



A0.0 VICINITY MAP
2 SCALE: NOT TO SCALE

OCCUPANCY
MAX FLOOR AREA ALLOWANCES PER OCCUPANT (PER TABLE 1004.1.2)

| FUNCTION OF SPACE | OCCUPANT LOAD FACTOR | OCCUPANTS |
|------------------------------------|----------------------|-----------|
| DINING AREA (506 SQFT) | 15 NET | 34 |
| KITCHEN/ BACK OF HOUSE (889 SQ FT) | 200 NET | 5 |
| TOTAL: | | 39 |

DESCRIPTION OF BUSINESS AND PROPOSED OPERATIONS:

THE APPLICANT, LIFE ROOTED, IS AN EXISTING NEIGHBORHOOD SERVING RESTAURANT ESTABLISHED IN 2020. **THE RESTAURANT IS OPEN WEDNESDAY THROUGH THURSDAY: 4PM TO 9PM; AND FRIDAY - SUNDAY: 11AM TO 9PM.** THE RESTAURANT SERVES FOOD PREPARED IN HOUSE AND SERVES PATRONS SEATED INSIDE THE ESTABLISHMENT, AND OUTSIDE UNDER THEIR COVERED PATIO. THE RESTAURANT ALSO CATERS TO PATRONS WHO PICK UP ORDERS PLACED ONLINE OR OVER THE PHONE. ALCOHOL WILL BE SOLD DURING ALL HOURS OF OPERATION EXCEPT NO DRINK ORDERS WILL BE TAKEN 30 MINUTES PRIOR TO CLOSE EVERY DAY.

NO CONSTRUCTION INCLUSIVE OF TENANT IMPROVEMENTS OR EXTERIOR FACADE CHANGES, ARE PROPOSED AS A PART OF THIS PERMIT.

THE APPLICANT IS APPLYING FOR A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT WITH THE INCIDENTAL SALE OF BEER AND WINE FOR ON-PREMISES CONSUMPTION, AND SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION. 65 PERCENT OF THE GROSS SALES REVENUE SHALL BE FROM FOOD SALES, THE SALES RECEIPTS, ACCOUNTING LEDGERS AND ANY OTHER BUSINESS RECORDS PERTAINING TO THE SALES OF FOOD AND ALCOHOL SHALL BE OPEN FOR INSPECTION BY THE CHIEF OF POLICE OR HIS OR HER DESIGNEE DURING REGULAR BUSINESS HOURS OF THE RESTAURANT UPON 72 HOURS PRIOR WRITTEN NOTICE. IN ADDITION, THE APPLICANT SHALL RETAIN SEPARATE SALES RECORDS FOR FOOD AND ALCOHOL SALES.

THE APPLICANT, AFTER APPROVAL FOR A CUP, WILL FILE AN APPLICATION WITH THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL FOR THE FOLLOWING LICENSE:

41 - ON-SALE BEER & WINE - EATING PLACE (RESTAURANT) AUTHORIZES THE SALE OF BEER AND WINE FOR CONSUMPTION ON OR OFF THE PREMISES WHERE SOLD. DISTILLED SPIRITS MAY NOT BE ON THE PREMISES (EXCEPT BRANDY, RUM, OR LIQUEURS FOR USE SOLELY FOR COOKING PURPOSES). MUST OPERATE AND MAINTAIN THE LICENSED PREMISES AS A BONA FIDE EATING PLACE. MUST MAINTAIN SUITABLE KITCHEN FACILITIES, AND MUST MAKE ACTUAL AND SUBSTANTIAL SALES OF MEALS FOR CONSUMPTION ON THE PREMISES. MINORS ARE ALLOWED ON THE PREMISES.

TO ENSURE COMPLIANCE WITH THE PROVISIONS OF THE CITY MUNICIPAL CODE AND THE CONDITIONS OF THE CUP AND ABC LICENSE, THE FOLLOWING SHALL APPLY:

- THE APPLICANT SHALL INSURE THAT THE PROPERTY AND PARKING FACILITIES SHALL BE KEPT FREE OF TRASH AND DEBRIS.
- THE EMPLOYEES AND MANAGEMENT SHALL BE TRAINED AND INSTRUCTED TO PREVENT PATRONS FROM LEAVING THE ESTABLISHMENT WITH OPEN BOTTLES, OPEN CANS, OR OTHER OPEN CONTAINERS OF ALCOHOL. SIGNS WILL BE POSTED IN CONSPICUOUS LOCATIONS AROUND THE PERIMETER OF THE RESTAURANT AND SHALL STATE "NO ALCOHOL ALLOWED BEYOND THIS POINT".
- THE APPLICANT SHALL ENSURE THAT NOISE FROM OPERATIONS AND CONDUCT OF PATRONS DOES NOT DISTURB THE SURROUNDING ENVIRONMENT, NOR VIOLATE THE PROVISIONS OF ARTICLE 2 OF TITLE 9 CHAPTER 3 OF THE BURBANK MUNICIPAL CODE.

OFF-SITE ALCOHOL SALES
ALCOHOL SOLD FOR OFF-SITE CONSUMPTION SHALL INCLUDE BOTTELED WINE, BOTTELED BEER, AND BOTTELED SAKE. ALL ALCOHOL CONTAINERS SHALL BE UNOPENED AND FULLY SEALED BEFORE LEAVING THE PREMISES.

life rooted

PROJECT DATA:

ADDRESS: 2202 N GLENOAKS BLVD
BURBANK, CA 91504

APN: 2472-015-020

SCOPE OF WORK:

SALE AND CONSUMPTION OF BEER AND WINE FOR ON-PREMISES, AND OFF-PREMISES CONSUMPTION, IN CONJUNCTION WITH A TYPE 41 LICENSE FROM THE CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE AND CONTROL, IN A FULL SERVICE RESTAURANT LOCATED WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING LOCATED AT 2202 N. GLENOAKS BLVD. NO CONSTRUCTION PROPOSED. NO ADDITIONAL SQUARE FOOTAGE TO THE BUILDING IS PROPOSED. NO EXPANSION OF THE EXISTING TENANT SPACE OR EXTERIOR FACADE MODIFICATIONS ARE PROPOSED. NO CHANGES TO THE EXISTING PARKING STALL COUNT OR LOCATION IS PROPOSED.

| | |
|----------------------------|--|
| LEGAL DESCRIPTION: | TRACT NO 16236 LOTS 1 AND LOT 2 |
| OCCUPANCY GROUP(S)/ TYPES: | A-2 (ASSEMBLY) |
| YEAR BUILT IN: | 1952 |
| LOT AREA: | IRREGULAR |
| LOT SIZE (SQ FT): | 31,487 |
| BLDG (SQ FT): | 1) 5,738 (PER ASSESSOR) |
| BLDG (SQ FT): | 2) 3,583 (PER ASSESSOR) |
| BLDG (SQ FT): | 3) 5,765 (PER ASSESSOR) |
| TENANT SPACE AREA (SQ FT): | 1,395 |
| CONSTRUCTION TYPE: | V-B |
| USE TYPE: | COMMERCIAL |
| USE DESCRIPTION: | SHOPPING CENTERS (NEIGHBORHOOD, COMMUNITY) |

SHEET INDEX

| | |
|------|----------------------------|
| A0.0 | COVER |
| A0.1 | SITE PLAN |
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| A1.2 | SEATING/ FURNITURE LAYOUT |
| A1.3 | ACCESSIBLE BATHROOM |
| A1.4 | BATHROOM #2 |
| A1.5 | COVID OUTDOOR SEATING PLAN |
| A1.6 | AREAS |

