



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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

January 26, 2024

Applicant:

Gerard Marini
3436 Foothill Blvd. #A
La Crescenta, CA 91214

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-2200729
3436 Foothill Blvd. #A
(France Cafe)**

The Director of Community Development will render a final decision on or after February 6, 2024 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the sales, service, and on-site consumption of alcoholic beverages (ABC License Type 41) at an existing restaurant (France Cafe) in the CH (Commercial Hillside) 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, disturbing noise, disturbing light, loud conversation, and criminal activities.
4. That at all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages shall only be on those same licensed areas.

5. That no patron of the restaurant shall be allowed to bring into the establishment any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
6. That the restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant shall remain open for business to regular customers.
7. That the sale of beer, wine, and/or distilled spirits for off-site consumption shall be strictly prohibited, unless preemptively permitted by State regulations.
8. That the premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.
9. That the service of alcoholic beverage shall be done in conjunction with the dispensing of meals.
10. That no separate bar for the sales, service and consumption of alcoholic beverages shall be permitted.
11. That no exterior signs advertising the sales and service of alcoholic beverages shall be permitted.
12. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
13. That music or noise shall be contained within the edifice of the establishment. The business shall comply with the state and local laws and ordinances concerning excessive noise and disturbing the peace. No amplified sound may be produced without first obtaining an "Amplified Sound Permit".
14. That no live entertainment is permitted without a "Live Entertainment Permit".
15. That the front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
16. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
17. That the restaurant shall be operated in full accord with applicable State, County, and local laws.

18. 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.
19. 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

The existing restaurant occupies one of the tenant spaces in an existing strip commercial center located on the south side of Foothill Boulevard between New York and Dunsmore Avenues. The restaurant has operated since 2019.

Previous Permits and Related Concurrent Permits for the Site: None on file.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to State CEQA Guidelines Section 15301(e), because the discretionary permit request is to allow for the on-site sales, services, and consumption of alcoholic beverages at an existing restaurant within an existing commercial space and there is no additional floor area proposed.

General Plan:

Community Services Commercial

Zone:

CH – Commercial Hillside

Description of Existing Property and Uses:

The existing restaurant (French Cafe) is located in an approximately 750 square-foot tenant space in a strip commercial retail center on the south side of Foothill Boulevard between New York and Dunsmore Avenues. Other uses within the retail center include service uses and a bakery.

Neighboring Zones and Uses

Direction	Zone	Existing Land Use
North	CH – Commercial Hillside	Retail and restaurant uses
South	R1 – Single-family residential, Floor area ratio district II	Single-family residential uses
East	CH – Commercial Hillside	Service (automobile repair) use

West	CH – Commercial Hillside	Restaurant and service uses
Project Site	CH – Commercial Hillside	Restaurant and service uses

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 decision letter if the Administrative Use Permit (AUP) is approved.

PROJECT ANALYSIS

The applicant is requesting an AUP to allow the on-site sales, service and consumption of alcoholic beverages (ABC License Type 41) at an existing restaurant (French Cafe). The restaurant is located within an existing strip shopping center in the CH (Commercial Hillside) zone. The Land Use Element of the General Plan designates the subject site as Community Services Commercial. This land use designation is designed to serve community shopping functions with very restrictive permitted uses, similar to neighborhood centers, but at a larger market scale. The on-site sales, service and consumption of alcoholic beverages in association with a modest restaurant is appropriate in an area of the City permitted for commercial service uses. Approval of the AUP will provide the option for the dining public to enjoy alcoholic beverages with their meals at a local restaurant. The tenant space in which French Café is located is currently part of a larger strip commercial shopping center offering a range of goods and services. The Land Use Element of the General Plan is the most directly related to the approval of this use - other elements of the General Plan, will not be impacted as a result of the request.

The Circulation Element identifies Foothill Boulevard as a major arterial. This street is fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercial and residential uses and the applicant’s request to serve alcoholic beverages at an existing restaurant is not anticipated to create any negative traffic-related impacts along this street or with other businesses over and above existing conditions.

The on-site sales, service and consumption of alcoholic beverages at an existing restaurant will not be detrimental to the health, safety, and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3004 where the suggested limit for on-sale establishments is six. Currently, there are four on-sale establishments and France Cafe will bring the total to five. Based on Part 1 crime statistics for Census Tract 3004 in 2021, there were 96 crimes, 43% below the city wide average of 167. Within the last calendar year, there have not been any calls for service to the Glendale Police Department for France Cafe. The Glendale Police Department did not cite any concerns with the applicant’s request to allow an existing restaurant with on-site sales, service

and consumption of alcoholic beverages at this location and suggested conditions of approval have been included to mitigate any potential negative impacts.

