



November 3, 2016

Applicants:

David Weissglass
(Agent for Cost Plus, Inc.)
Art Rodriguez & Associates
709 E. Colorado Blvd., Suite 200
Pasadena, CA 91101

Barry J. Feld
Cost Plus, Inc.
200 4th street,
Oakland, CA 94607

**RE: 223 NORTH GLENDALE AVENUE
ADMINISTRATIVE USE PERMIT CASE NO. PAUP 1620431
(Cost Plus World Market)**

The Director of Community Development will render a final decision on or after **November 23, 2016**, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the continued sale of beer and wine for off-site consumption at an existing retail store/market (Cost Plus World Market) located at 223 North Glendale Avenue.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS

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, County 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 the sale of alcoholic beverages shall be limited to beer and wine.
5. That the subject establishment shall continue to sell a variety of items at the store as described in the application.
6. That the sale of beer and wine shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control (ABC).
7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
8. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
9. That any expansion or modification of the facility or use which intensifies the existing business shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.
10. That at all times when the premises are open for business, the sale of beer and wine shall be made only in the areas as designated with the ABC license.
11. That the premises shall be operated in full accord with applicable State, County, and local laws.
12. That delivery vehicles making deliveries to the subject establishment shall not be parked or stopped illegally in the public right-of-way.
13. That individual unit sales of alcoholic beverages be restricted. No individual unit sales for beer or individual unit sales for wine less than a full sized bottle shall be allowed.
14. That the store shall provide training for its personnel regarding prohibiting sales to minors or intoxicated persons. Alcohol Beverage Control (ABC) staff is available and can provide for this training.
15. That signs be posted clearly specifying no sales to minors or intoxicated persons.
16. That appropriate lighting shall be required for the display areas where beer and wine are sold.
17. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
18. That the facilities shall not be rented, leased, or otherwise occupied for purpose not specified in this application.
19. That the sale of beer and wine for consumption on the premises is strictly prohibited.

20. That signs indicating no loitering or trespassing shall be posted.
21. That access to the premises shall be made available to all City of Glendale staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
22. That no signs advertising the availability of alcoholic beverages visible from outside the building (including window signs) shall be permitted.
23. That authorization granted herein shall be valid for a period of 10 years until **November 23, 2026.**

PROJECT BACKGROUND

Previous Permits for the Site:

On February 23, 2004, the Zoning Administrator granted Conditional Use Permit Case No. 10591-CU to allow the sale of alcoholic beverages (beer and wine) for off-site consumption at a market located at 223 North Glendale Avenue. On February 29, 2009, this Conditional Use Permit expired.

On March 8, 2004, Zoning Use Certificate No. PZUC 20040144 was issued for "Cost Plus World Market", a retail store/market located at 223 North Glendale Avenue.

On August 6, 2009, the Zoning Administrator granted Conditional Use Permit Case No. 2009-007 to continue the sale of beer and wine for off-site consumption at the existing retail store/market (Cost Plus World Market) located at 223 North Glendale Avenue. On August 21, 2016, this Conditional Use Permit expired.

On August 11, 2016, the subject administrative use permit application Case No. PAUP 1620431 was filed to continue the sale of beer and wine for off-site consumption at the existing retail store.

Related Concurrent Permit Application(s):

There are no other related concurrent permit applications on file for the subject address.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301.

General Plan: Commercial-Community Services

Zone: C2-II (Community Commercial) Zone, Height District II

Description of existing property and uses: The existing project site is developed with a two-story, multi-tenant commercial complex (shopping center) occupying various retail and food service uses. The existing retail store/market (Cost Plus World Market) with approximately 18,300 square feet in area is located near the northwest corner of the shopping center. The site has a parking area surrounded by buildings at the north and west side. Access to the parking area is from California Avenue (north), Glendale Avenue (east), and Wilson Avenue (west). The existing retail store/market (Cost Plus World Market) has been operating at this location with

Conditional Use Permit (CUP NO. 10591-CU) to allow the sale of beer and wine for off-site consumption since 2004.

Neighboring zones and uses:

	Zoning	Existing Uses
North	R-1250 and C2-I	Multi-Family and Commercial uses
South	DSP/CC	Civic Center (offices uses)
East	C2-I	Commercial uses
West	R-1250 and C3-II	Multi-Family and Commercial uses
Project Site	C2-II	Commercial uses

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various city divisions/departments for this retail store/market to continue the sale of beer and wine for off-site consumption. Conditions were received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. These conditions have been included as part of the report.