project:
life rooted

address:
2202 n glenoaks blvd
burbank, ca 91504
apn: 2472-015-020

agent:
sc planners, inc.
619 s. fremont ave
alhambra, ca 91803
310.591.8198

NOTE:
VERIFY ALL DIMENSIONS IN FIELD
AND NOTIFY THE DESIGNER
IMMEDIATELY OF ANY
DISCREPANCIES

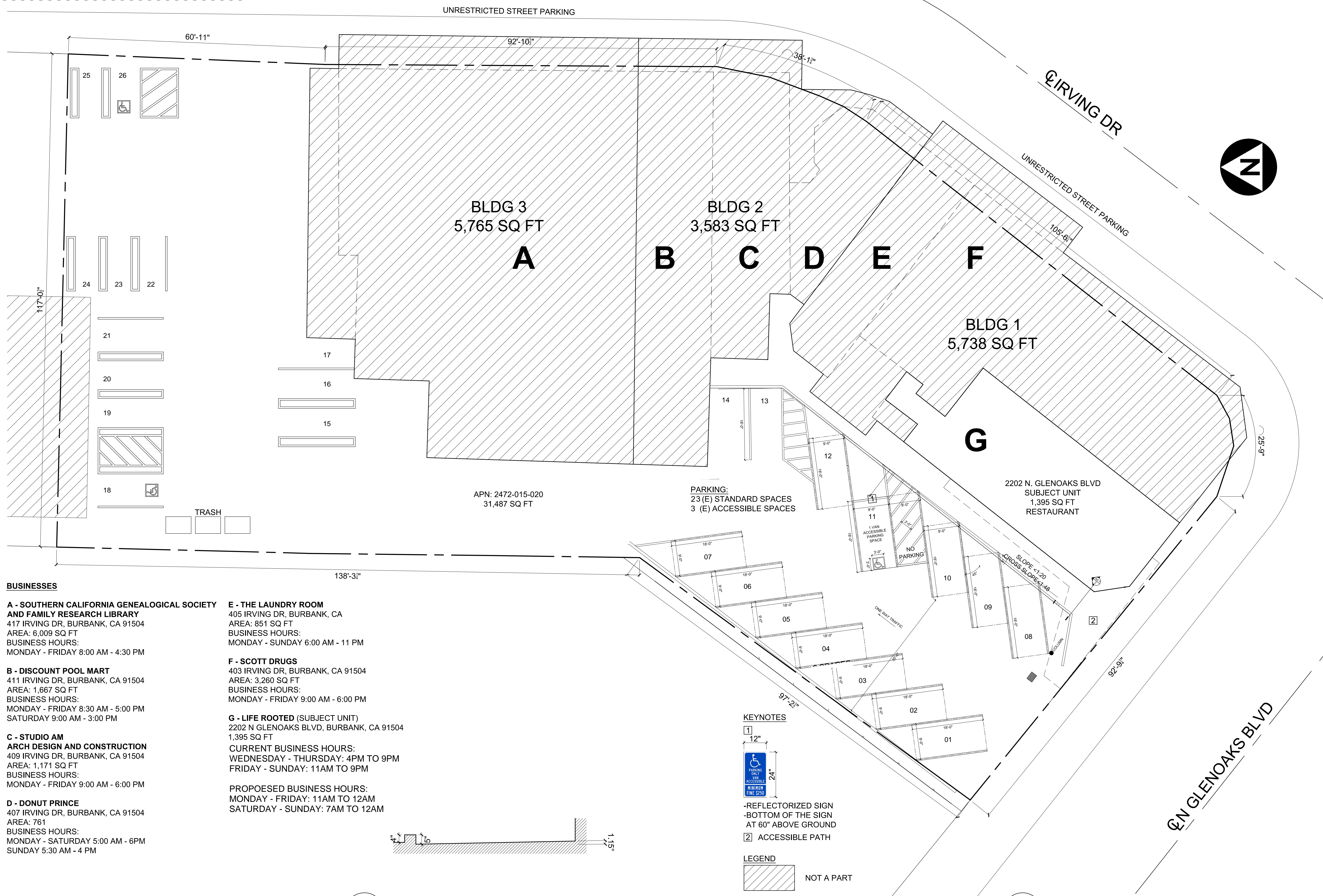
COVER/ SITE PLAN

SCALE: AS NOTED

08/08/2022

A0.0

NOTE:
NO CHANGES BEING PROPOSED TO EXISTING PARKING.
PARKING LOT IS SHARED BY ALL TENANTS ON THE PROPERTY.



BUSINESSES

A - SOUTHERN CALIFORNIA GENEALOGICAL SOCIETY AND FAMILY RESEARCH LIBRARY
417 IRVING DR, BURBANK, CA 91504
AREA: 6,009 SQ FT
BUSINESS HOURS:
MONDAY - FRIDAY 8:00 AM - 4:30 PM

B - DISCOUNT POOL MART
411 IRVING DR, BURBANK, CA 91504
AREA: 1,667 SQ FT
BUSINESS HOURS:
MONDAY - FRIDAY 8:30 AM - 5:00 PM
SATURDAY 9:00 AM - 3:00 PM

C - STUDIO AM ARCH DESIGN AND CONSTRUCTION
409 IRVING DR, BURBANK, CA 91504
AREA: 1,171 SQ FT
BUSINESS HOURS:
MONDAY - FRIDAY 9:00 AM - 6:00 PM

D - DONUT PRINCE
407 IRVING DR, BURBANK, CA 91504
AREA: 761
BUSINESS HOURS:
MONDAY - SATURDAY 5:00 AM - 6PM
SUNDAY 5:30 AM - 4 PM

E - THE LAUNDRY ROOM
405 IRVING DR, BURBANK, CA
AREA: 851 SQ FT
BUSINESS HOURS:
MONDAY - SUNDAY 6:00 AM - 11 PM

F - SCOTT DRUGS
403 IRVING DR, BURBANK, CA 91504
AREA: 3,260 SQ FT
BUSINESS HOURS:
MONDAY - FRIDAY 9:00 AM - 6:00 PM

G - LIFE ROOTED (SUBJECT UNIT)
2202 N GLENOAKS BLVD, BURBANK, CA 91504
1,395 SQ FT
CURRENT BUSINESS HOURS:
WEDNESDAY - THURSDAY: 4PM TO 9PM
FRIDAY - SUNDAY: 11AM TO 9PM

PROPOSED BUSINESS HOURS:
MONDAY - FRIDAY: 11AM TO 12AM
SATURDAY - SUNDAY: 7AM TO 12AM

A0.1 SECTION
2 SCALE: 1/2"=1'-0"

A0.1 (E) SITE PLAN
1 SCALE: 3/32"=1'-0"

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(E) SITE PLAN

SCALE: 3/32"=1'-0"

08/08/2022

A0.1

- KEY (EQUIPMENT)
- E1 (E) GAS PIZZA OVEN (2) (SEE SPEC ON A0.5)
 - E2 (E) OPEN POT FRYER (SEE SPEC ON A0.5)
 - E3 (E) MASTER GAS PRODUCTION GRIDDLE (SEE SPEC ON A0.5)
 - E4 (E) HEAVY DUTY HOT PLATES (SEE SPEC ON A0.6)
 - E5 (E) RADIANT BROILER (SEE SPEC ON A0.6)
 - E6 (E) COUNTERTOP WARMERS (SEE SPEC ON A0.6)

- E7 (E) TURBO AIR CHEF BASE (SEE SPEC ON A0.7)
- E8 (E) ATASA 2-DOOR FREEZER (SEE SPEC ON A0.7)
- E9 (E) HOBART MIXER (SEE SPEC ON A0.7+A0.8)
- E10 (E) ICE MAKER (SEE SPEC ON A0.8)
- E11 (E) 4-DOOR COOLER (NO SPECS AVAILABLE)
- E12 (E) FREEZER (NO SPECS AVAILABLE)

- E13 (E) PIZZA PREP TABLE (SEE SPECS ON A0.8)
- E14 (E) 2-DOOR REFRIGERATOR (SEE SPECS ON A0.9)
- E15 (E) PIZZA PREP TABLE (SEE SPECS ON A0.9)
- E16 (E) TABLE TOP PROOFER (SEE SPECS ON A0.9)
- E17 (E) FEED SLICER (SEE SPECS ON A0.10)
- E18 (E) DISH WASHER (SEE SPECS ON A0.10)

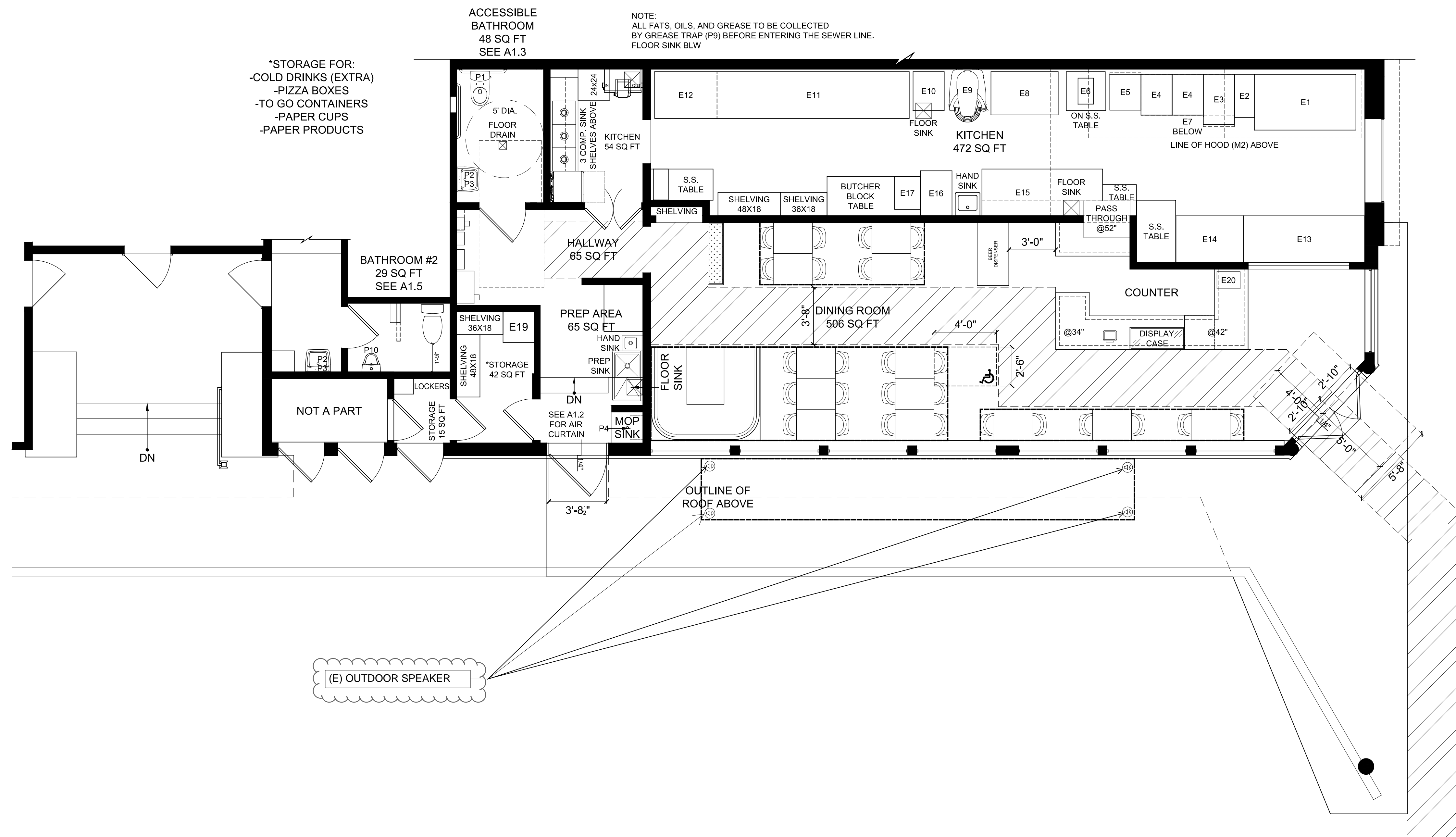
- E19 (E) UNDER COUNTER REFRIGERATOR (SEE SPECS ON A0.10)
- E20 (E) ESPRESSO MAKER (SEE SPECS ON A0.12)
- E21 (E) COFFEE BREWER (SEE SPECS ON A0.12)