It is not anticipated that the operation of an existing restaurant with the proposed on-site sales, service and consumption of alcoholic beverages will be detrimental to the community or adversely conflict with the community's normal development of surrounding properties, as conditioned. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as the availability of alcohol will be ancillary to the primary use, an existing restaurant. France Café has been operating from their present location for approximately four years without any incident. The tenant space in which France Café operates is located in the strip commercial shopping center. This center, along with commercial development along Foothill Boulevard, which includes retail and service uses, is complimentary to the subject restaurant with the proposed sales, service and consumption of alcohol. There are no public facilities, schools, or churches located within the immediate area of the subject site. Single-family residences are located immediately south of the subject site. Given the orientation of the existing restaurant (the entrance faces north) and the proposed conditions of approval, the proposed sales, service and consumption of alcoholic beverages at an existing restaurant will not adversely impact these residences. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that the existing restaurant with alcohol service would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties.

The applicant's request to allow the on-site sales, service and consumption of alcoholic beverages at an existing restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The strip commercial center contains 26 parking spaces. The availability of alcoholic beverages at the existing restaurant is not anticipated to increase parking demand. Foothill Boulevard is fully developed and can adequately handle the traffic circulation around the site. Accordingly, the applicant's request to allow the operation of an existing restaurant with on-site sales, service and consumption of alcoholic beverages in an existing commercial tenant space 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 the on-site sales, service and consumption of alcoholic beverages at the existing France Cafe restaurant is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

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

The on-site sales, service, and consumption of alcoholic beverages at an existing full-

service restaurant (France Cafe) will be consistent with the various elements and objectives of the General Plan because the restaurant is located in a commercial area, will not adversely impact surrounding traffic and will not impact other elements of the City's General Plan. The restaurant is located in the Community Services Commercial designation of the Land Use Element and the CH (Commercial Highway) zone. The land use designation is designed to serve community shopping functions with restricted permitted uses, similar to neighborhood centers, but at a larger market scale. The modestly-scaled restaurant with proposed ancillary sales, service and consumption of alcoholic beverages is appropriate in an area zoned for commercial uses. France Café is located within a strip commercial development adjacent to the south side of Foothill Boulevard. This street is considered a major arterial street in the Circulation Element and adequately handles existing traffic circulation in the surrounding neighborhood. The existing restaurant is not expanding as a result of the request to sell alcohol (in conjunction with food service) and the selling of these beverages is not anticipated to exacerbate or create negative traffic-related impacts along Foothill Boulevard. Conditions of approval limit noise to within the interior of the restaurant, which is consistent with objectives of the Noise Element. Other General Plan Elements, including the Housing, Conservation, Open Space and Safety will not be affected by the administrative use permit request.

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

The on-site sales, service and consumption of alcoholic beverages at an existing restaurant (France Café) will not be detrimental to the health, safety, and public welfare of the neighborhood in general, nor the environment because the restaurant is located in a census tract with less than the recommended number of on-sale establishments and with lower crime than the City-wide average. According to the Glendale Police Department, the subject property is located in Census Tract 3004 where the suggested limit for on-sale establishments is six. Currently, there are four on-sale establishments, and France Cafe will bring the total to five. Based on part 1 crime statistics for Census Tract 3004 in 2021, there were 96 crimes, 43% below the city wide average of 167. There have not been any calls for service for this tenant space with the previous year. The Glendale Police Department did not cite any specific concerns with the applicant's request to allow the operation of the existing restaurant with on-site sales, service and consumption of alcoholic beverages and suggested conditions of approval have been included to mitigate any potential negative impacts. The area surrounding the existing restaurant is fully developed and the ancillary sales, service and consumption of alcohol at France Café will not have an adverse effect on the environment.

