Applicant:
Café Bahar, Inc.
c/o Permit Processing and Consulting
Attn: Armin Shahbazian
639 W. Broadway
Glendale, CA 91204

RE: 734-738 NORTH GLENDALE AVENUE
Administrative Use Permit No. PAUP 1623463
(Café Bahar)

The Director of Community Development will render a final decision on or after JUNE 13, 2018,
for the following project:

Project proposal: An application for an Administrative Use Permit (AUP) to allow the
continuation and expansion of alcoholic beverages including the on-site sales, service and
consumption at the existing full-service restaurant expanding into the adjacent 994 square-
foot tenant space located in the “CZ” - Community Commercial Zone - Height District I,
described as Portion of Lots 33 and 34, Tract No. 4658

STAFF RECOMMENDATION: APPROVAL

DRAFT CONDITIONS

1. That the use 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 Planning Hearing Officer.

2. That any expansion or modification of the facility or use which intensifies the existing
administrative use permit shall require a new administrative use permit application.
Expansion shall constitute additional floor area, increased hours of operation, or any
physical change as determined by the Planning Hearing Officer, with concurrence of the
Director of Community Development.

3. That all licenses and permits as required or approvals from Federal, State, County or
City authorities, including the City Clerk, shall be obtained and kept current at all times.

4. That the premises be maintained in a clean and orderly condition, free of weeds, trash
and graffiti.

5. That the restaurant shall comply with the “Smoke Free Ordinance.”

6. That sufficient measures shall be enforced to effectively eliminate interior and exterior
loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and
criminal activities.
7. That adequate means be provided for the collection of solid waste generated at the site and that all recyclable items are collected and properly disposed of to the satisfaction of the Integrated Waste Administrator of the City of Glendale.

8. That all music, lighting, noise and odors shall be confined to the occupancy so as not to disturb occupants of other businesses or properties and patrons on the public right-of-way. No music or live entertainment shall be allowed within the outdoor dining area. In addition, no outdoor speakers, bells, horns, signals, or other noise producing devices shall be permitted in the outdoor dining area that create sounds that are audible off-site. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.

9. That no separate bar area to serve alcoholic beverages shall be permitted inside the restaurant.

10. That no exterior signs advertising the service of alcoholic beverages shall be permitted inside the restaurant.

11. That the sale of alcoholic beverages at the restaurant shall be incidental to serving food.

12. That the sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 12:00 a.m. each day of the week.

13. That the premises shall be made available and accessible to any authorized City personnel (Fire, Police, Neighborhood Services, Community Development, etc.) for inspection to ascertain that all conditions of approval for this administrative use permit are complied with.

14. That no patron will be allowed to bring into the establishment or maintain in the establishment, any alcoholic beverage unless that alcoholic beverage was purchased within the same establishment, unless the facility has an established corkage policy allowing and regulating such.

15. 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 will only be in those same licensed areas.

16. That the restaurant shall remain open to the public during business hours.

17. That the full service restaurant may not be utilized for banquet hall, private parties, or other events, unless less than 30 percent of the serving area is made available for private party rental where access by the general public is restricted.

18. That there shall be no video or arcade type machine maintained upon the premises.

19. That neither live entertainment nor dancing is permitted upon the premises without appropriate permits.

20. That the sale of alcoholic beverages for consumption off the premises is strictly prohibited.
21. That the establishment shall not be used as a tavern. Taverns include bars, pubs, cocktail lounges and similar establishments. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square-feet is considered a nightclub and is not allowed under this permit.

22. That the outdoor dining area shall remain open only until 12:00 a.m. on Fridays and Saturdays, and until 10:00 p.m. all other days. The outdoor dining area shall be closed for public use after the set hours.

23. That condition number 29 from Conditional Use Permit Case No. PCUP 2011-015 which required a six-foot high solid wood fence shall be provided along the eastern boundary of the outdoor dining area. The location of the existing solid fence shall be moved 18-inches to the west (closer to the existing restaurant building) to provide space for landscape screening that shall include a solid minimum four-foot high hedge between the outdoor dining area and the existing parking spaces adjacent to the public alley. This additional landscape screening shall be maintained in perpetuity by the business operator.