NOTE: FOR EQUIPMENT SCHEDULE SEE A0.11

- KEY (PLUMBING)
- P1 (E) TOILET (SEE SPEC ON A0.2)
 - P2 (E) BATHROOM SINK (SEE SPEC ON A0.2)
 - P3 (E) FAUCET (SEE SPEC ON A0.2)
 - P4 (E) WATER HEATER (SEE SPEC ON A0.3)
 - P5 (E) 3-COMPARTMENT-SINK (NO SPECS AVAILABLE)
 - P6 (E) FOOD PREP SINK W/ DRAIN BOARD (SEE SPEC ON A0.12)
 - P7 (E) HAND SINK (NO SPECS AVAILABLE)
 - P8 (E) HAND SINK (SEE SPEC ON A0.12)
 - P9 (E) GREASE TRAP (SEE SPEC ON A0.13)
 - P10 (E) URINAL

- KEY (MECHANICAL)
- M1 (E) BATHROOM FAN (SEE SPEC ON A0.3)
 - M2 (E) TYPE I HOOD (NO SPECS AVAILABLE)
 - M3 (E) FAN MOTOR (SEE SPEC ON A0.11)
 - M4 (E) A/C (SEE SPEC ON A0.11)
 - M5 (E) AIR CURTAIN (SEE SPEC ON A0.13)

LEGEND
 (E) WALL



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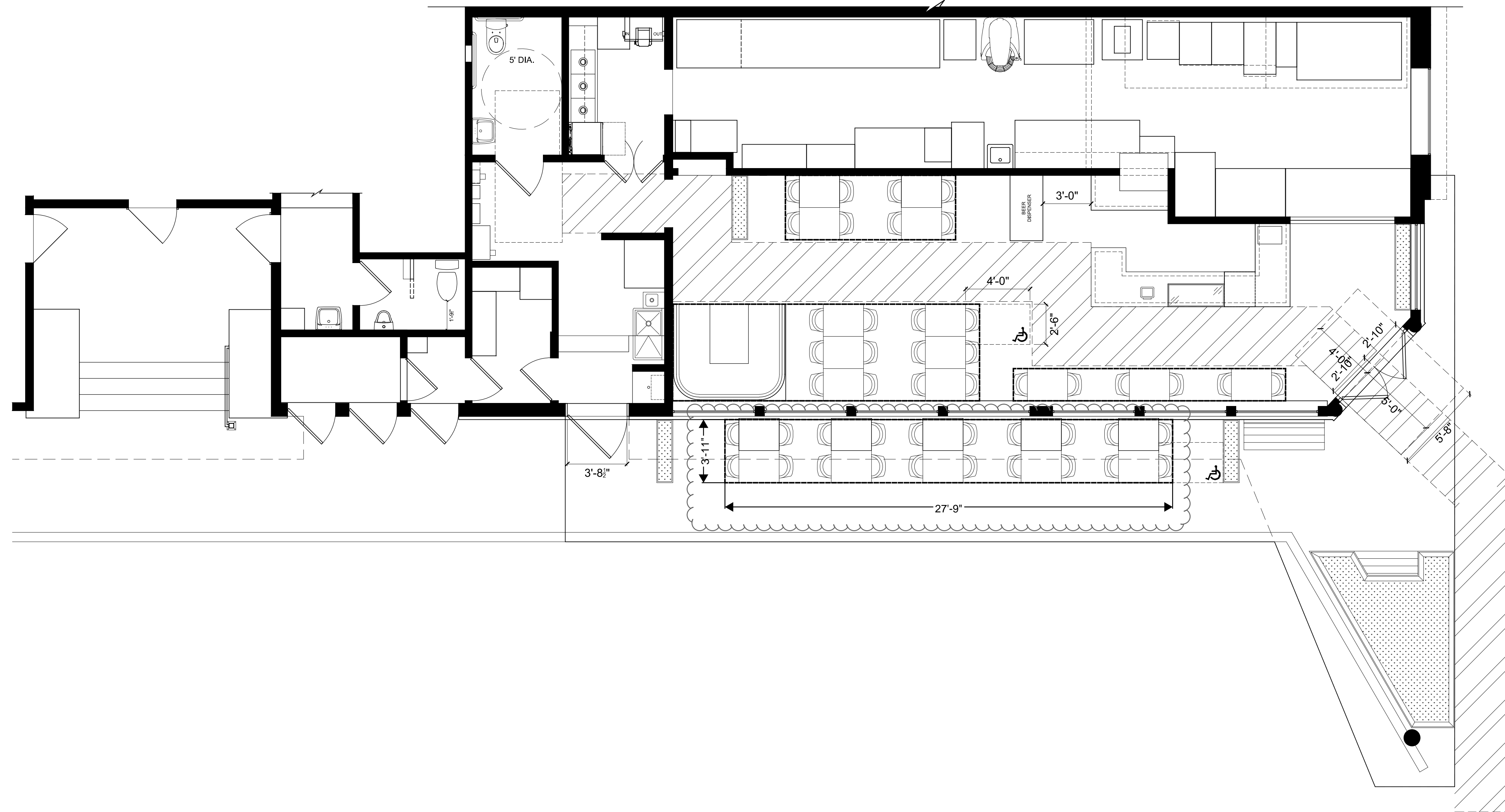
(E) FLOOR PLAN

SCALE: $\frac{3}{8}'' = 1'-0''$

08/08/2022

A1.0 (E) FLOOR PLAN
 1 SCALE: $\frac{3}{8}'' = 1'-0''$

A1.0



A1.2 SEATING PLAN
1 SCALE: 3/8"=1'-0"

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SEATING PLAN/
FURNITURE
LAYOUT

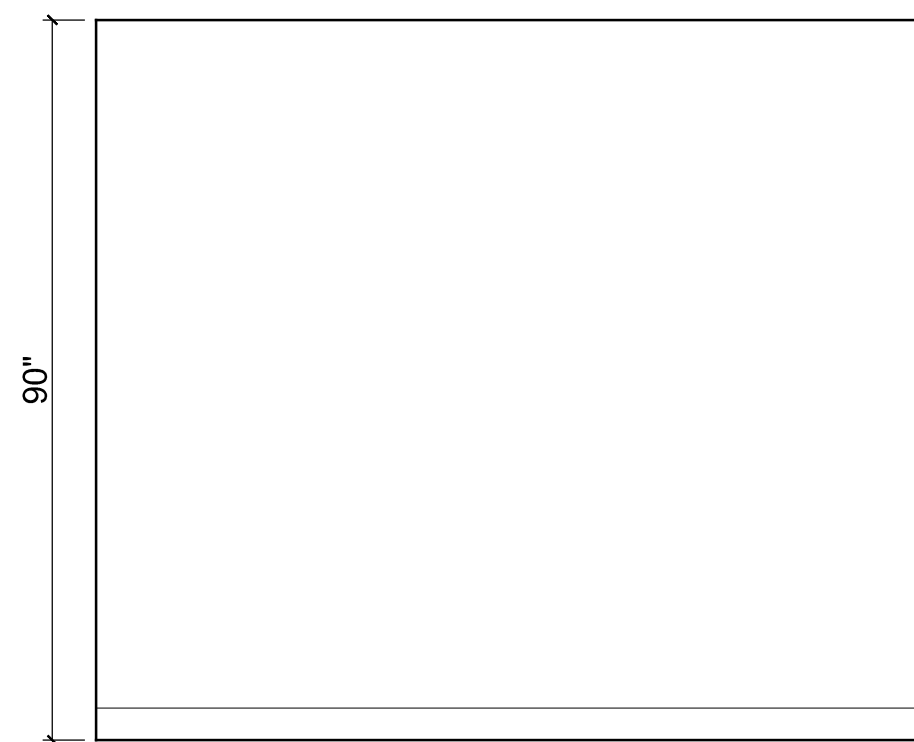
SCALE: 1/4"=1'-0"

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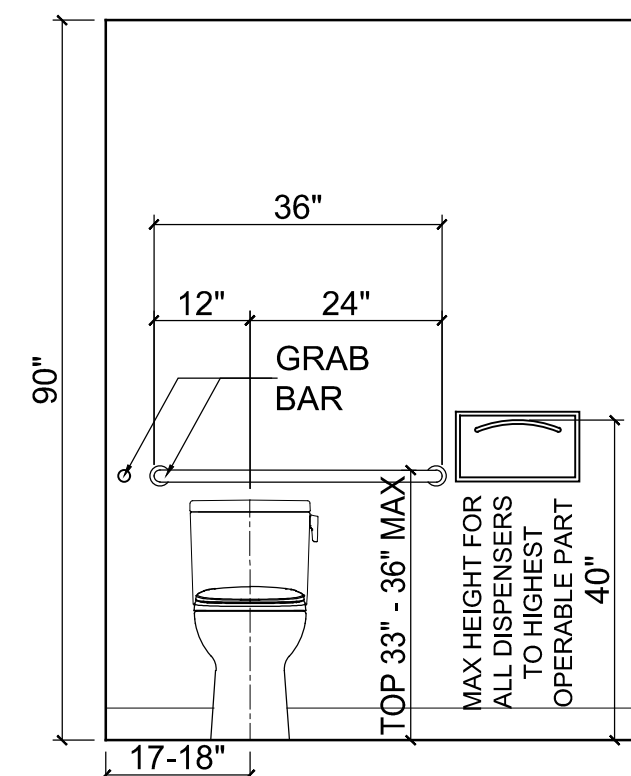
A1.2