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

The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property because the proposed sales, service and consumption of alcohol will be ancillary to the main use as a restaurant and the

surrounding area is already fully developed. France Café has been operating in their present location since 2019, without any incidents. This establishment will continue to operate as a restaurant with supplementary alcohol service when food is served. The strip commercial center in which the restaurant is located, along with nearby commercial development, which includes retail and service uses, is complimentary to France Café. There are no public facilities, schools or churches located with the immediate area of the site. Single-family homes are located immediately south of the subject site. Given the northern orientation of the entrance to the restaurant and the conditions of approval for the project, the proposed project will not adversely impact these residences. The neighborhood surrounding the existing restaurant is already fully developed so the project will not impede normal development of surrounding property. Given the commercial nature of the subject site and the surrounding area along Foothill Boulevard, any redevelopment of this area will not be impacted by this project.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

The applicant's request to allow the on-site sales, service and consumption of alcoholic beverages at an existing restaurant will not result in inadequate public or private facilities because the project site is already developed and associated facilities are existing. The strip commercial center where the existing restaurant is located contains 26 parking spaces and the availability of alcohol when eating a meal at the restaurant will not increase parking demand. Foothill Boulevard is fully developed and can adequately handle traffic circulation in the surrounding area.

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 on-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. Additionally, this census tract does not contain an over concentration of on-site uses.
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. Additionally, this census tract contains significantly less crime than the city-wide average.

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 described in Finding D above.
5. That notwithstanding consideration in subsections 1 through 4 above, the operation of an existing restaurant with the on-site sales, service and consumption of alcoholic beverages 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.

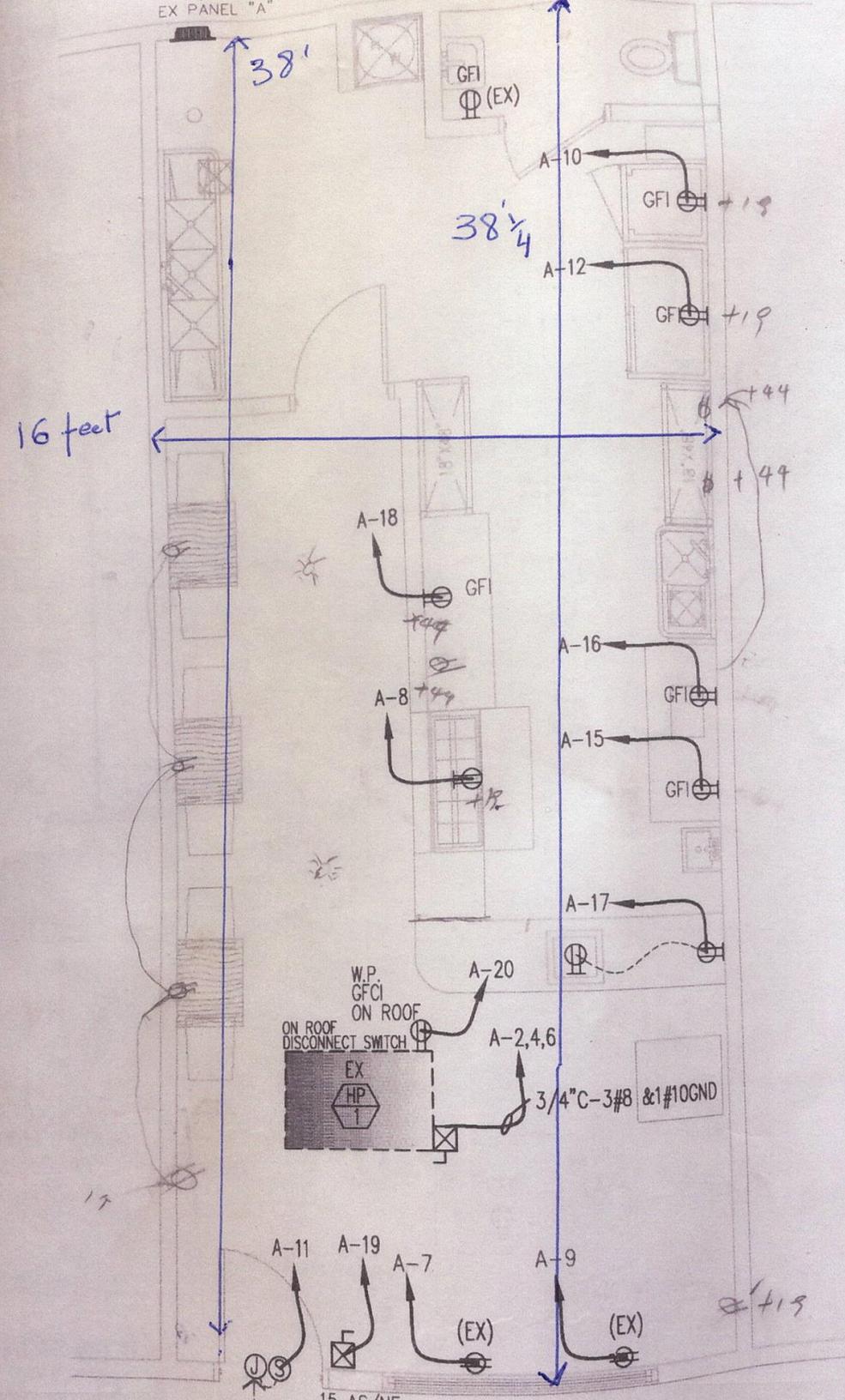
For more information or to submit comments, please contact the case planner, Roger Kiesel, at 818-937-8152 or RKiesel@glendaleca.gov