PROJECT ANALYSIS

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the continued sale of beer and wine for off-site consumption at an existing retail store/market (Cost Plus World Market) located in a commercial complex. The existing retail store/market has been operating at this location since 2004. Previously, Conditional Use Permit (CUP) Case No. 10591-CU was granted to allow the sale of beer and wine for off-site consumption at the existing retail store/market in 2004. The CUP was renewed in 2009 and expired this year (2016).

The subject site is located in the C2-II (Community Commercial) Zone, Height District II, and the General Plan Land Use Element designation in this area is Commercial-Community Services. These areas are generally located along the city's major arterials, like Glendale Avenue. The sale of beer and wine for off-site consumption at this location is appropriate in an area of the city zoned for community commercial uses and will continue to provide an option for the community to purchase beer and wine for off-site consumption.

The sale of beer and wine for off-site consumption at the existing retail store/market will be consistent with the elements and objectives of the General Plan. The project site is already developed as a large commercial complex and the applicant's request is only to continue the sale of beer and wine for off-site consumption at the existing retail store/market. There are complementary businesses, including retail and food service type uses on the project site. Multi-family residences are located across Isabel Street to the west and across California Avenue to the north of the project site. The request for the continued sale of beer and wine at the subject retail store/market would not result in any significant impacts to the existing residential uses due to the proposed conditions that would be imposed on the approval of the requested AUP. The Land Use Element is the most directly related to the approval of this use. 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. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in the demand for parking. The applicant's request to allow the sale of beer and wine is not anticipated to create any negative traffic-related impacts on North Glendale Avenue or East Wilson Avenue over and above the existing conditions.

The sale of beer and wine for off-site consumption at the existing retail store/market will not

be detrimental to the safety and public welfare of the neighborhood. According to the Glendale Police Department, the subject property is located in Census Tract 3020.02 where the suggested limit for off-sale alcohol establishments is two. Currently, there are five off-sale establishments located in this tract and Cost Plus World Market is one of the existing five licenses. Based on arrests and Part 1 crime statistics for this census tract, there were 348 crimes which is above the citywide average of 178 in 2015. Within the last calendar year, there were no calls for police service at the location. While this area has significantly more crimes than in many other areas of the city, it may be attributed to the high concentration of retail, service types, and entertainment uses in the area and no evidence has been presented to indicate that the continued sale of beer and wine for off-site consumption would increase crime in the area. Additionally, The Glendale Police Department did not cite any major concerns related to the continued sale of beer and wine at the existing retail store/market.

The continued sale of beer and wine for off-site consumption at the existing retail store/market is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. It will not conflict with the adjacent land uses and is ancillary to the primary use as a retail store/market. There are five schools, three churches, and a college within the immediate area of the subject site. The closest public facilities to the subject site are A-Plus Adventist Preschool and Glendale City Church at the west side of the subject property, across the driveway access to the subject parking area from California Avenue. Glendale University College of Law is located approximately 0.1 miles away from the subject site along Glendale Avenue. Kara Preschool and Zion Lutheran Church are located at the north side of the subject site, at the intersection of North California Avenue and North Isabel Street. Allan F Daily High School and Cloud Preschool are located approximately 0.1 miles southwest of the subject site. First United Methodist Church is located approximately 0.2 miles away at the southwest side of the site at intersection of North Kenwood Street and East Wilson Avenue. Additionally, RD White Elementary School is located approximately 0.3 miles away at the northeast of the subject building. The existing retail store/market has served the local clientele for almost 12 years and the sale of beer and wine for off-site consumption has not proven to adversely impact its surroundings or above-mentioned uses. Therefore, it is not anticipated that the approval of this AUP (PAUP 1620431) to allow the continued sale of beer and wine at the existing retail store/market will negatively impact these public facilities or impede their existing operations.

Overall, the application to allow the continued sale of beer and wine for off-site consumption at the existing retail store/market (Cost Plus World Market) is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

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

The subject site is located in the C2-II (Community Commercial) Zone and the General Plan Land Use Element designation is Commercial-Community Services. Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The sale of beer and wine for off-site consumption at this location is appropriate in an area of the city zoned for both residential and commercial uses and will continue to provide an option for the community to purchase beer and wine for off-site consumption.

