenant improvement projects, extend/modify the existing building's automatic fire sprinkler system to provide complete sprinkler protection throughout the addition or remodeled area of work. Alternations to the fire sprinkler system shall be approved under separate permit. Plans and permit application shall be submitted within 30 days of issuance of the building permit.

Emergency Lighting: Emergency Lighting shall comply with the provisions of 2016 CBC 1006. The means of egress illumination shall not be less than one (1) foot-candle at the walking surface level. In the event of power supply failure, an emergency electrical system shall automatically illuminate all areas per code.

Exit Signs: Exit signs shall be readily visible from any direction of egress travel. Exit signs shall comply with provisions of the 2016 CBC 1011 and be illuminated at all times.

Door operations: All exit doors shall be operable from the inside without key, special knowledge, or effort. The unlatching of any exit door shall not require more than one operation.

Locks and Latches: The locking device for the main exterior door(s) shall be readily distinguishable as loc locked. Door shall also have a visible durable sign stating:

"THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters one inch high on contrasting background (above the door); posted on the egress side or adjacent to the door.

Required City of Glendale Fire inspections: For all inspections, request online at http://glendaleca.gov/gfdinpreq or ca 818-548-4810. Fir inspections required are:

Overhead sprinkler rough inspection (prior to covering any piping)

 Sprinkler final - Fire Prevention Final; CONTRACTOR MUST REQUEST A SEPARATE INSPECTION.

Inspection includes, but is not limited to: fire extinguisher; signage; door hardware and means of egress emergency/exit lighting; etc.

1. CODE OF RECORD FOR DESIGN: 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA FIRE CODE,

2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR NON-RESIDENTIAL

AS ADOPTED BY THE CITY. 2023 GLENDALE BUILDING AND SAFETY CODE

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING WORK, AND SHALL NOTIFY THE OWNERS REPRESENTATIVE OF DISCREPANCIES OR INCONSISTENCIES.

3. PLAN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. DO NOT SCALE PLANS & DETAILS.

4. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND STANDARD DETAILS.

5. CLARIFICATION SHALL BE REQUESTED FROM THE ENGINEER FOR ALL WORK INDICATED ON THE PLANS THAT IS NOT SPECIFICALLY DETAILED, AND IS NOT

SQ.FT.

SIMILAR TO WORK THAT IS DETAILED.

C3 I / R 2250 LOT AREA: V- B SPRINKLERED TYPE OF CONSTRUCTION:

OF STORIES ONE (1) SUBJECT SPACE 1300 SQ.FT.

OCCUPANCY GROUP: FULL SERVICE RESTAURANT:

(UNDER 48 PERSONS OCCUPANTS) -CUSTOMER AREA 600' Sq. :/: 15 = 40 PERSONS. - KITCHEN AND OTHER AREAS, 700' Sq. :/: 200 = 4 PERSONS. - TOTAL # OF OCCUPANTS, = 44 PERSONS. - 1 EXIT IS REQUIRED. 2 PROVIDED.

EXISTING PARKING SPACES: 10 TOTAL NO: OF INDOOR SEATS: 32

- PLUMBING, ELECTRICAL, MECHANICAL, UNDER SEPARATE PERMIT.

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DRAWINGS BY: RAFI NAZARYAN (818) 378-1000

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CITY OF GLENDALE

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

DATE: **DUE DATE: 10/10/23** 9/26/23 NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments. FROM: Cassandra Pruett, Planning Tel.# 818-937-8186 **PROJECT ADDRESS:** 1218 East Broadway Andranik Shakhbazyan Applicant: Property Owner: Vinh Dinh and Tran T Trust PROJECT DESCRIPTION: Sale of alcoholic beverages (Type 41) at full service restaurant, outdoor dining structure, reduced driveway width PLEASE CHECK: **G. INFORMATION SERVICES** A. CITY ATTORNEY (Wireless Telecom) **B. COMMUNITY DEVELOPMENT:** H. PUBLIC WORKS (ADMINISTRATION): (1) Building & Safety (1) Engineering & Land X Development Χ (2) Neighborhood Services (2) Traffic (3) Design Review & Historic (3) Facilities (city projects only) (4) Integrated Waste (4) Economic Development (5) Housing (6) Urban Design & Mobility (5) Maintenance Services/Urban **Forester** \boxtimes J. GLENDALE POLICE D. COMMUNITY SERVICES/PARKS: K. OTHER: E. FIRE ENGINEERING (PSC) (1) STATE-Alcohol Beverage F. GLENDALE WATER & POWER: Control (ABC) (2) Tribal Consultations (EIFs) (1) Water (2) Electric (3) City Clerk's Office **ENTITLEMENT(S) REQUESTED** Variance Case No.: Tentative Tract/Parcel Map No.: PAUP-001642-AUP/CUP Case No.: 2023 Zone Change/GPA: ADR/DRB Case No.: Other

INTER-DEPARTMENTAL COMMUNICATION PROJECT CONDITIONS AND COMMENTS

Project Address: 1218 East Broadway	Project Case No.: PAUP-001642-2023		
If project comments are not received by the due			
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 <u>DOES NOT</u> have any comment. ☑ This office <u>HAS</u> the following comments/conditions: 	tions. □ (See attached Dept. Master List)		
Date:October 16, 2023			
Print Name:Alex Krikorian	Tel.:818-937-8434		
ADDITIONAL COMMENTS			
a. ADDITIONAL COMMENTS:			
E. Broadway DBA unknown.	Type 41 liquor license) at a full service and reduced driveway width located at 1218		
•	e license in this tract. This establishment will art 1 crime statistics for census tract 3021.03		
Within the last calendar year there were no	calls for police service at the location.		
Per the ABC website, there are no "active" of	or "pending" licenses for this establishment.		
b. CASE SPECIFIC CODE REQUIREMENTS: (these and 1.	re not standard code requirements)		

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.

INTER-DEPARTMENTAL COMMUNICATION PROJECT CONDITIONS AND COMMENTS

Project	Project			
Address:	1218 East Broadway Case No.: PAUP-001642-2023			
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COMMENTS:				
☐ This office	e <u>DOES NOT</u> have any comment.			
☐ This office	e <u>HAS</u> the following comments/conditions. □ (See attached Dept. Master List)			
Date: 9/26/2023	3			
Drint Name:	lessica Sada			
Print Name:				
a. ADDITIONA 1.	AL COMMENTS:			
<u>b. CASE SPEC</u> ☐ 1.	CIFIC CODE REQUIREMENTS: (these are not standard code requirements)			
c. SUGGESTE	ED CONDITIONS: (may or may not be adopted by the Hearing Officer)			
1 .				