LEGEND

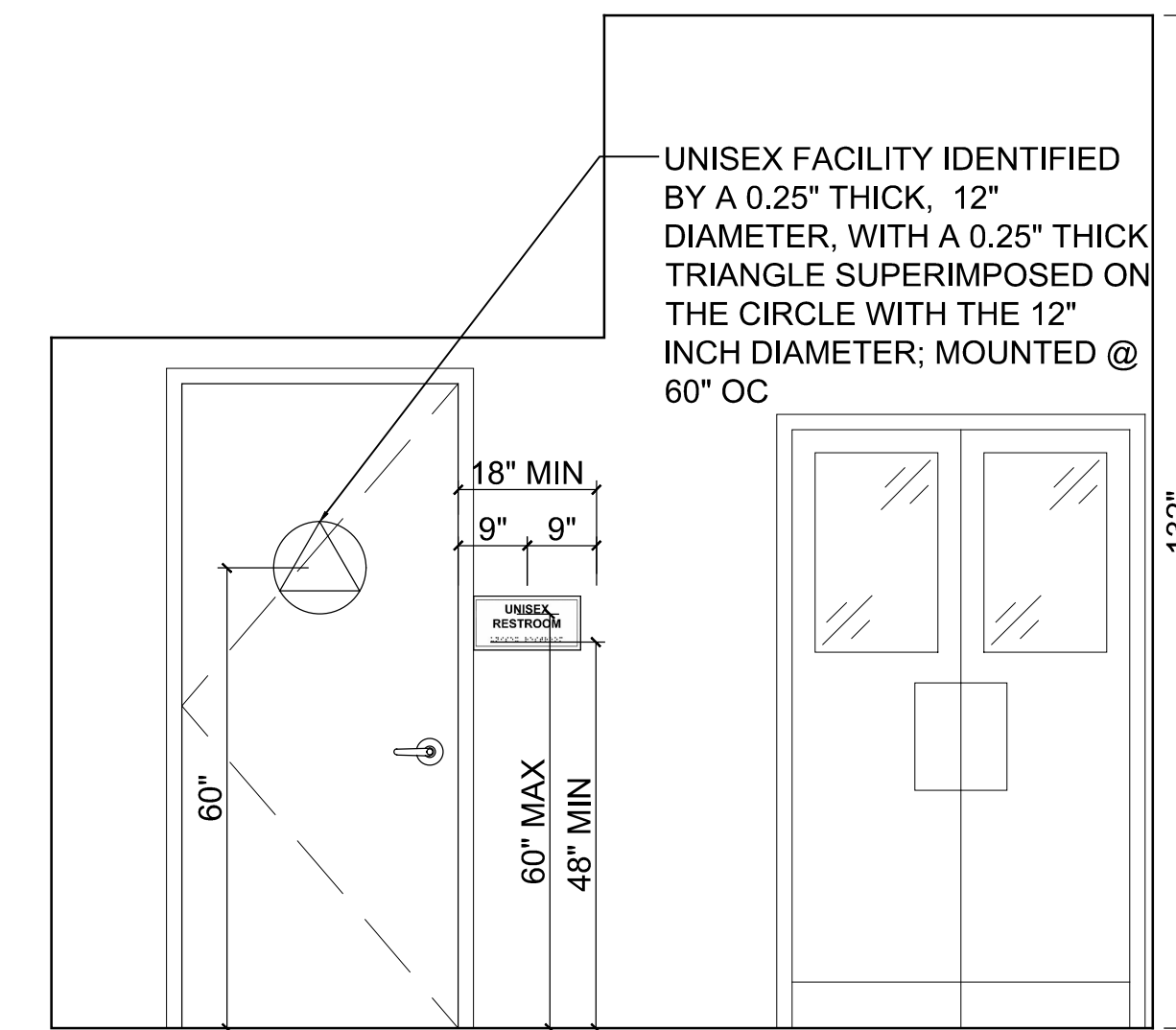
(E) WALL



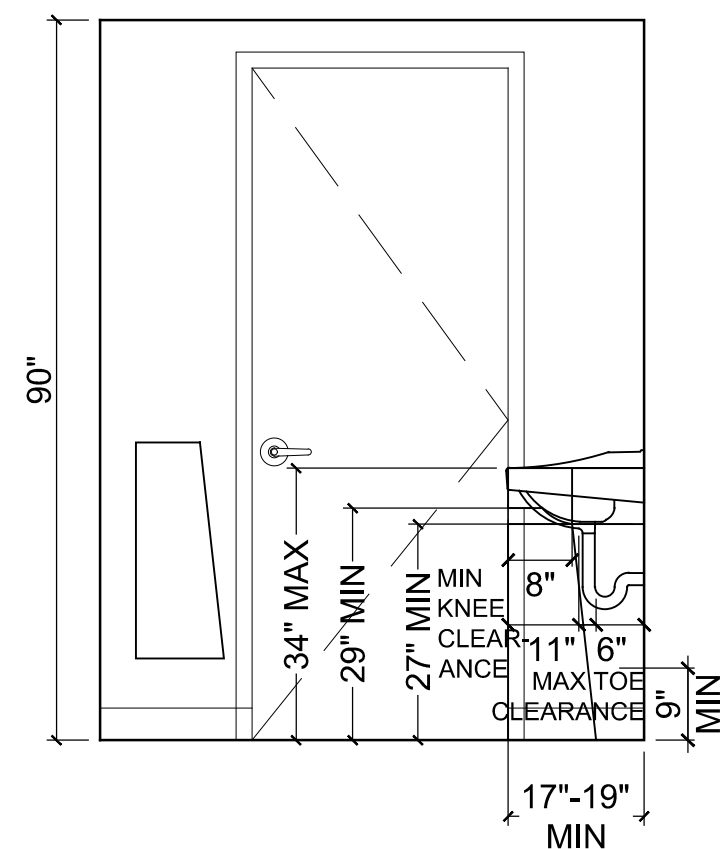
A1.3 (E) BATHROOM PLAN
6 SCALE: 1/2"=1'-0"



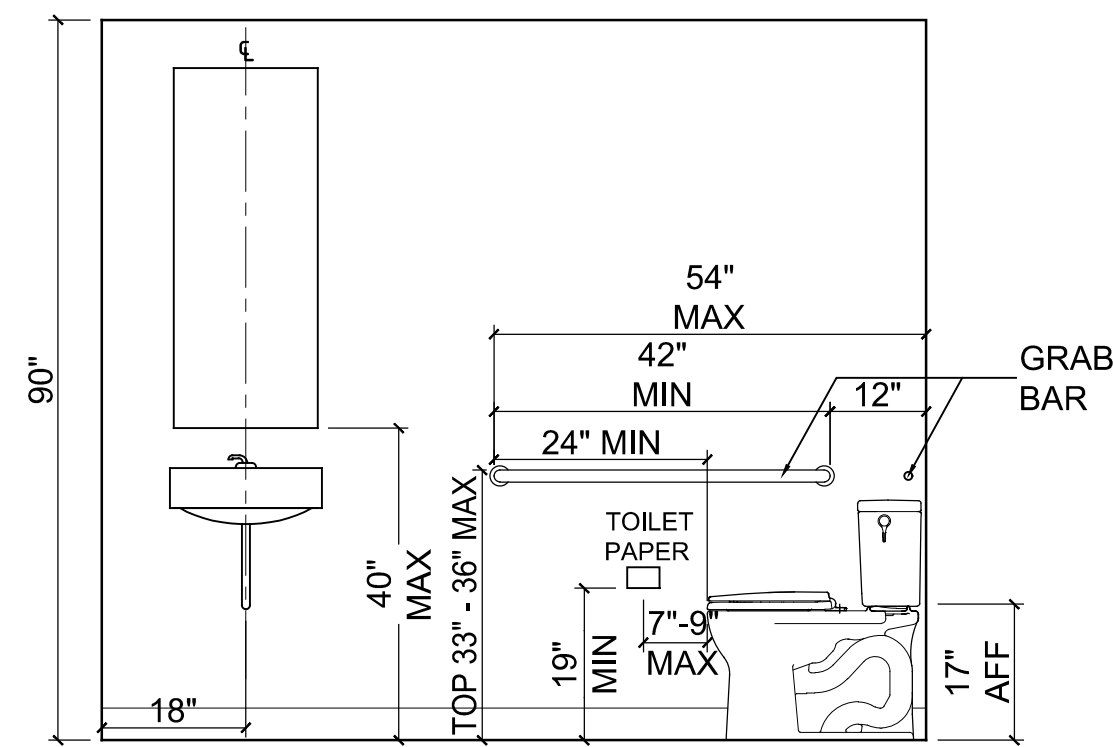
A1.3 (E) BATHROOM PLAN
4 SCALE: 1/2"=1'-0"



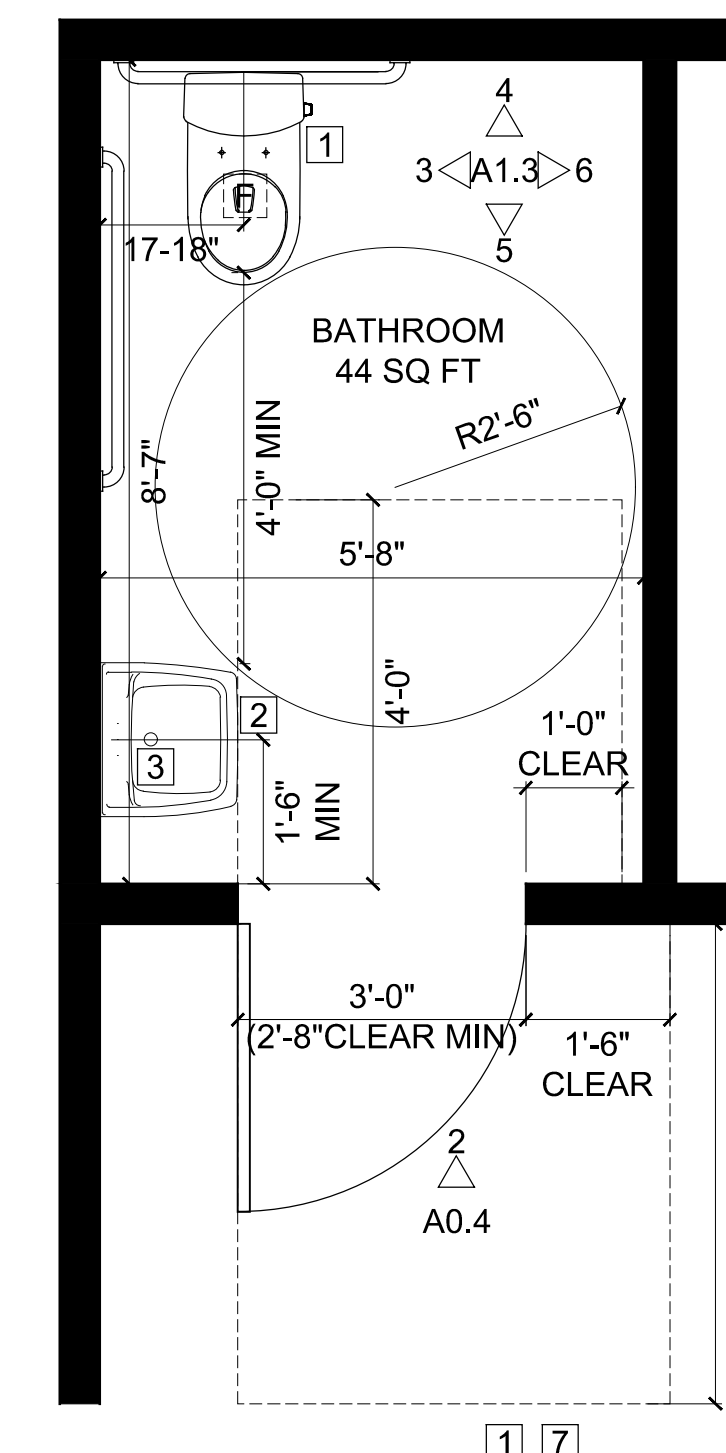
A1.3 (E) BATHROOM PLAN
2 SCALE: 1/2"=1'-0"