The sale of beer and wine for off-site consumption at the existing retail store/market (Cost Plus World Market) will be consistent with the elements and objectives of the General Plan. The Land Use Designation of the site is Commercial-Community Services. These areas are generally

located along the city's major arterials, like Glendale Avenue to allow for compatible and varied uses such as personal services, retails, and offices to provide services to the community. These streets are fully improved serving a multitude of businesses and residential developments. They can adequately handle the existing traffic circulation around the site. The applicant's request to continue the sale of beer and wine for off-site consumption is not anticipated to create any negative traffic-related impacts on East Wilson Avenue and North Glendale Avenue over and above the existing conditions.

The project site is already developed and the applicant's request is only to continue to allow off-site sales of beer and wine at the existing retail store/market. The existing retail store/market is surrounded by other complementary businesses, including retail and service uses to the east and north side of the project. Multi-family residential neighborhoods are located on the north (across California Avenue) and on the west side of the project site (across Isabel Street). No residential development directly abuts the subject site. The Land Use Element of General Plan is the most directly related to the approval of this use and no additions or modifications to the business are being proposed; therefore 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. The subject business provides shopping opportunities to the surrounding community as intended by the General Plan. This application does not include any added floor area or modifications to the existing building; therefore, no increase in the demand for parking is expected. Adequate utilities, landscaping, and traffic circulation measures are already provided.

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 continued sale of beer and wine for off-site consumption at the existing retail store/market will not be detrimental to the health, safety and public welfare of the neighborhood. According to the Glendale Police Department, the subject property is located in Census Tract 3020.02 where the suggested limit for off-sale alcohol establishments is two. Currently, there are five off-sale establishments located in this tract and Cost Plus World Market is one of the existing five licenses. Retail uses similar to the existing market frequently sell beer and wine for off-site consumption as part of their service. This ancillary service is not typically associated with public drunkenness or other alcohol-related crimes. Based on Part 1 crime statistics for this Census Tract, there were 348 crimes, which is above the citywide average of 178 in 2015. Within the last calendar year, there was no call for police service at the location. The existing retail store/market with the sale of beer and wine for off-site consumption has been operating in this location for 12 years without any major incident. The Glendale Police Department did not cite any major concerns related to the continued sale of beer and wine at the existing retail store/market and it is unlikely that the proposed request will increase crime in the area above the existing conditions. Additionally, the Police Department has recommended conditions of approval to ensure that there are no negative impacts to the public health, safety, general welfare, or 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.

It is not anticipated that the sale of beer and wine for off-site consumption at the existing retail store/market will be detrimental to the community or adversely conflict with the community's normal development. Since 2004, Cost Plus World Market has operated in this location with a conditional use permit to sell beer and wine for off-site consumption along with the sale of other home living and entertaining products, including home furniture, pottery, glassware, baskets, cookware, bath items, and some food products. The sale of beer and wine for off-site

consumption has not caused any conflicts with surrounding developments in the past and it is not anticipated to have adversely conflicts with surrounding properties or uses in the future.

The subject property is surrounded by other businesses including retail and service type uses and residential neighborhoods on the north (across California Avenue) and on the west side of the subject property across Isabel Street. There are five schools, three churches, and a college within immediate area of the subject site. A-Plus Adventist Preschool and Glendale City Church at the west side of the subject property, across a driveway access to the subject parking area from California Avenue. Glendale University College of Law is located approximately 0.1 miles away from the subject site along Glendale Avenue. Kara Preschool and Zion Lutheran Church are located at the north side of the subject site, at intersection of North California Avenue and North Isabel Street. Allan F Daily High School and Cloud Preschool are located approximately 0.1 miles southwest of the subject site. First United Methodist Church is located approximately 0.2 miles away at the southwest side of the site at intersection of North Kenwood Street and East Wilson Avenue. Additionally, RD White Elementary School is located approximately 0.3 miles away at the northeast of the subject building. While these uses and facilities are within close proximity, the sale of beer and wine for off-site consumption at the existing retail store/market has not proven to impact the surroundings or abovementioned uses. The recommended conditions of approval will serve to mitigate any potential impacts on the surrounding properties and uses.