ATTACHMENT:

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



EX PANEL "A"



38'

38 1/4'

16 feet

GFI (EX)

A-10

GFI +19

A-12

GFI +19

+44

+44

A-18

GFI

A-8 +44

A-16

GFI

A-15

GFI

A-17

A-20

W.P. GFCI ON ROOF
ON ROOF DISCONNECT SWITCH

A-2,4,6

3/4" C-3#8 & 1#10GND

EX HP 1

A-11

A-19

A-7

A-9

(EX)

(EX)

+19

15 AS/NF DISCONNECT SWITCH

VIA ACCESSIBLE DISCONNECT SWITCH

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

DATE: October 25, 2023 **DUE DATE:** November 6, 2023
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Roger Kiesel **Tel. #** 818-937-8152

PROJECT ADDRESS: 3436 Foothill Blvd.

Applicant: Gerard Marini

Property Owner: _____

PROJECT DESCRIPTION:

The applicant is requesting the sales, service and consumption of alcohol at an existing restaurant, French Café.

PLEASE CHECK:

- | | |
|--|---|
| <p>_____ A. CITY ATTORNEY</p> <p>_____ B. COMMUNITY DEVELOPMENT:</p> <p><u>X</u> • (1) Building & Safety</p> <p><u>X</u> • (2) Neighborhood Services</p> <p>_____ • (3) Design Review & Historic</p> <p><u>X</u> • (4) Economic Development</p> <p>_____ • (5) Housing</p> <p>_____ • (6) Urban Design & Mobility</p> <p>_____</p> <p>_____ D. COMMUNITY SERVICES/PARKS:</p> <p>_____ E. FIRE ENGINEERING (PSC)</p> <p>_____ F. GLENDALE WATER & POWER:</p> <p>_____ • (1) Water</p> <p>_____ • (2) Electric</p> | <p>_____ G. INFORMATION SERVICES
(Wireless Telecom)</p> <p>_____ H. PUBLIC WORKS (ADMINISTRATION):</p> <p>_____ • (1) Engineering & Land Development</p> <p>_____ • (2) Traffic</p> <p>_____ • (3) Facilities (city projects only)</p> <p>_____ • (4) Integrated Waste</p> <p>_____ •</p> <p>_____ • (5) Maintenance Services/Urban Forester</p> <p>_____ X</p> <p>_____ J. GLENDALE POLICE</p> <p>_____ K. OTHER:</p> <p><u>X</u> • (1) STATE-Alcohol Beverage Control (ABC)</p> <p>_____ • (2) Tribal Consultations (EIFs)</p> <p>_____ • (3) City Clerk's Office</p> |
|--|---|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: 2200729

ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

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

Project

Address: 3436 Foothill Blvd.

Project

Case No.: 2200729

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: 10/26/2023

Print Name: Jessica Sada

Title: Administrative Assoc. Dept. Neighborhood Services, CDD Tel.: (818)937-8167

a. ADDITIONAL COMMENTS:

1.

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

1.

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

1.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

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

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates)

CITY CLERK – KAREN CORTES

COMMUNITY DEVELOPMENT:

Building and Safety – MIROSLAV LHOTSKY

Neighborhood Services – JESSICA SADA

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – MARK BERRY

Housing – PETER ZOVAK, MIKE FORTNEY and AARON BROWNE

Urban Design & Mobility – FRED ZOHREVAND (For VMT Analysis)

COMMUNITY SERVICES AND PARKS – TEREZA ALEKSANIAN and AMIRAH LIMAYO

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – JOVAN DIAZ, SITA PARTAMIAN and DAVE STIMSON

GLENDALE WATER AND POWER:

Water – SEDA BOGHOSIAN, EDEN HAKOUPIANI and KEVIN RUNZER

Electric – CATHERINE BABAKHANLOU and SEDA BOGHOSIAN and EDEN HAKOUPIANI (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. ALEX KRİKORIAN and LT. SEAN RILEY and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – ARMEN AVAZIAN, SARKIS OGANESYAN, and RUEL VILLALUNA