24. That a lot tie or covenant and agreement be executed holding all properties used for the restaurant use and parking (including, but not limited to common drive aisles, backup areas and/or driveways, and access to the parking spaces) necessary to support the restaurant use be held as one for the life of the restaurant use on site. Proof of execution and recordation shall be required.

25. That no expansion of the outdoor dining area shall be permitted without first securing additional parking.

26. That no roof or permanent covering of any type shall be installed over the existing outdoor dining area and any that exists as of the filing of the administrative use permit shall be promptly removed.

27. That authorization granted herein shall be valid for a period of 10 years until June 28, 2028.

PROJECT BACKGROUND

Project proposal: An application for an administrative use permit (AUP) to allow the continuation and expansion of alcoholic beverages including the on-site sales, service and consumption at the existing full-service restaurant expanding into the adjacent 994 square-foot tenant space.

Previous Permits for the Site: On November 20, 2007, Zoning Use Certificate was issued to C鈥檚 Bahar, a 1,772 square-foot full-service restaurant use. There is no recent Business Registration Certificate issued for the full-service restaurant or expansion into the adjacent tenant space.

On September 7, 2011, Conditional Use Permit Case No. PCUP 2011-015 was granted with conditions to allow the on-site sale, service and consumption of beer and wine to full alcohol at an existing full-service restaurant with a newly proposed outdoor dining area at the rear (expansion of use).
Related Concurrent Permit Application(s): On April 17, 2017, a building permit (BB1408383) was issued for the interior remodeling only of the existing 1,772 SF full-service restaurant – Café Bahar. No exterior changes and no expansion; new walls at kitchen area only.

On June 17, 2014, a building permit (BB 1415300) was issued for tenant improvements at the existing full-service restaurant and combine spaces to create 734-738 with a total combined area of 2,766 square feet.

On February 28, 2016, a building permit (BB 1603912) was issued to renew permit (BB1415300 for T.I. for a full-service restaurant (2,766 square feet).

There are no other related concurrent permit applications.

Environmental Recommendation: The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to State CEQA Guidelines Section 15301 because the project involves an addition to an existing structure, which results in less than 10,000 square feet and all exiting utilities are in place to serve the building and the project is not located in an environmentally sensitive area.

General Plan: Community Commercial

Zone: "C2-I" – (Community Commercial Zone – Height District I)

Description of existing property and uses: The 12,743 square-foot lot is developed with a 2,766 square-foot building occupied by a full-service restaurant use (Café Bahar) fronting North Glendale Avenue with 23 legal non-conforming on-site parking spaces. The existing parking spaces located on the north and south side of the restaurant back-out onto the adjacent parcels containing parking lots. These parking lots are utilized by neighboring commercial uses located to the north and south sides of the subject site. Additionally, spaces 10 through 14 located at the rear of the building and the outdoor patio area back-out onto the existing alley to the west.

Neighboring zones and uses:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Existing Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>C2-I</td>
</tr>
<tr>
<td></td>
<td>Commercial uses (parking lot and commercial uses)</td>
</tr>
<tr>
<td>South</td>
<td>C2-I</td>
</tr>
<tr>
<td></td>
<td>Parking lot and commercial uses</td>
</tr>
<tr>
<td>East</td>
<td>Alley &amp; R-2250</td>
</tr>
<tr>
<td></td>
<td>Public alley and multi-family residential across the</td>
</tr>
<tr>
<td></td>
<td>alley</td>
</tr>
<tr>
<td>West</td>
<td>K1-I</td>
</tr>
<tr>
<td></td>
<td>Single-family residential uses</td>
</tr>
<tr>
<td>Project Site</td>
<td>C2-I</td>
</tr>
<tr>
<td></td>
<td>Commercial (subject full-service restaurant with on-site parking)</td>
</tr>
</tbody>
</table>

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various city divisions/departments. Standard conditions have been received from the Glendale Police Department to ensure that any potential negative impact will be appropriately mitigated. Additionally, comments received from Neighborhood Services division include a
complaint regarding noise and loud music at this location. The conditions that apply to this project will be made part of the application if the AUP is approved.

