



April 12, 2018

Manuel Mier  
2901 ½ Honolulu Avenue  
Glendale, CA 91214

**RE: 2901 ½ HONOLULU AVENUE  
ADMINISTRATIVE USE PERMIT NO. PAUP 1721880  
(El Sol Restaurant)**

Dear Mr. Mier:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.49, the Community Development Department processed your application for Administrative Use Permit No. PAUP 1721880 to allow the on-site sales, service, and consumption of alcoholic beverages (License Type 47 of the State Department of Alcoholic Beverage Control [ABC]) in conjunction with the expansion of an existing 1,044 square-foot full-service restaurant (El Sol Restaurant) into the adjacent 1,168 square-foot tenant spaces. The full service restaurant is located at **2901 ½ Honolulu Avenue**, in the "C1" – (Neighborhood Commercial) Zone, described as Lots 19, 20, 21 and Portions of Lots 18, 22-28, a Portion of vacated Glenwood Avenue, Tract No 6067 and a Portion of Lot 14, Block E, Crescenta Canada Tract, in the City of Glendale, in the County of Los Angeles.

#### CODE REQUIRES

- (1) The on-site sales, service, and consumption of alcoholic beverages requires an Administrative Use Permit in the "C1" – (Neighborhood Commercial) Zone.

#### APPLICANT'S PROPOSAL

- (1) Application for an Administrative Use Permit to allow the on-site sales, service, and consumption of alcoholic beverages with a Type (47) Alcoholic Beverage Control (ABC) in an expanded full service restaurant (El Sol Restaurant).

#### ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301 because this application is for the on-site sales and consumption of alcoholic beverages with meals in an existing restaurant with a proposed expansion into the adjacent tenant spaces (interior alterations) with no addition of floor area to the existing building on the site or exterior alterations.

## REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the above analysis by Community Development Department staff, and any comments received from the public with respect to this application, the Director of Community Development has **APPROVED WITH CONDITIONS** your Administrative Use Permit application based on the following:

**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 "C1" - Neighborhood Commercial Zone and the General Plan Land Use Element designation for this area is Commercial-Neighborhood. The "C1" zone is intended as a zone for the commercial activities providing convenience goods and services to the surrounding residential neighborhood in conformance with the comprehensive general plan of the city. The sale of alcoholic beverages for on-site consumption at this location is appropriate in this zone and the use will continue to provide an option for the community to purchase alcoholic beverages for on-site consumption with their meals in this restaurant.

The on-site sales, service, and consumption of alcoholic beverages at the expanded full-service restaurant will be consistent with the various elements and objectives of the General Plan. The Circulation Element designates Honolulu Avenue as a Minor Arterial. This street is fully improved serving a multitude of businesses and residential developments. It can adequately handle the existing traffic circulation around the site. The subject restaurant is expanding into two adjacent tenant spaces to the west (previously used as dry cleaner and barber shop) to include an additional of 1,168 square-foot floor area for a total of 2,212 square feet. The proposal will not enlarge the existing building on the site. The expanded full-service restaurant is located in a commercial building alongside other commercial/service type businesses. The project site is adjacent to commercially zoned properties and residential uses to the north of the subject property across an alley. No residential uses are immediately abutting the subject site.

The on-site sales, service, and consumption of alcoholic beverages with meals in a full service restaurant is a common ancillary use for restaurants. The Land Use Element is most directly related to the approval of this use and given that the project site is already developed and the application only requests for on-site sales and consumption of alcoholic beverages with meals in the existing restaurant and the expanded area (within the footprint of the existing building); 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.

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

The on-site sales, service, and consumption of alcoholic beverages at the expanded

full-service restaurant 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 3006 that allows for seven (7) On-Sale establishments.

There are currently 32 On-Sale licenses in this tract. "El Sol Restaurant" currently has a Type 47 of the State Alcoholic Beverage Control (ABC) license to sell alcoholic beverages and this request will not increase the number of licenses in this tract. While the area contains more on-sale establishments than is suggested for this census tract, the project site is located in the Neighborhood Commercial Zone, which is intended as a zone for the commercial activities providing convenience goods and services to the surrounding residential neighborhood, and restaurants customarily serve alcoholic beverages as part of their food service and this request is a reasonable extension of the primary use. In addition, serving alcoholic beverages as part of food service is typically not associated with public drunkenness or other alcoholic-related crimes.

The Glendale Police Department did not cite any major concerns related to the on-site sales, service and consumption of alcoholic beverages at the expanded restaurant. Based on arrests and Part 1 crime statistics for Census Tract 3006 in 2016, there were 225 crimes-above the citywide average of 194. Within the year of 2016, there were no calls for police service at the location. It is not anticipated that the on-site consumption of alcoholic beverages at the expanded full-service restaurant will contribute to crime in the area. In addition, conditions made by the Police Department will ensure that any potential negative impacts will be appropriately mitigated.

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

The full-service restaurant is located within a commercial district and surrounded by complementary uses, including retail and service uses. As noted above, there are no residential uses immediately adjacent to the subject site. Residential uses (single-family) are located on the north side of the subject site across an alley. It is not anticipated that the on-site sales, service, and consumption of alcoholic beverages with meals at the expanded full-service restaurant will be detrimental to the community or adversely conflict with the community's normal development. The restaurant, "El Sol Restaurant" has operated at this location since 1982, and had a Conditional Use Permit to serve alcohol for on-site consumption since 2003. The applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages in conjunction with the expansion of the existing full-service restaurant into adjacent 1,168 square-foot tenant spaces is not anticipated to adversely conflict with surrounding properties, as it will be ancillary to the primary use. Similar uses exist in the area and within the community, which have not proven to adversely affect or conflict with adjacent uses. There is a preschool, a mortuary building, and a church within the immediate area of the subject site. While these facilities and uses are within close proximity, the on-site sales, service, and consumption of alcoholic beverages at the full-service restaurant has not proven to impact surrounding or abovementioned uses. The recommended conditions of approval will serve to

mitigate any potential impacts on the surrounding properties.