Traffic – PASTOR CASANOVA and SAED ROUDSARI

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – LOREN KLICK, CARLOS LINARES, and ORLANDO URQUIDEZ

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

THCP Officer (Tribal Historic and Cultural Preservation Department, Fernandeno Tataviam Band of Mission Indians)

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\..\..\Environmental\Tribal Consultation Sample Letters](#))

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

DATE: October 25, 2023 **DUE DATE:** November 6, 2023
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PROJECT ADDRESS: 3436 Foothill Blvd.

Applicant: Gerard Marini

Property Owner: _____

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| <p>_____ A. CITY ATTORNEY</p> <p>_____ B. COMMUNITY DEVELOPMENT:</p> <p><u>X</u> • (1) Building & Safety</p> <p><u>X</u> • (2) Neighborhood Services</p> <p>_____ • (3) Design Review & Historic</p> <p><u>X</u> • (4) Economic Development</p> <p>_____ • (5) Housing</p> <p>_____ • (6) Urban Design & Mobility</p> <p>_____ D. COMMUNITY SERVICES/PARKS:</p> <p>_____ E. FIRE ENGINEERING (PSC)</p> <p>_____ F. GLENDALE WATER & POWER:</p> <p>_____ • (1) Water</p> <p>_____ • (2) Electric</p> | <p>_____ G. INFORMATION SERVICES
(Wireless Telecom)</p> <p>_____ H. PUBLIC WORKS (ADMINISTRATION):</p> <p>_____ • (1) Engineering & Land Development</p> <p>_____ • (2) Traffic</p> <p>_____ • (3) Facilities (city projects only)</p> <p>_____ • (4) Integrated Waste</p> <p>_____ •</p> <p>_____ • (5) Maintenance Services/Urban Forester</p> <p style="text-align: center;">X</p> <p>_____ J. GLENDALE POLICE</p> <p>_____ K. OTHER:</p> <p><u>X</u> • (1) STATE-Alcohol Beverage Control (ABC)</p> <p>_____ • (2) Tribal Consultations (EIFs)</p> <p>_____ • (3) City Clerk's Office</p> |
|---|---|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: 2200729

ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

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

Project

Address: 3436 Foothill Blvd.

Project

Case No.: 2200729

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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: November 3, 2023

Print Name: Alex Krikorian

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

a. ADDITIONAL COMMENTS:

- 1. Applicant Gerard Marini is in the process of obtaining an Administrative Use Permit for the sales, service and consumption of alcohol at an existing restaurant located at 3436 Foothill Boulevard DBA France Café.

France Café is located in census tract 3004 which allows for 6 On-Sale establishments. There are currently 4 On-Sale licenses in this tract. France Café will bring the total to 5. Based on arrests and Part 1 crime statistics for census tract 3004 in 2021, there were 96 crimes, 43% 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, there are no "active" or "pending" liquor license(s) for this location.

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.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

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

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates)

CITY CLERK – KAREN CORTES

COMMUNITY DEVELOPMENT:

Building and Safety – MIROSLAV LHOTSKY

Neighborhood Services – JESSICA SADA

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – MARK BERRY

Housing – PETER ZOVAK, MIKE FORTNEY and AARON BROWNE

Urban Design & Mobility – FRED ZOHREVAND (For VMT Analysis)

COMMUNITY SERVICES AND PARKS – TEREZA ALEKSANIAN and AMIRAH LIMAYO

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – JOVAN DIAZ, SITA PARTAMIAN and DAVE STIMSON

GLENDALE WATER AND POWER:

Water – SEDA BOGHOSIAN, EDEN HAKOUPIANI and KEVIN RUNZER

Electric – CATHERINE BABAKHANLOU and SEDA BOGHOSIAN and EDEN HAKOUPIANI (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. ALEX KRİKORIAN and LT. SEAN RILEY and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – ARMEN AVAZIAN, SARKIS OGANESYAN, and RUEL VILLALUNA

Traffic – PASTOR CASANOVA and SAED ROUDSARI

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – LOREN KLICK, CARLOS LINARES, and ORLANDO URQUIDEZ

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

THCP Officer (Tribal Historic and Cultural Preservation Department, Fernandeno Tataviam Band of Mission Indians)

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\..\..\Environmental\Tribal Consultation Sample Letters](#))