PROJECT ANALYSIS

Café Bahar, a full-service restaurant, is requesting to allow the continuation and expansion of the on-site sales, service and consumption of alcoholic beverages into the adjacent 994 square-foot tenant space. According to City records, Café Bahar has operated a full-service restaurant at this location since 2001. The most recent conditional use permit (PCUP 2011-015) was issued on September 7, 2011.

The subject site is located in the “CZ” – Community Commercial zone subject to approval of an Administrative Use Permit and is consistent with the various elements of the General Plan. Goods and services offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The continuation and expansion of the restaurant’s on-site sales, service and consumption of alcoholic beverages into the adjacent 994 square-foot tenant space will be consistent with the elements and objectives of the General Plan because the project site is already developed and the applicant’s request is to continue and expand its ancillary service of alcoholic beverages. The project site is surrounded by other complementary businesses, including other restaurant uses, retail, personal and service type uses, etc. There are residential neighborhoods across the alley to the east and to the west along Glendale Avenue. 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. While the project will result in a 994 square-foot floor area expansion, there are 23 existing on-site parking spaces to serve the restaurant that, with the recodation of the lot line or covenant, would adequately serve the 994 square-foot expansion of the restaurant and alcohol beverage sales, service and consumption. The applicant’s request to allow the continuation and 994 square-foot expansion of the restaurant and its ancillary service of on-site sales, service and consumption of alcoholic beverages is not anticipated to create any negative traffic-related impacts on North Glendale Avenue over and above the existing conditions.

The land use designation of the site is Community Commercial. One of the purposes of this designation is to accommodate shopping and convenience services for the community. The existing use, a full-service restaurant, is consistent with the intent of the Community Commercial land use designation to have service, restaurants and pedestrian-oriented activities along major Arterials or thoroughfares as is the case with North Glendale Avenue. The on-site sales, service and consumption of alcoholic beverages is a common ancillary use for this type of business. Residential uses exist across the alley to the east and on the west side of Glendale Avenue. Given that the project site is already developed and the administrative use permit application only requests to continue and expand the restaurant while providing the on-site sales, service and consumption of alcoholic beverages, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Elements, will not be impacted as a result of the project.

The continuation and expansion of Café Bahar while providing the on-site sales, service and consumption of alcoholic beverages and its associated structures and facilities would not be detrimental to the public health or safety, the general welfare, or the environment. The continued operation and 994 square-foot expansion of the existing full-service restaurant including its ancillary service of alcoholic beverages will not present negative impacts. In fact, the existing service of alcoholic beverages has not posed any problems since the opening of this restaurant in 2001. Café Bahar is located in census tract 3010, which allows for four on-sale establishments. While there is currently one on-sale establishment in this tract and Café
Bahar would increase the total to two, in the past, Café Bahar’s alcohol license was one of the on-sale establishments included in this tract. However, because Café Bahar’s previous ABC license “auto revoked” in March 2018, the applicant is required to apply for a new license. The increase of the number of on-sale establishments by one is minor. The current administrative use permit application is required for the restaurant’s renewal and its expansion only. The project site is located in a commercial area along North Glendale Avenue where a restaurant use is encouraged. Additionally, restaurants frequently serve alcoholic beverages as part of their food service. Based on Part 1 crime statistics for this census tract, there were 122 crimes, 67 percent below the citywide average of 180. Within the last calendar year the Glendale Police Department did not receive calls for service at this location. Overall, the Police Department did not have major concerns related to this request, the number of establishments servicing alcohol or the amount of crime. Comments received from the Neighborhood Services division include a complaint regarding noise and loud music at the restaurant. Recommended conditions of approval will mitigate this reported concern.

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 continuation and expansion of the existing restaurant and its ancillary alcoholic beverage service will be detrimental to existing nearby residential uses. Although multi-family residential uses are located east of the restaurant, they are separated by a public alley. In addition, the required six-foot high fence and landscaped area adjacent to the fence would act as buffer from the residential use to the east. The service of alcoholic beverages at the existing full-restaurant will continue to be an ancillary service of the primary use. The restaurant is located in a heavily developed commercial street, Glendale Avenue, which is home to a variety of commercial establishments including retail/services, restaurants, and offices. There are similar existing uses in the existing vicinity that have an alcohol beverage component that have proven not to be disruptive or detrimental to nearby residential and commercial uses. The residential uses located immediately east and across the west side of Glendale Avenue have not and will not be impacted by the restaurant’s request to continue and expand the use and its ancillary service of alcoholic beverages. While comments received from the Neighborhood Services division include a complaint regarding noise and loud music at the restaurant, recommended conditions of approval will mitigate this reported concern and ensure that the on-site sales, service and consumption of alcoholic beverages will not become nuisances nor be detrimental to the public.