A1.3 (E) BATHROOM PLAN
5 SCALE: 1/2"=1'-0"



A1.3 (E) BATHROOM PLAN
3 SCALE: 1/2"=1'-0"



A1.3 (E) BATHROOM PLAN
1 SCALE: 1/2"=1'-0"

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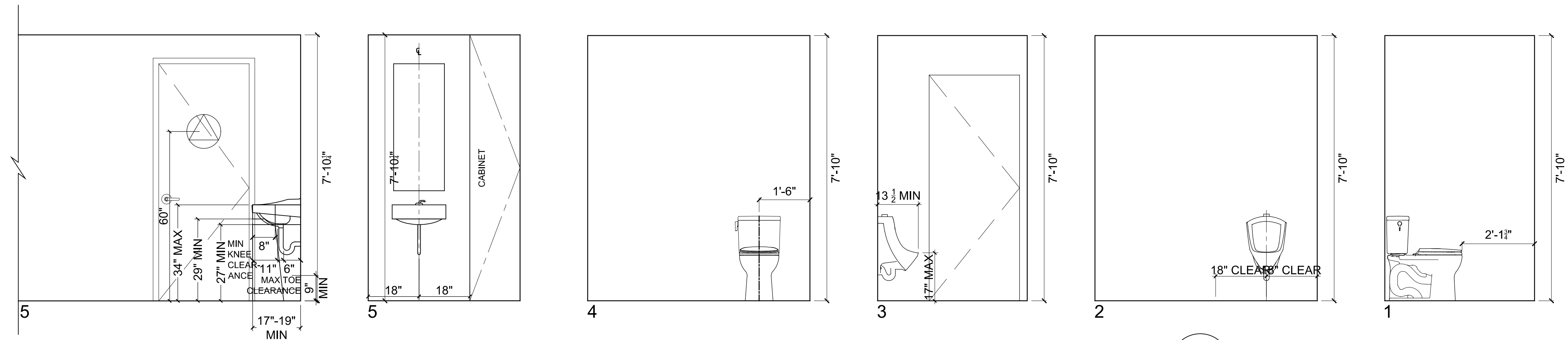
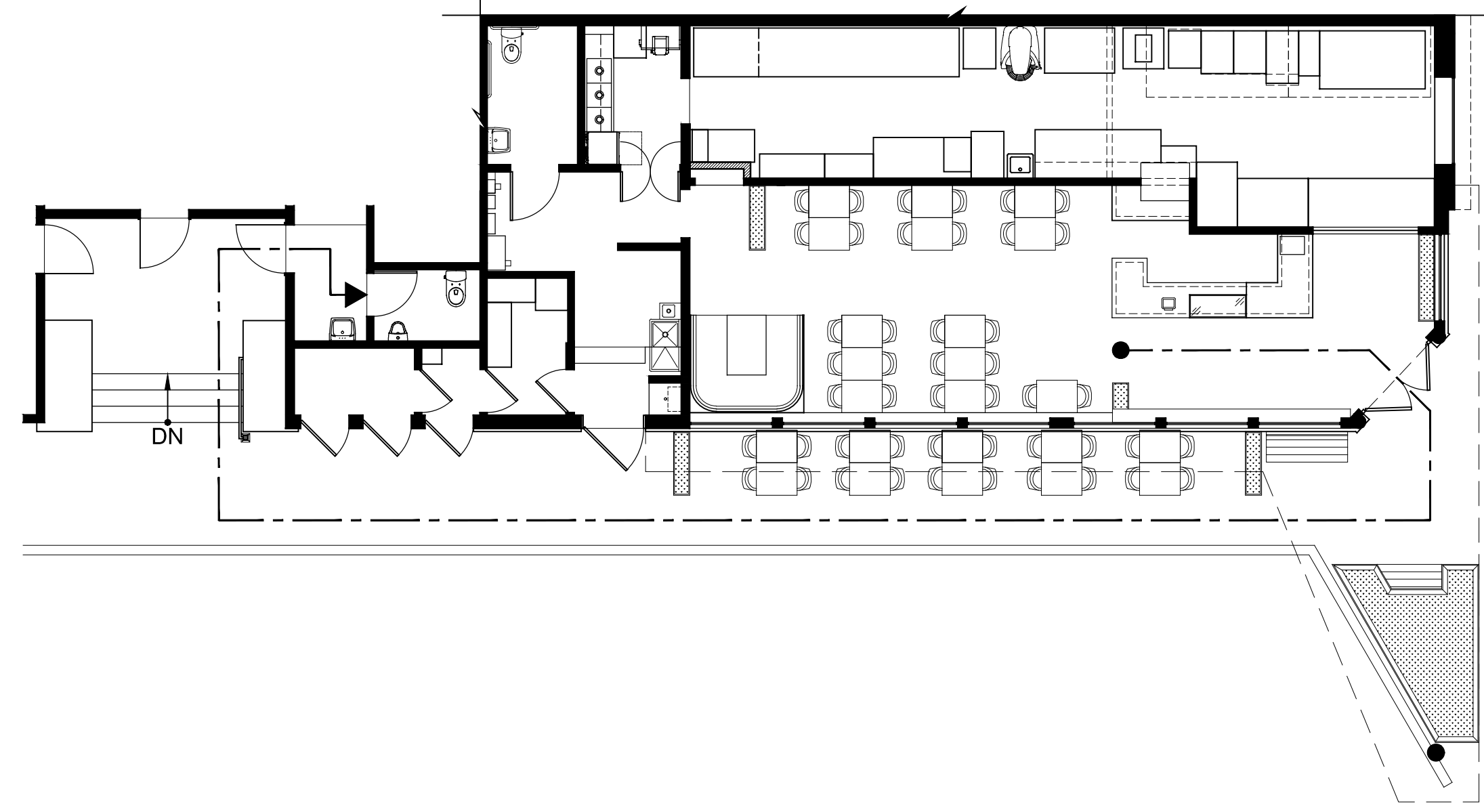
ACCESSIBLE
BATHROOM

SCALE: 1/2"=1'-0"

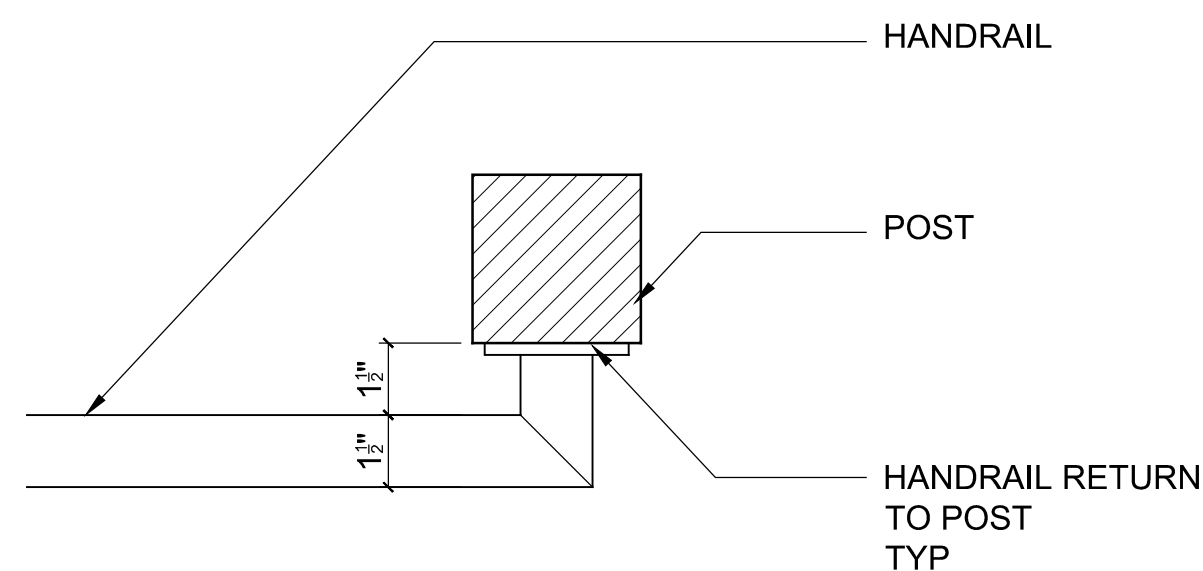
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A1.3