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 continued sale of beer and wine for off-site consumption at the existing retail store/market will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The existing on-site parking has proven to meet the parking demand of the subject property and has not resulted in conflicts with nearby businesses or residential developments. The site has access from Glendale Avenue, which is identified as a fully developed major arterial in The Circulation Element. The site also has access from Wilson Avenue, a minor arterial on the south side of the site and from California Avenue, an urban collector on the north side of the property. Urban collectors take traffic from local streets and distribute that traffic to the major/minor arterials and Glendale Avenue, a fully developed major arterial can adequately handle the existing traffic circulation adjacent to the site.

Moreover, the majority of the loading takes place in the shared dock area at the rear of the store, facing California Avenue. Therefore, the continued sale of beer and wine in this store for off-site consumption will not drastically increase traffic in the existing facility or in the surrounding area. Additionally, no expansion of the existing use is being proposed so no additional parking is required.

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 B. 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 that where an existing or proposed off-site use is located in a census tract with more

than the recommended maximum concentration of off-site uses, both as recommended by the California Department of Alcoholic Beverage Control, such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration based on the comments submitted by the City of Glendale Police Department. The sale of beer and wine for off-site consumption at the existing retail store/market does not, or will not, tend to encourage or intensify crime within this reporting district as noted in Finding B above.

- 2) That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 20 percent of the city average for Part 1 crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district. As noted in Finding B above, the crime rate in Census Tract 3020.02 is 96% above the citywide average for Part 1 crimes. No evidence has been presented that the sale of beer and wine for off-site consumption at the existing retail store/market would encourage or intensify crime within the district. Conditions of approval are recommended by the Police Department to ensure that the approval of this AUP will not tend to encourage or intensify crime within the district.
- 3) That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (churches, public or private schools or colleges, day care facilities, public parks, libraries, hospitals or residential uses). As noted in Finding C above, there are five schools, three churches, and a college within the immediate area of the subject site. While these facilities and uses are within close proximity, the off-site sales, service, and consumption of beer and wine at the existing retail store/market has not proven to impact the surrounding or abovementioned uses since 2004. The existing retail store/market (Cost Plus World Market) has operated in this location for 12 years without adversely affecting or conflicting with adjacent uses and public facilities.
- 4) That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use. As noted in Findings C and D above the applicant's request is not anticipated to increase the need for public or private facilities. The ancillary sale of beer and wine for off-site consumption at the existing retail store/market (Cost Plus World Market) is not anticipated to intensify traffic circulation or parking demand. The site is fully developed and adequate parking and loading facilities are currently provided.
- 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales for off-site consumption does serve a public convenience for the area. The applicant's request for the continued sale of beer and wine for off-site consumption at the existing retail store/market (Cost Plus World Market) does serve a public convenience because it serves local residents, businesses, and the surrounding community. Conditions placed on the approval of the proposal will ensure that it will not adversely impact nearby businesses and residential uses.

For more information or to submit comments, please contact Aileen Babakhani, at (818) 937-8331 or ababakhani@glendaleca.gov.

ATTACHMENT:

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

DRAFT



300 FT. RADIUS - LOCATION MAP

RADIUS MAPS ETC
 3544 PORTOLA AVENUE
 LOS ANGELES CA 90032
 TEL/FAX: (323) 221-4555
 radiusmapsetc@sbcglobal.net

PROPERTY OWNER:
 GLENDALE FASHION ASSOCIATES LLC
 620 NEWPORT CENTER DRIVE 11TH FL
 NEWPORT BEACH CA 92660

PROPERTY OWNER:
 GLENDALE CITY
 613 E. BROADWAY #110
 GLENDALE CA 91206

REPRESENTATIVE:
 ART RODRIGUEZ & ASSOC
 709 E COLORADO BL #200
 PASADENA CA 91101
 (828) 853-9777

APPLICANT:
 COST PLUS, INC.
 223 N. GLENDALE AVENUE
 GLENDALE, CA 91206

CASE NO.:

DATE: 04 - 15 - 2016
SCALE: 1" = 100'
APN: 5642-019-027,029,031,903

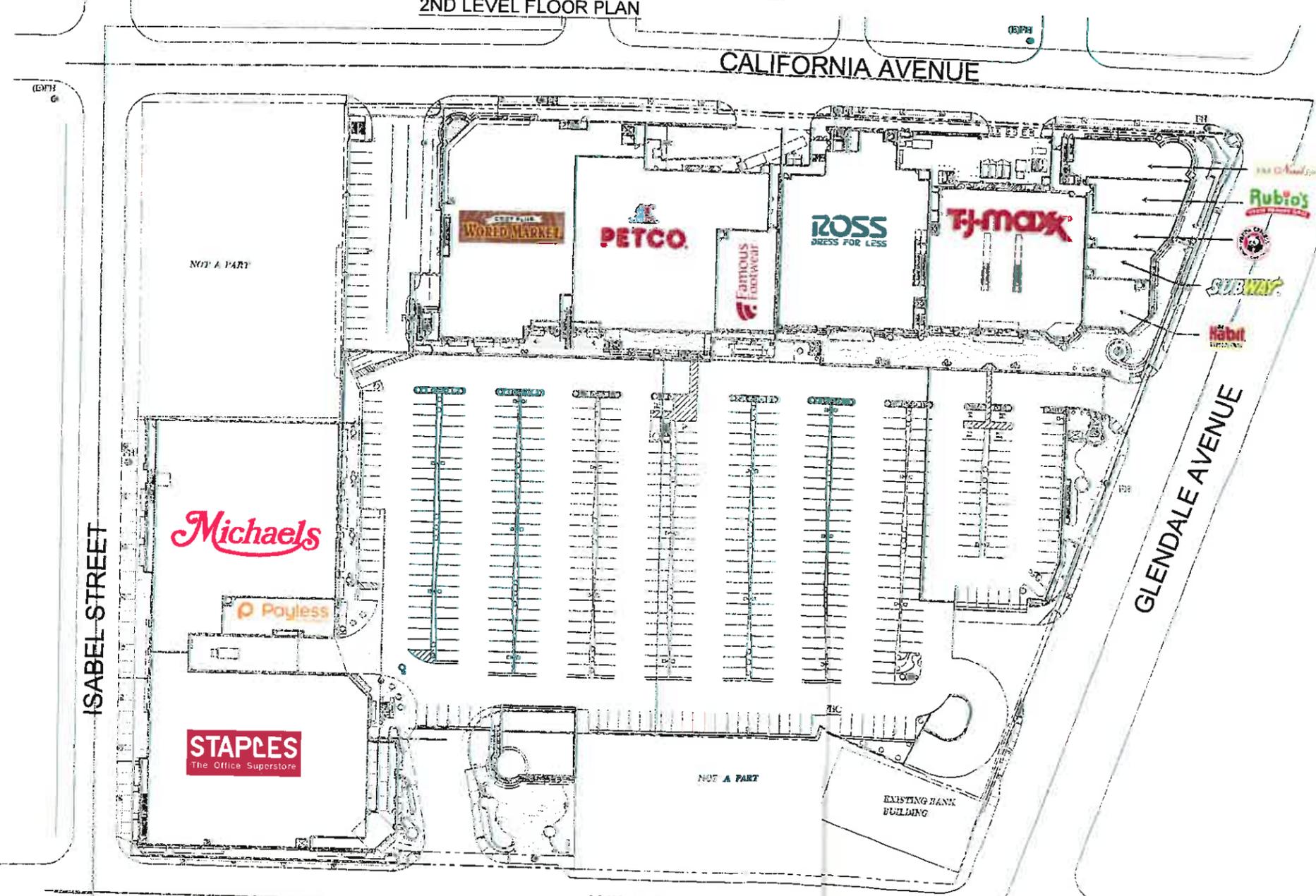
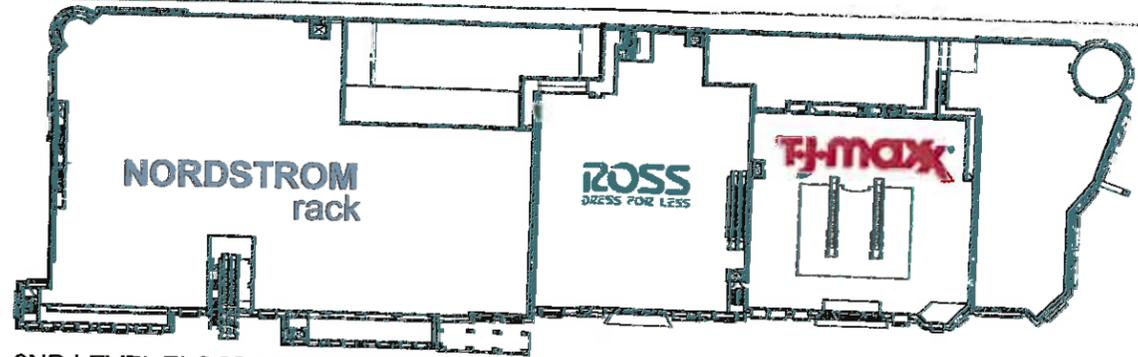
LOCATION MAP

1.