The existing and proposed expansion of the full-service restaurant while providing the on-site sales, service and consumption of alcoholic beverages will not adversely impact existing facilities or normal development with the surrounding area. The property is zoned for various types of commercial uses. The use falls under the restaurant use category, and the existing restaurant has operated at its present location since 2001 without incident. There is a public school, Woodrow Wilson Middle School, located approximately 0.6 miles southeast of the subject site. However, it is not anticipated that the request to continue to provide and expand its ancillary service of alcoholic beverages at the existing restaurant will be detrimental to the nearby school given its distance. The proposed use fits in well with the existing surrounding commercial land uses.

Adequate public and private facilities are provided for the existing structure and the use. Although the proposal includes the expansion of the restaurant into the adjacent 994 square-foot tenant space, the existing and remaining 23 on-site parking spaces are sufficient to accommodate the existing restaurant and the expansion with the condition to tie the adjacent lot, which includes the drive aisle, backup distance and driveway to the parking. The site is in a fully developed commercial area with all required utilities such as gas, electricity, water, sewers, and landscaping, are already in place.
Overall, the applicant’s desire to continue and expand the on-site sales-service and consumption of alcoholic beverages at the existing and 994 square-foot expansion of the full-service restaurant 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.

Café Bahar, a full-service restaurant, is requesting to allow the continuation and expansion of the on-site sales, service and consumption of alcoholic beverages into the adjacent 994 square-foot tenant space. According to City records, Café Bahar has operated a full-service restaurant at this location since 2001. The most recent conditional use permit (PCUP 2011-015) was issued on September 7, 2011.

The subject site is located in the "C2" – Community Commercial zone subject to approval of an Administrative Use Permit and is consistent with the various elements of the General Plan. Goods and services offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The continuation and expansion of the restaurant's on-site sales, service and consumption of alcoholic beverages into the adjacent 994 square-foot tenant space will be consistent with the elements and objectives of the General Plan because project site is already developed and the applicant’s request is to continue and expand its ancillary service of alcoholic beverages. The project site is surrounded by other complementary businesses, including other restaurant uses, retail, personal and service type uses, etc. There are residential neighborhoods across the alley to the east and to the west along Glendale Avenue. 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. While the project will result in a 994 square-foot floor area expansion, there are 23 existing on-site parking spaces to serve the restaurant that, with the recordation of the lot tie or covenant, would adequately serve the 994 square-foot expansion of the restaurant and alcohol beverage sales, service and consumption. The applicant’s request to allow the continuation and 994 square-foot expansion of the restaurant and its ancillary service of on-site sales, service and consumption of alcoholic beverages is not anticipated to create any negative traffic-related impacts on North Glendale Avenue over and above the existing conditions.