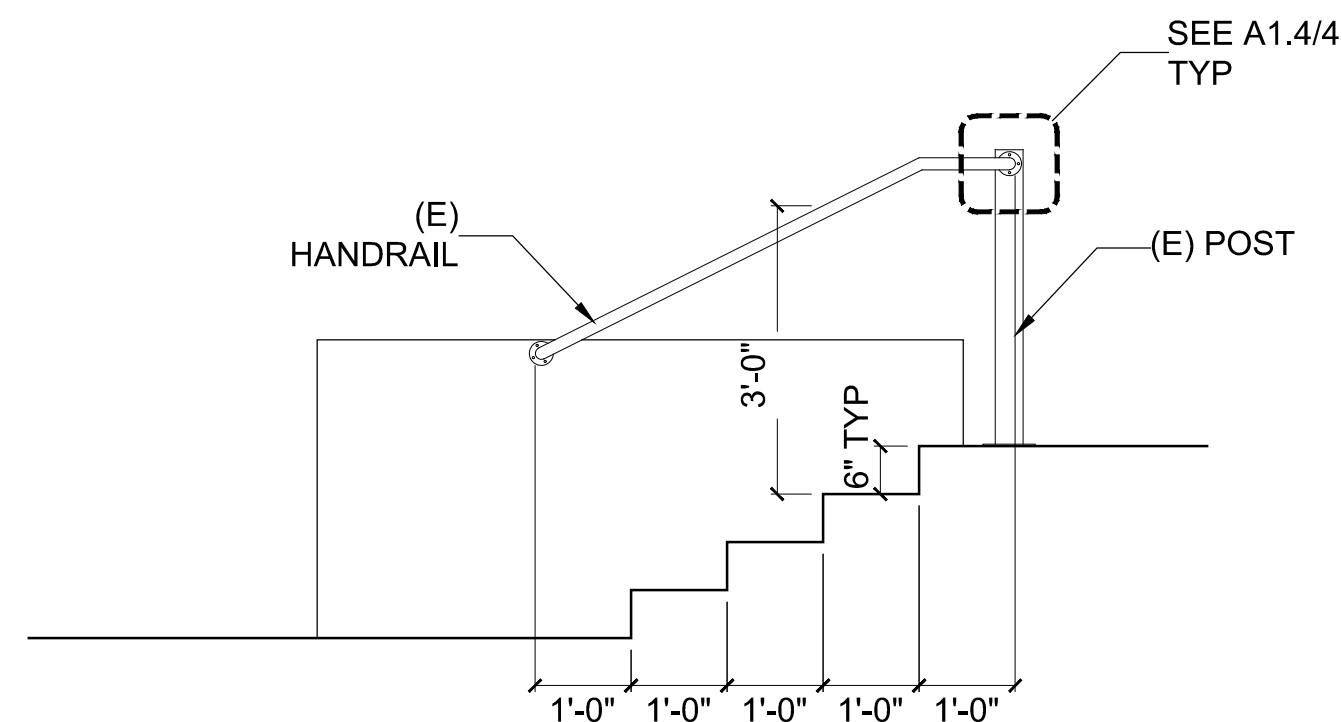
LEGEND
 (E) WALL



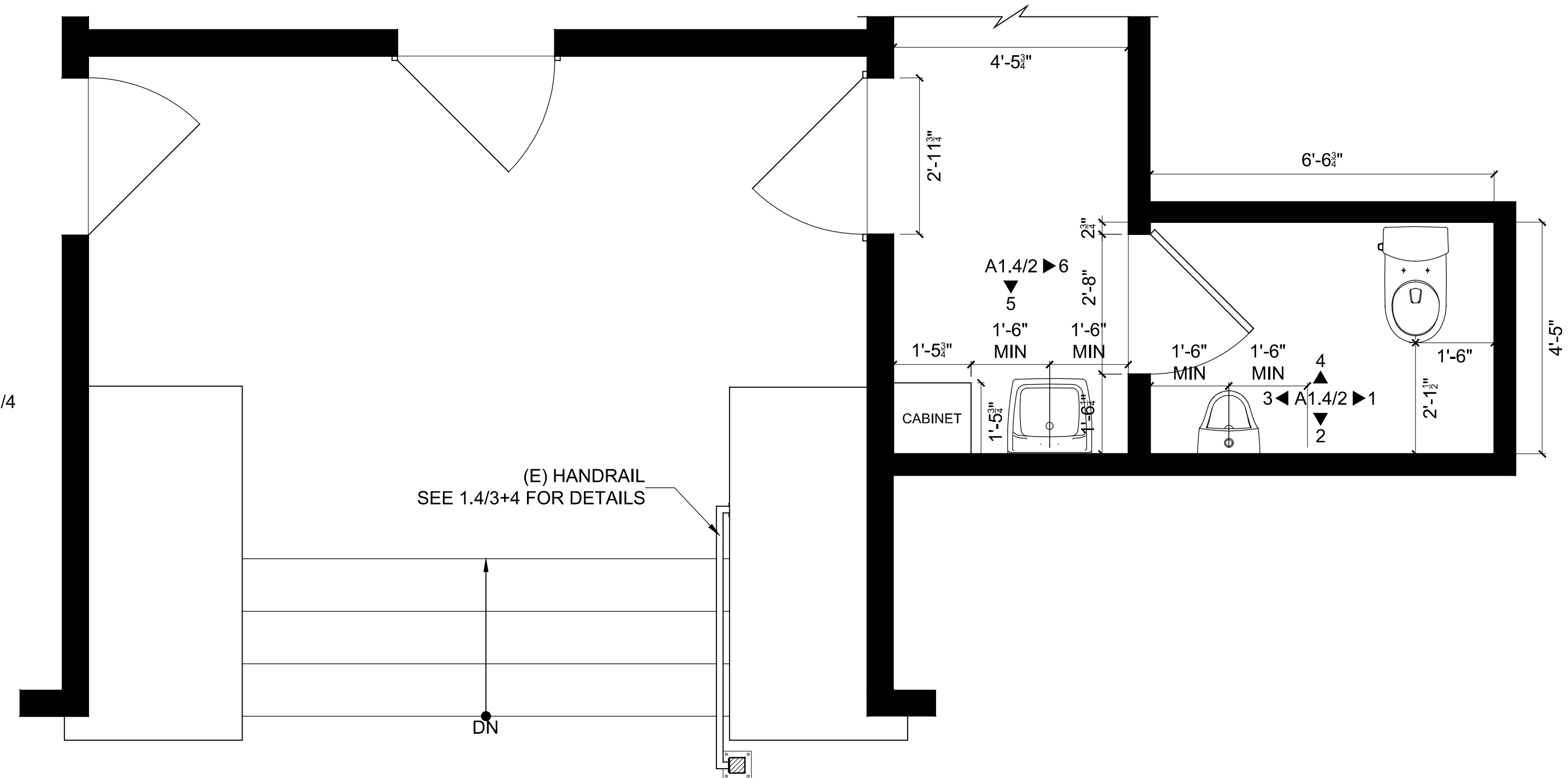
A1.4 (E) ELEVATIONS
 2 SCALE: 1/2"=1'-0"



A1.4 HANDRAIL DETAIL
 4 SCALE: 3"=1'-0"



A1.4 HANDRAIL DETAIL
 3 SCALE: 1/2"=1'-0"



A1.4 (E) BATHROOM PLAN
 1 SCALE: 1/2"=1'-0"

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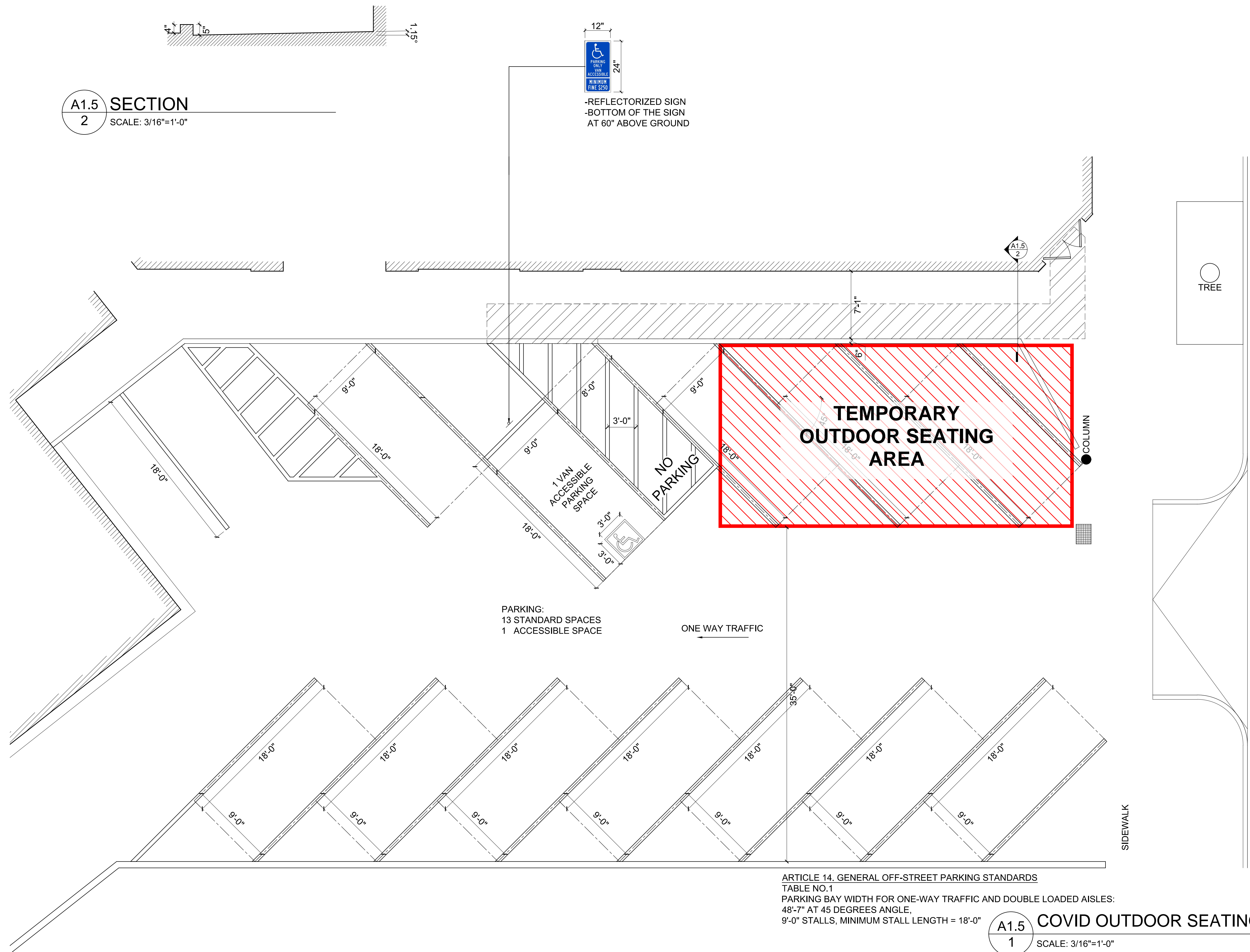
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BATHROOM #2