2.





CALIFORNIA AVENUE

ISABEL STREET

GLENDALE AVENUE

WILSON AVENUE

Revised: January 8, 2010

<p>Perkowitz + Ruth Architects</p> <p>12751 TOWN CENTER DRIVE #1 CERRITOS, CA 94701</p>	
<p>SURFACE LEVEL SITE PLAN LEASING PLAN GLENDALE FASHION CENTER 211 NORTH GLENDALE GLENDALE, CA</p>	
<p>DATE: 1/8/10</p> <p>PROJECT: GLENDALE FASHION CENTER</p> <p>SCALE: AS SHOWN</p> <p>BY: PERKOWITZ + RUTH</p> <p>CHECKED: PERKOWITZ + RUTH</p> <p>APPROVED: PERKOWITZ + RUTH</p>	<p>LS-1</p>

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

DATE: 8/29/2016

DUE DATE: 9/8/2016

(PLEASE submit your response by above DATE)

TO: _____

FROM: Aileen Babakhani, Case Planner Tel. # (818) 937-8331

PROJECT ADDRESS: 223 NORTH GLENDALE AVENUE

Applicant: David Weissglass

Property Owner: GLENDALE FASHION ASSOCIATES LLC

PROJECT DESCRIPTION: The renewal of conditional use permit, case number PCUP 2009-007 to allow the continued sales of beer and wine for off-site consumption through an administrative use permit at an existing retail store (Cost Plus World Market) located in a two-story, multi-tenant commercial building on a 3.2 acre lot, zoned C2-II zone.

PLEASE CHECK:

- | | |
|---|---|
| <p>_____ A. CITY ATTORNEY</p> <p>_____ B. COMMUNITY DEVELOPMENT:</p> <p><u>X</u> _____ • (1) Building & Safety</p> <p>_____ • (2) Economic Development</p> <p>_____ • (3) Housing</p> <p><u>X</u> _____ • (4) Neighborhood Services</p> <p>_____ • (5) Planning & Urban Design
EIF/Historic District</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 & Environmental
Management</p> <p>_____ • (2) Traffic & Transportation</p> <p>_____ • (3) Facilities (city projects only)</p> <p>_____ • (4) Integrated Waste</p> <p>_____ • (5) Maintenance Services/Urban
Forester</p> <p><u>X</u> _____ J. GLENDALE POLICE</p> <p>_____ K. OTHER:</p> <p><u>X</u> _____ • (1) STATE-Alcohol Beverage
Control (ABC)</p> <p>_____ • (2) CO Health dept.</p> <p>_____ • (3) City Clerk's Office</p> |
|---|---|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
CUP Case No.: _____
DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other **Administrative Use Permit** PAUP 1620431

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

Project Address: 223 NORTH GLENDALE AVENUE	Project Case No.: PAUP 1620431
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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: 9-7-16
Print Name: Scott Bickle
Title: Lieutenant Dept. Police Tel.: 818-548-3120

a. ADDITIONAL COMMENTS:

- 1. Applicant David Weissglass is in the process of obtaining a renewal of a Conditional Use Permit, case number PCUP 2009-007, to allow the continued sales of beer and wine for off-site consumption through an Administrative Use Permit at an existing retail store (Cost Plus World Market) located in a two story, multi-tenant commercial building on a 3.2 acre lot, zoned C2-II zone.

Cost Plus World Market is located in census tract 3020.02 which allows for 2 Off-Sale establishments. There are currently 5 Off-Sale licenses in this tract. Cost Plus World Market is one of the existing 5. Based on arrests and Part 1 crime statistics for census tract 3020.02 in 2015, there were 348 crimes-above the city wide average of 178.

Within the last calendar year, there was one call for police service at the location. There was a 911 hang up on 03/04/2016 that did not result in a report being taken.

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.

1. Sales of alcoholic beverages shall be permitted only between the hours of XXXX AM to XXXX PM each day of the week (hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered).
2. Individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
3. The store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
4. Signs should be posted clearly specifying no sales to minors or intoxicated persons.
5. Appropriately lighting for the display areas where alcoholic beverages would be sold should be required.
6. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
7. The sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
8. Signs indicating no loitering or trespassing should be posted.
9. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.