The land use designation of the site is Community Commercial. One of the purposes of this designation is to accommodate shopping and convenience services for the community. The existing use, a full-service restaurant, is consistent with the intent of the Community Commercial land use designation to have service, restaurants and pedestrian-oriented activities along major Arterials or thoroughfares as is the case with North Glendale Avenue. The on-site sales, service and consumption of alcoholic beverages is a common ancillary use for this type of business. Residential uses exist across the alley to the east and on the west side of the Glendale Avenue. Given that the project site is already developed and the administrative use permit application only requests to continue and expand the restaurant while providing the on-site sales, service and consumption of alcoholic beverages, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Elements, will not be impacted as a result of the project.
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 continuation and expansion of Café Bahar while providing the on-site sales, service and consumption of alcoholic beverages and its associated structures and facilities would not be detrimental to the public health or safety, the general welfare, or the environment. The continued operation and 994 square-foot expansion of the existing full-service restaurant including its ancillary service of alcoholic beverages will not present negative impacts. In fact, the existing service of alcoholic beverages has not posed any problems since the opening of this restaurant in 2001. Café Bahar is located in census tract 3010, which allows for four on-sale establishments. While there is currently one on-sale establishment in this tract and Café Bahar would increase the total to two, in the past, Café Bahar’s alcohol license was one of the on-sale establishments included in this tract. However, because Café Bahar’s previous ABC license “auto revoked” in March 2018, the applicant is required to reapply for a new license. The increase of the number of on-sale establishments by one is minor. The current administrative use permit application is required for restaurant’s renewal and its expansion only. The project site is located in a commercial area along North Glendale Avenue where a restaurant use is encouraged. Additionally, restaurants frequently serve alcoholic beverages as part of their food service. Based on Part 1 crime statistics for this census tract, there were 122 crimes, 67 percent below the citywide average of 180. Within the last calendar year the Glendale Police Department did not receive calls for service at this location. Overall, the Police Department and the Neighborhood Services Division did not have major concerns related to this request, the number of establishments servicing alcohol or the amount of crime. Comments received from the Neighborhood Services division include a complaint regarding noise and loud music at the restaurant. Recommended conditions of approval will mitigate this reported concern.

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. It is not anticipated that continuation and expansion of the existing restaurant and its ancillary alcoholic beverage service will be detrimental to existing nearby residential uses. Although multi-residential uses are located east of the restaurant, they are separated by a public alley. In addition, the required six-foot high fence and landscaped area adjacent to the fence would act as buffer from the residential use to the east. The service of alcoholic beverages at the existing full-restaurant will continue to be an ancillary service of the primary use. The restaurant is located in a heavily developed commercial street, Glendale Avenue, which is home to a variety of commercial establishments including retail/services, restaurants, and offices. There are similar uses in the existing vicinity that have an alcohol beverage component that have proven not to be disruptive or detrimental to nearby residential and commercial uses. The residential uses located immediately east and across the west side of Glendale Avenue have not and will not be impacted by the restaurant’s request to continue and expand its ancillary service of alcoholic beverages. While comments received from the Neighborhood Services division include a complaint regarding noise and loud music at the restaurant, recommended conditions of approval will mitigate this reported concern and ensure that the on-site sales, service and consumption of alcoholic beverages will not become nuisances nor be detrimental to the public.
The existing and proposed expansion of the full-service restaurant while providing the on-site sales, service and consumption of alcoholic beverages will not adversely impact existing facilities or normal development within the surrounding area. The property is zoned for various types of commercial uses. The use falls under the restaurant use category, and the existing restaurant has operated at its present location since 2001 without incident. There is a public school, Woodrow Wilson Middle School, located approximately 0.6 miles southeast of the subject site. However, it is not anticipated that the request to continue to provide and expand its ancillary service of alcoholic beverages at the existing restaurant will be detrimental to the nearby school given its distance. The proposed use fits in well with the existing surrounding commercial land 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.

Adequate public and private facilities are provided for the existing structure and the use. Although the proposal includes the expansion of the restaurant into the adjacent 994 square-foot tenant space, the existing and remaining 23 on-site parking spaces are sufficient to accommodate the existing restaurant and the expansion and will not result in inadequate parking with the condition to tie the adjacent lots, which includes the drive aisle, backup distance and driveway to the parking. The site is in a fully developed commercial area with all required utilities such as gas, electricity, water, sewers, and landscaping, are already in place. Glendale Water and Power did not raise any concerns related to providing service to the project.

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 such use will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration. The Glendale Police Department noted no concerns with this proposal.

2) That such use will not tend to encourage or intensify crime within the district. No evidence has been presented which would indicate that the existing restaurant’s request to continue and expand into the adjacent 994 square-foot tenant space while provide the on-site sales, service and consumption of alcoholic beverages at this location has or would encourage or intensify crime within the district.

3) That such use 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). There is one public school located approximately 0.6 miles southeast of the subject site, but not adjacent to the subject site. While residential uses are within close proximity to the existing restaurant, the continuation and expansion of the restaurant’s ancillary service of alcoholic beverages has not proven to or is expected to impact those uses. Additionally, the project is conditioned to ensure the function of this full-service restaurant with its ancillary service of alcoholic beverages complies with all municipal codes and state law. The continued sales of alcoholic beverages for on-site consumption and expansion of the use into the adjacent 994 square-foot tenant space is not anticipated to adversely impact other neighboring uses in this area.
4) That the use satisfies its transportation or parking needs as described above because adequate parking spaces are available to serve this use.