SCALE: 1/2"=1'-0"

08/08/2022

A1.4



A1.5 SECTION 2
SCALE: 3/16"=1'-0"

12"
24"
-REFLECTORIZED SIGN
-BOTTOM OF THE SIGN AT 60" ABOVE GROUND

TEMPORARY OUTDOOR SEATING AREA

PARKING:
13 STANDARD SPACES
1 ACCESSIBLE SPACE

ONE WAY TRAFFIC

ARTICLE 14. GENERAL OFF-STREET PARKING STANDARDS
TABLE NO. 1
PARKING BAY WIDTH FOR ONE-WAY TRAFFIC AND DOUBLE LOADED AISLES:
48'-7" AT 45 DEGREES ANGLE,
9'-0" STALLS, MINIMUM STALL LENGTH = 18'-0"

A1.5 COVID OUTDOOR SEATING PLAN
1 SCALE: 3/16"=1'-0"

GLENOAKS BLVD

project:
life rooted
address:
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COVID OUTDOOR SEATING PLAN

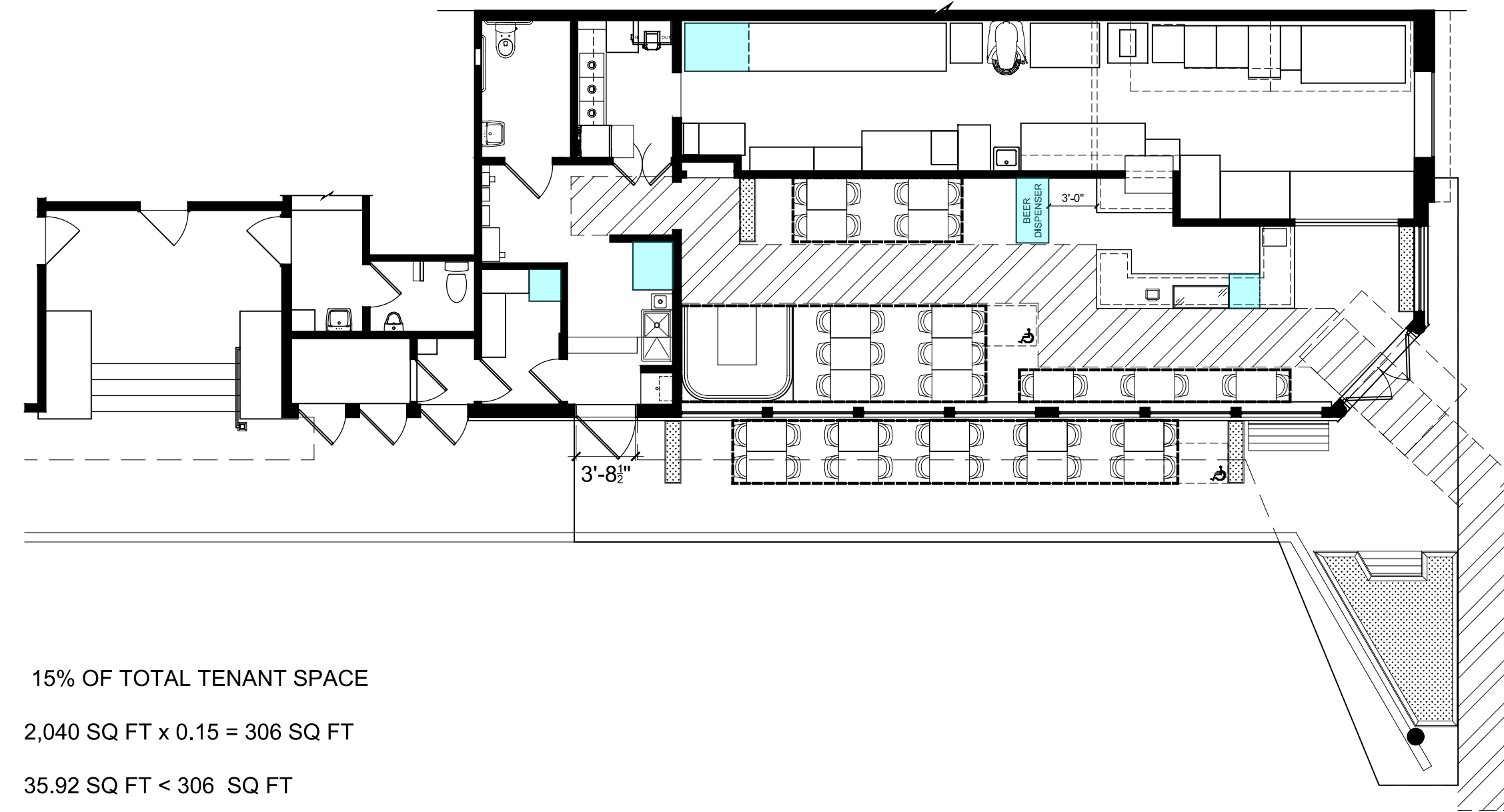
SCALE: 3/16"=1'-0"

08/08/2022

A1.5

NOTE:
65 PERCENT OF THE GROSS SALES REVENUE MUST BE FROM FOOD SALES, THE SALES RECEIPTS, ACCOUNTING LEDGERS AND ANY OTHER BUSINESS RECORDS PERTAINING TO THE SALES OF FOOD AND ALCOHOL SHALL BE OPEN FOR INSPECTION BY THE CHIEF OF POLICE OR HIS OR HER DESIGNEE DURING REGULAR BUSINESS HOURS OF THE RESTAURANT UPON 72 HOURS PRIOR WRITTEN NOTICE. IN ADDITION, RESTAURANTS WITH INCIDENTAL ALCOHOL SHALL RETAIN SEPARATE SALES RECORDS FOR FOOD AND ALCOHOL SALES (PER SECTION 10-1-1116 OF BMC).

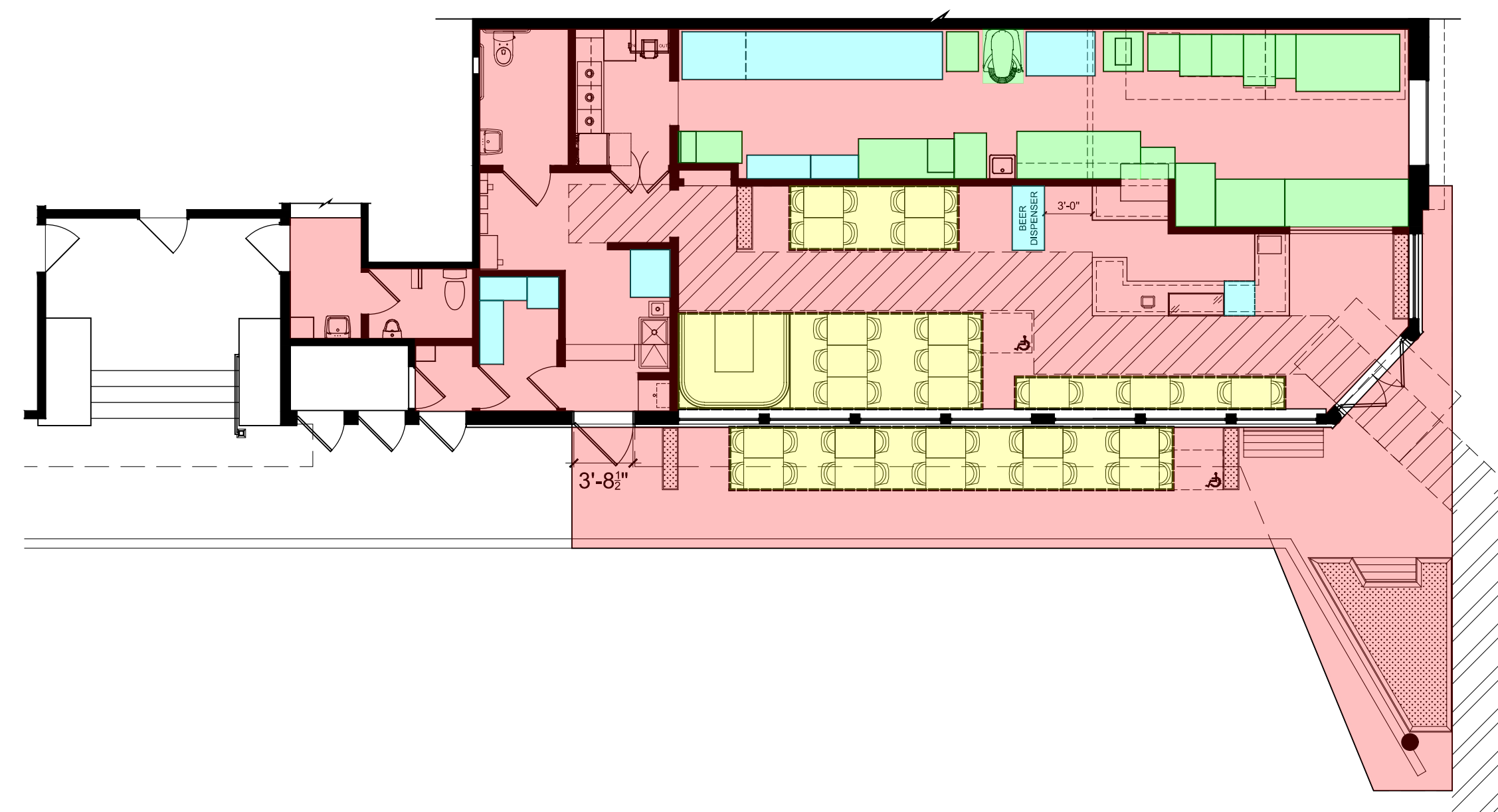
AREA FOR STORAGE OR DISPLAY OF ALCOHOLIC BEVERAGES
4.14 SQ FT + 8.27 SQ FT + 12.00 SQ FT + 7.5 SQ FT + 4.00 SQ FT = 35.92 SQ FT