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

The applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages at the expanded full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The project site is located in a one-story commercial building. The building was built in 1962-1966 in compliance with the zoning code that was in place during that time. The property is fully improved with all necessary utilities. The subject facility has been operating as a restaurant at this location since 1962. "El Sol Restaurant" has been operating in this location since 1982. The proposed restaurant expansion will not alter the existing building, parking, and landscaping since the expansion occurs within the building.

Honolulu Avenue is identified in the Circulation Element as a fully improved Minor Arterial and can serve a multitude of businesses and residential developments. It can adequately handle the existing traffic circulation adjacent to the site. The on-site sales, service, and consumption of alcoholic beverages at the expanded full-service restaurant is not anticipated to generate additional traffic. The existing structures and facilities are sufficient to assure that the facility will continue to not have negative impact on nearby businesses or residential developments. Currently, there are 99 parking spaces for the five tenants in the building and 44 parking spaces are required for the existing uses. According to the Glendale Municipal Code section 30.32.050, the existing on-site parking meets the parking requirement for the expanded 2,212 square-foot full-service restaurant and the existing uses in the building. The applicant's request to allow the on-site sales, service, and consumption of alcoholic beverages with meals at the expanded full-service restaurant is not anticipated to create any negative traffic-related impacts on Honolulu Avenue over and above existing conditions.

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

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

- 1) That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or 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 on-site sales,**

service, and consumption of alcoholic beverages at the expanded full-service restaurant 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 3006 is 16 percent above the citywide average for Part 1 crimes, which does not exceed 20 percent of the citywide average for Part 1 crimes and no evidence has been presented to indicate that the on-site sales, service and consumption of alcoholic beverages at the subject full-service restaurant 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 (church, public or private school or college, day care facility, public park, library, hospital or residential use).** As noted in Finding C above, there is a church, a mortuary building, and a preschool within the immediate area of the subject site. As noted in Finding A, no residential uses abut the subject property or site. However, residential uses (zoned Single-Family) are located north of the subject property across the alley from the subject site. Recommended conditions of approval will serve to mitigate any potential negative impacts on these surrounding residential uses, or the existing church and preschool.
- 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, which is in conjunction with the restaurant expansion, will require an increase in the numbers of required parking which can be accommodated on the site. The on-site sales, service, and consumption of alcoholic beverages at the expanded full-service restaurant is not anticipated to intensify traffic circulation or parking demand.
- 5) **That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales, service and on-site consumption does serve a public convenience for the area.** The applicant's request to allow the on-site sales, service and consumption of alcoholic beverages at the expanded full-service restaurant does serve a public convenience because it serves local residents, businesses, and the surrounding community. Proposed conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

#### CONDITIONS OF APPROVAL

**APPROVAL** of this Administrative Use Permit shall be subject to the following 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 premises shall be maintained as a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.
5. That there shall be no bar or lounge area upon the premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages by patrons.
6. That the on-site sales/service of alcoholic beverages 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 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.
10. 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.
11. That no alcoholic beverages shall be sold to be taken from the premises by patrons for off-site consumption.
12. That no patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverages that were purchased from outside of the establishment, unless the facility has an established corkage policy allowing and regulating such.

13. That at all times when the premises are open for business, the service of alcoholic beverages shall be made only in the areas as designated with the ABC license.
14. That the restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
15. That there shall be no "Dance" or "Live Entertainment" allowed on the premises without further review and proper "Dance" and "Live Entertainment" permits.
16. That the front and back doors to the restaurant shall be kept closed at all times while the location is open for business, except in case of emergency.
17. That the sales, service, and consumption of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 10:00 p.m. each day of the week.
18. That there shall be no video machine(s) maintained on the premises.
19. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.) upon request for the purpose of verifying compliance with all laws and conditions of this approval.
20. That the parking area shall be kept adequately illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking area in those areas where street lights do not effectively illuminate the premises. No lighting shall be installed or maintained which shines or reflects onto adjacent properties.
21. That the facility shall not be rented, leased or otherwise occupied for purpose not specified in this application.
22. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
23. That adequate means be provided for the collection of solid waste generated at the site and that all recyclable items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Division of the City of Glendale.
24. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
25. That all necessary building permits and licenses be obtained in order to comply with the open Code Compliance Case No. NNOPMT1727497.
26. That a Business Registration Certificate (BRC) shall be obtained and reference the new square footage of the subject restaurant.

27. That the restaurant adhere to the City's Fresh Air (smoking) Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.

28. That no exterior signs advertising the service of alcoholic beverages shall be permitted.

29. That authorization granted herein shall be valid for a period of **TEN (10) YEARS UNTIL APRIL 12, 2028.**

#### **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **April 27, 2018**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5:00 p.m.

**APPEAL FORMS available on-line:** <http://www.glendaleca.gov/appeals>

#### **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

#### **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six

(6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

### **REVOCACTION, CONTINUING JURISDICTION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, administrative use permits, and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of an administrative use permit at least ten (10) days notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

### **GMC CHAPTER 30.41 PROVIDES FOR**

#### **Termination**

Every right or privilege authorized by an administrative use permit shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

#### **Extension**

An extension of the administrative use permit may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative use permit.

#### **Cessation**

An Administrative Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

### **NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification,

verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Aileen Babakhani at (818) 937-8331 or [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov).

Sincerely,



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Brad Collin  
Planning Hearing Officer

BC:AB:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Aileen Babakhani.