5) That the use will serve a public necessity or public convenience purpose for the area as evidenced by the demand for restaurant establishments or similar uses with an alcoholic beverages component to sell alcoholic beverages for on-site consumption in the north Glendale area.
CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 9/28/16
DUE DATE: 10/12/16
(PLEASE submit your response by above DATE)

TO: ________________

FROM: Milica Toledo
Tel. # 937-8181

PROJECT ADDRESS: 734-378 N. Glendale Ave. (Café Bahar)
Applicant: Armik Shahnazarians
Property Owner: Meyer D. Levin Trust

PROJECT DESCRIPTION: Administrative Use Permit request to continue the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant, Café Bahar.

PLEASE CHECK:

A. CITY ATTORNEY

B. COMMUNITY DEVELOPMENT:
   • (1) Building & Safety
   • (2) Economic Development
   • (3) Housing
   • (4) Neighborhood Services
   • (5) Planning & Urban Design
     EIF/Historic District

C. INFORMATION SERVICES
   (Wireless Telecom)

D. COMMUNITY SERVICES/PARKS:

E. FIRE ENGINEERING (PSC)

F. GLENDALE WATER & POWER:
   • (1) Water
   • (2) Electric

G. INFORMATION SERVICES

H. PUBLIC WORKS (ADMINISTRATION):
   • (1) Engineering & Environmental Management
   • (2) Traffic & Transportation
   • (3) Facilities (city projects only)
   • (4) Integrated Waste
   • (5) Maintenance Services/Urban Forester

J. GLENDALE POLICE

K. OTHER:
   • (1) STATE-Alcohol Beverage
      Control (ABC)
   • (2) CO Health dept.
   • (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: ________________
CUP Case No.: PAUP 1623453
DRB Case No.: ________________

Tentative Tract/Parcel Map No.: ________________
Zone Change/GPA: ________________
Other: ________________

Revised 6 June 2016—VE

1
Project: 734 – 738 N. Glendale Ave.  Case No.: AUP1623453

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: 10/19/2016

Print Name: Sarkis Hairapetian
Title: Pr. Build'g Code Sp. Dept. Build'g & Safety. Tel: X-3209

Conditions:

☐ 1. There seems to be some unresolved issues pending regarding said property under the existing building permit, “Expired on: 5-27-2016.”
   No approved recommendations from Building & Safety until above issue(s) are fully satisfied.
**CITY OF GLENDALE**
**INTERDEPARTMENTAL COMMUNICATION**
Community Development Department
Request for Comments Form (RFC)

**DATE:** 9/28/16  
**DUE DATE:** 10/12/16  
(Please submit your response by above DATE)

**TO:**  

**FROM:** Milca Toledo  
**Tel. #** 937-8181

**PROJECT ADDRESS:** 734-378 N. Glendale Ave. (Café Bahar)

**Applicant:** Armik Shahnazarians  
**Property Owner:** Meyer D. Levin Trust

**PROJECT DESCRIPTION:** Administrative Use Permit request to continue the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant, Café Bahar.

**PLEASE CHECK:**

<table>
<thead>
<tr>
<th></th>
<th>A. CITY ATTORNEY</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>B. COMMUNITY DEVELOPMENT:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• (1) Building &amp; Safety</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>• (2) Economic Development</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>• (3) Housing</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td>• (4) Neighborhood Services</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• (5) Planning &amp; Urban Design</td>
<td></td>
</tr>
<tr>
<td></td>
<td>EIF/Historic District</td>
<td></td>
</tr>
</tbody>
</table>

|   | C. COMMUNITY SERVICES/PARKS: |   |

|   | D. COMMUNITY SERVICES/PARKS: |   |

|   | E. FIRE ENGINEERING (PSC) |   |

| X | F. GLENDALE WATER & POWER: |   |
|   | • (1) Water |   |
|   | • (2) Electric |   |