15% OF TOTAL TENANT SPACE
2,040 SQ FT x 0.15 = 306 SQ FT
35.92 SQ FT < 306 SQ FT

A1.6 STORAGE OF ALCOHOL
4 SCALE: 1/8"=1'-0"

SEATING AREA 299 SQ FT
COOKING AREA 171.1 SQ FT
SERVICE AREA 1,464.1 SQ FT
STORAGE AREA 105.8 SQ FT

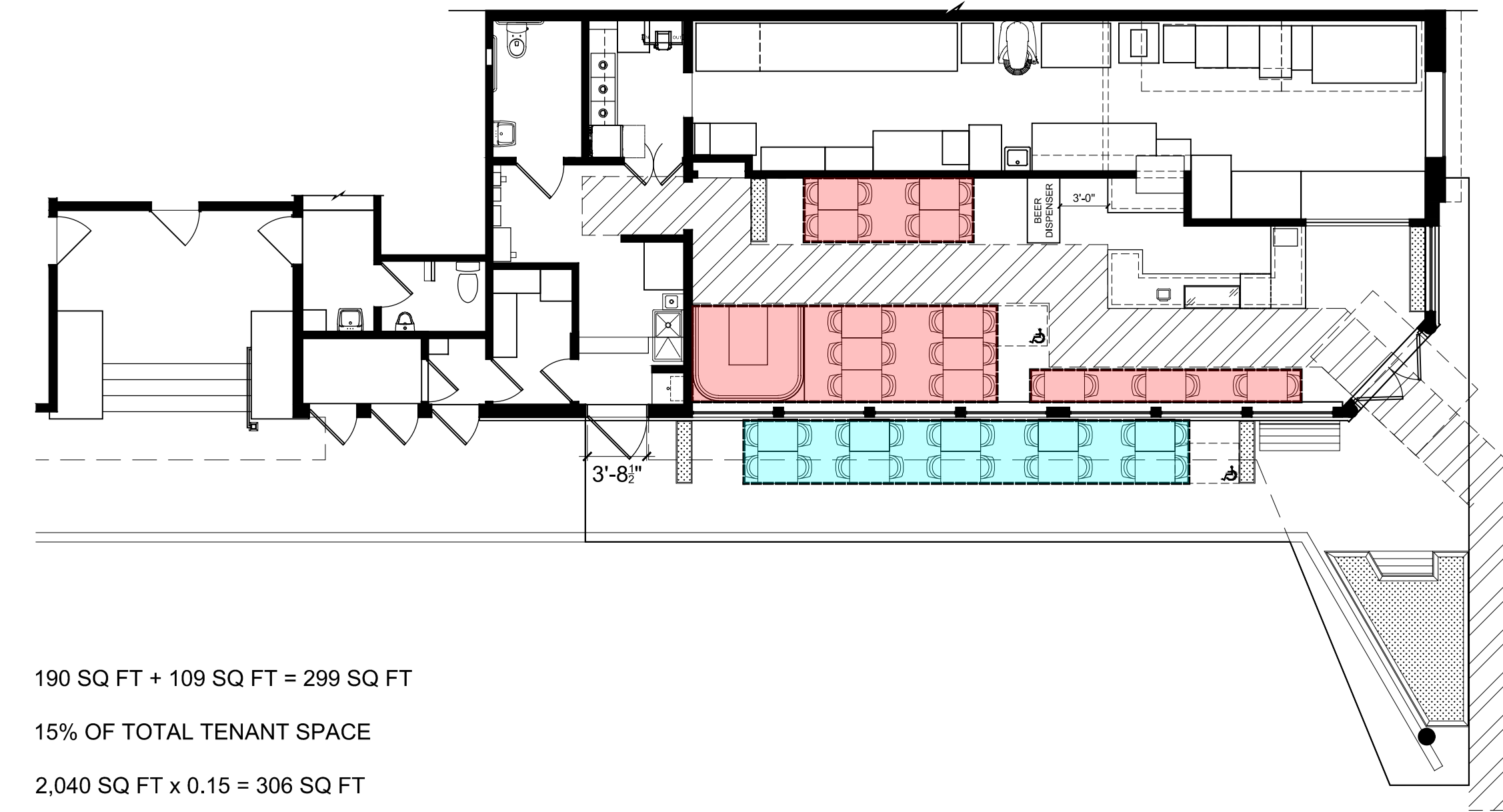


A1.6 TYPES OF AREAS
3 SCALE: 1/8"=1'-0"

NOTE:
ONLY 15 PERCENT OF THE FLOOR AREA OF THE TENANT SPACE CAN BE DEVOTED TO THE SALES OR CONSUMPTION OF ALCOHOL.

INDOOR AREA DEVOTED TO SALES OR CONSUMPTION OF ALCOHOL
34 SQ FT + 42 SQ FT + 114 SQ FT = 190 SQ FT

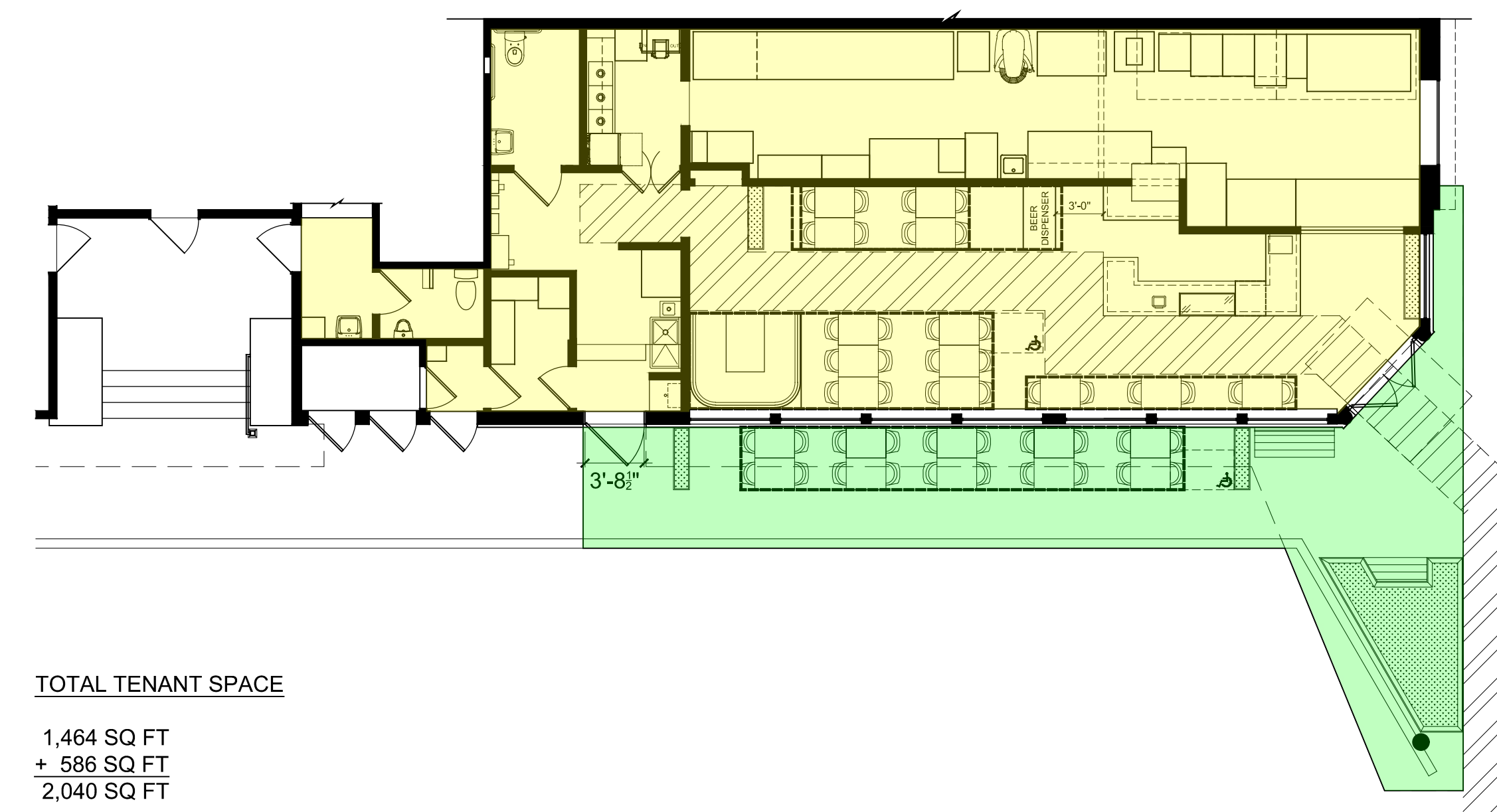
OUTDOOR AREA DEVOTED TO SALES OR CONSUMPTION OF ALCOHOL
109 SQ FT



190 SQ FT + 109 SQ FT = 299 SQ FT
15% OF TOTAL TENANT SPACE
2,040 SQ FT x 0.15 = 306 SQ FT
299 SQ FT < 306 SQ FT

A1.6 AREA OF SALES OR CONSUMPTION
2 SCALE: 1/8"=1'-0"

INDOOR TENANT SPACE 1,464 SQ FT
OUTDOOR TENANT SPACE 586 SQ FT



TOTAL TENANT SPACE
1,464 SQ FT
+ 586 SQ FT
2,040 SQ FT

A1.6 TENANT SPACE
1 SCALE: 1/8"=1'-0"

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AREAS

SCALE: AS NOTED

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A1.6