|   | G. INFORMATION SERVICES |   |
|   | (Wireless Telecom) |   |

|   | H. PUBLIC WORKS (ADMINISTRATION): |   |
|   | • (1) Engineering & Environmental Management |   |
|   | • (2) Traffic & Transportation |   |
|   | • (3) Facilities (city projects only) |   |
|   | • (4) Integrated Waste |   |
|   | • (5) Maintenance Services/Urban Forestry |   |

|   | I. CITY CLERK'S OFFICE |   |

|   | J. GLENDALE POLICE |   |

| X | K. OTHER: |   |
|   | • (1) STATE-Alcohol Beverage Control (ABC) |   |
|   | • (2) CO Health dept. |   |
|   | • (3) City Clerk's Office |   |

**ENTITLEMENT(S) REQUESTED**

<table>
<thead>
<tr>
<th></th>
<th>Variance Case No.:</th>
<th>Tentative Tract/Parcel Map No.:</th>
<th>Zone Change/GPA:</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PAUP 1823453</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Revised 6 June 2015—VE
INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS

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

Location: 734-738 N. Glendale Ave.

_X_ 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.

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

ADDITIONAL COMMENTS:
Recommend application be denied until the unresolved construction and building permit issues are fully resolved. Permits BB1408383 and BB1415300 were issued were expired; BB1603912 was issued as a re-issuance of 1415300 but it was also expired. Work was constructed but not inspected / approved, and scope of work was not in accordance with approved plans. Building is required to be fire sprinklered and has not been.

Until the above referenced issues are resolved to the satisfaction of Building & Safety and Fire Prevention, we do not recommend approval.

Date: 14 October 2016
Print Name: Jeff Halper
Title: FPE II Dept. Fire Tel.: 937-8125

Revised 6 June 2016–VE

3
**INTER-DEPARTMENTAL COMMUNICATION**

**PROJECT CONDITIONS AND COMMENTS**

<table>
<thead>
<tr>
<th>Project Address:</th>
<th>734 – 738 N. Glendale Ave.</th>
<th>Case No.:</th>
<th>AUP1623453</th>
</tr>
</thead>
</table>

*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.

**Date:** 14 October 2016  
**Print Name:** Jeff Halpert  
**Title:** FPE II  
**Dept. Fire**  
**Tel.:** 937-8125

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

- [ ] 1. Recommend application be denied until the unresolved construction and building permit issues are fully resolved. Permits BB1408383 and BB1415300 were issued but expired; BB1603912 was issued as a re-issuance of 1415300 but it was also expired. Work was constructed but not inspected, and work was not constructed in accordance with approved plans. Building is required to be fire sprinklered and has not been.

Until the above referenced issues are resolved to the satisfaction of Building & Safety and Fire Prevention, we do not recommend approval.
CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 9/28/16  DUE DATE: 10/12/16
(Please submit your response by above DATE)

TO: __________________________

FROM: Milca Toledo  Tel. # 937-8181

PROJECT ADDRESS: 734-378 N. Glendale Ave. (Café Bahar)
Applicant: Armik Shahnazarians
Property Owner: Meyer D. Levin Trust

PROJECT DESCRIPTION: Administrative Use Permit request to continue the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant, Café Bahar.

PLEASE CHECK:

A. CITY ATTORNEY

B. COMMUNITY DEVELOPMENT:
   • (1) Building & Safety
   • (2) Economic Development
   • (3) Housing
   • (4) Neighborhood Services
   • (5) Planning & Urban Design
     EIF/Historic District

C. DEPARTMENT OF GENERAL SERVICES:

D. COMMUNITY SERVICES/PARKS:

E. FIRE ENGINEERING (PSC)

F. GLENDALE WATER & POWER:
   • (1) Water
   • (2) Electric

G. INFORMATION SERVICES
   (Wireless Telecom)

H. PUBLIC WORKS (ADMINISTRATION):
   • (1) Engineering & Environmental Management
   • (2) Traffic & Transportation
   • (3) Facilities (city projects only)
   • (4) Integrated Waste
   • (5) Maintenance Services/Urban Forester

J. GLENDALE POLICE

K. OTHER:
   • (1) STATE-Alcohol Beverage Control (ABC)
   • (2) CO Health dept.
   • (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: __________________________
CUP Case No.: PAUP 1623453
DRB Case No.: __________________________

Tentative Tract/Parcel Map No.: __________________________
Zone Change/GPA: __________________________
Other: __________________________

Revised 6 June 2016—VE
**INTER-DEPARTMENTAL COMMUNICATION**

**PROJECT CONDITIONS AND COMMENTS**

**Project:** 734 – 738 N. Glendale Ave.  
**Address:**  
**Case Vo.: AUP1623453**

**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:** 9/22/16

**Print Name:** Jacqueline Jouharian

**Title:** CSR Dept. N.S. Tel.: 548-3700

---

**a. ADDITIONAL COMMENTS:**

- 1. Open request CSR #1617480; complaint is in-regards to Noise & loud music; that disturbing all Neighborhood during night time and continued until after 2am. Rene Sada will inspect the place around 10/3/16.

**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. 

---

Revised 6 June 2016–VE
INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS
(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: 734-738 N. Glenside Ave.

[ ] 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:

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.):______________

Revised 6 June 2016–VE
CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: April 19, 2018
DUE DATE: (PLEASE submit your response by above DATE)

TO: ___

FROM: Mica Toledo
Tel. # 937-8181

PROJECT ADDRESS: 734-738 N. Glendale Ave. (Café Bahar)
Applicant: Armik Shahnazarians
Property Owner: Meyer D. Levin Trust

PROJECT DESCRIPTION: Administrative Use Permit request to continue the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant, Café Bahar.

PLEASE CHECK:

<table>
<thead>
<tr>
<th>A. CITY ATTORNEY</th>
<th>G. INFORMATION SERVICES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(Wireless Telecom)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. COMMUNITY DEVELOPMENT:</th>
<th>H. PUBLIC WORKS (ADMINISTRATION):</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>(1) Engineering &amp; Environmental Management</td>
</tr>
<tr>
<td>X</td>
<td>(2) Traffic &amp; Transportation</td>
</tr>
<tr>
<td>X</td>
<td>(3) Facilities (city projects only)</td>
</tr>
<tr>
<td>X</td>
<td>(4) Integrated Waste</td>
</tr>
<tr>
<td>X</td>
<td>(5) Maintenance Services/Urban Forester</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D. COMMUNITY SERVICES/PARKS:</th>
<th>J. GLENDALE POLICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E. FIRE ENGINEERING (PSC)</th>
<th>K. OTHER:</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>(1) STATE-Alcohol Beverage Control (ABC)</td>
</tr>
<tr>
<td>X</td>
<td>(2) CO Health dept.</td>
</tr>
<tr>
<td>XX</td>
<td>(3) City Clerk’s Office</td>
</tr>
</tbody>
</table>

ENTITLEMENT(S) REQUESTED

<table>
<thead>
<tr>
<th>Variance Case No.:</th>
<th>Tentative Tract/Parcel Map No.:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAUP 1623453</td>
<td></td>
</tr>
<tr>
<td>Zone Change/GPA:</td>
<td>Other</td>
</tr>
</tbody>
</table>
INTRA-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project: 734 – 738 N. Glendale Ave.
Address: Project: AUP1623453

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: April 19, 2018
Print Name: Andrew Jenks
Title: Lieutenant Dept. Police Tel.: 818-937-8703

a. ADDITIONAL COMMENTS:

Applicant Armin Shahnazarian is in the process of obtaining an Administrative Use Permit to continue the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant located at 734-738 N. Glendale Avenue DBA Café Bahar.

Café Bahar is located in census tract 3010 which allows for 4 On-Sale establishments. There is currently one On-Sale license in this tract. Café Bahar would bring the total to two. Based on arrests and Part 1 crime statistics for census tract 3010 in 2017, there were 122 crimes, below the city wide average of 180.

Within the last calendar year there were no calls for police service at the location. I ran applicant’s name in house with no results.

Per the ABC website, Café Bahar has a license status of “auto revoked” on March 15, 2018, license #482018.

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

☐ 1.
6. 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 or female 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: 734-738 N. Glendale Ave.

___ 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.

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: ________________________________