



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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January 22, 2019

Applicant:

Shoghig Yepremian
P.O. Box 583
Sierra Madre, CA 91025

**RE: 701 SOUTH CENTRAL AVENUE
ADMINISTRATIVE USE PERMIT CASE NO. PAUP 1822379
(Metropol Banquet Hall)**

The Director of Community Development will render a final decision on or after **January 30, 2019**, for the following project:

Project proposal: Administrative Use Permit (AUP) to continue the on-site sales, service, and consumption of alcoholic beverages (ABC Type 47 Alcoholic Beverage Control license) at an existing banquet hall (Metropol Banquet Hall).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS
DRAFT CONDITIONS

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing 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 all necessary licenses as required from Federal, the State Alcohol Beverage Control, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That music or noise shall be contained within the building. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
4. 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.
5. That the sale of alcoholic beverages at the banquet hall shall be incidental to the serving of food.
6. That the sale of alcoholic beverages for consumption off the premises is strictly prohibited.
7. That a minimum of 2 security guards and 1 Banquet Manager shall be present for events exceeding 100 patrons, so that they may intervene in disturbances and be a direct contact for a police response.
8. The applicant will provide all current and future employees with training designated to help them recognize obviously intoxicated or underage patrons (The state Alcohol Beverage Control Department is able to assist with this training).
9. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
10. That the existing banquet hall adhere to the City's Fresh Air (smoking) Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.

11. That live entertainment is permitted with the exception that 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. A Live Entertainment permit must be obtained in accordance with G.M.C 5.60.
12. That the parking areas shall be illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking areas where street lights do not effectively illuminate the premises. No lighting shall reflect onto adjacent properties.
13. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
14. 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 Administrator. That no trash containers shall be stored in any parking, driveway or landscaping area.
15. That any expansion or modification of the facility or use which intensifies the existing Conditional Use Permit shall require a new Conditional Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical changes as determined by the Planning Hearing Officer, with concurrence by the Director of Community Development.
16. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing and loitering onto adjacent properties or otherwise making disturbances in the area. An emergency telephone number shall be posted and provided for nearby residents and clients to report any concerns or complaints to the proprietor.
17. That the premises shall be operated in full accord with applicable State, County, and local laws.
18. That no outside storage shall be allowed on the site.
19. That no speaker system shall be installed in the parking areas.
20. That sufficient measure shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
21. That the facilities shall not be rented, leased or otherwise occupied for the purposes not specified in this application.
22. That service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
23. That no exterior signs advertising the sales/service of alcoholic beverages shall be permitted.
24. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Planning Division, Neighborhood Services Section, Building and Safety Division, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.
25. That at all times when the premises are open for business, the services 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.
26. That authorization granted herein shall be valid for a period of ten (10) years.

PROJECT BACKGROUND

Previous Permits for the Site:

Zoning Use Certificate No. PZUC20080815 was issued on December 18, 2008 "to allow an increase from three hundred and eighteen (318) seats to five hundred and fifty seven (557) seats."

Conditional Use Permit Case No. PCUP 2008-020 was approved on August 25, 2008 to allow "the continued service and consumption of alcoholic beverages at an existing banquet hall facility."

Conditional Use Permit Case No. 10257-CU was approved on September 21, 2001 to "maintain a banquet facility that sells alcohol for on-site consumption and conducts public dancing."

Conditional Use Permit Case No. 9787-CU was approved on May 19, 1998 to allow the "sale of alcoholic beverages for on-site consumption and to have public dancing at an existing banquet hall facility."

Certificate of Use and Occupancy Permit No. U&O-16582 was issued on January 17, 1996 to allow the "use of 10,400 square foot of the former Masonic Temple for a banquet hall facility with three hundred and eighteen (318) seats and eighteen (18) parking spaces."

A Certificate of Occupancy Permit was issued on November 23, 1965 to allow the structure to be used as a Masonic Temple.

Building Permit No. 59624 was issued on July 9, 1963 to allow the construction of a 24,270 square foot two-story Masonic Temple with seventeen (17) parking spaces.

Related Concurrent Permit Application(s):

None

Environmental Determination:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of the existing use beyond its current existing conditions.

General Plan:

Community Services

Zone:

C3-I (Commercial Service – Height District I)

Description of existing property and uses:

The subject property is located on a single lot at the north-west corner of South Central Avenue and West Maple Street with access to on-site parking from Maple Street. The existing building was originally constructed in 1963 with 17 on-site parking spaces. Currently, the building is approximately 24,270 square feet, consisting of 18,745 square feet on first floor and 5,525 square feet on second-floor. The existing banquet hall has been operating at this location since January 17, 1996 when a Certificate of Use and Occupancy was issued to allow the establishment of a banquet hall with 318 seats and 18 on-site parking spaces. On August 25, 2008, a Conditional Use Permit was granted to allow the ancillary on-site

sales, service, and consumption of alcoholic beverages at the existing banquet hall. On December 18, 2008, a zoning use certificate was issued to allow an increase from 318 seats to 557 seats.

Neighboring zones and uses:

Properties on all corners of the Central Avenue and Maple Street intersection feature low-scale commercial buildings (primarily medical and dental uses) and are zoned C3 (Commercial Service).

	Zoning	Existing Uses
North	C3 (Commercial Service Zone)	Commercial Use (office)
South	C3 (Commercial Service Zone)	Commercial Use (offices)
East	R-2250 (Medium Density Residential)	Commercial uses (office & a shopping center)
West	C3 (Commercial Service Zone)	Parking lot & multi-family residential
Project Site	C3 (Commercial Service Zone)	Existing, two-story commercial - banquet hall use with on-site parking

COMMENTS FROM OTHER CITY DEPARTMENTS:

No major comments were received from the various City divisions/departments for the existing banquet hall (Metropol Banquet Hall) to continue the ancillary on-site sales, service, and consumption of alcoholic beverages. Conditions were received from the Police Department to ensure that any potential negative impact will be appropriately mitigated.

PROJECT ANALYSIS

The applicant is requesting approval of an administrative use permit to allow the continued ancillary on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall (Metropol Banquet Hall). According to City records, the existing banquet hall has been selling alcoholic beverages for on-site consumption for the past ten (10) years, with a conditional use permit issued on August 25, 2008. The project site is located within the C3 (Commercial Service) Zone and the General Plan Land Use Element designation of Community Services. This zone offers a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive General Plan, which calls for flexibility in the range and type of services provided in this zone. Alcohol sales of all alcoholic beverages for on-site consumption at "Metropol Banquet Hall" will be ancillary to its existing banquet hall operation. This will augment the range of services provided at this establishment and will serve a public necessity or convenience for the area. The proposal will not result in a full-service restaurant with daily operation, but rather a place maintained for public rental for the purpose of private events where access by the general public is restricted.

The Circulation Element designates Central Avenue from San Fernando Road to Glenoaks Boulevard as a major arterial. The predominant use and character of frontage property for this major arterial includes community commercial structures, and the distribution of traffic among major traffic generators. The applicant's request for an administrative use permit to continue the on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall as an ancillary use is not anticipated to intensify parking demand and will not require any changes to traffic circulation—the use is appropriate for this street type. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for this use. The existing on-site parking has proven to be sufficient for the establishment and has not resulted in conflicts with nearby businesses or residential development. Residential neighborhoods are located nearby, across the adjacent parking lot to the west, but do not abut the project site. Other Elements of the General Plan, including Housing, Historic Preservation, Open Space, Recreation, Noise and Safety will not be impacted as a result of the applicant's request.

The continued ancillary on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall will not be detrimental to the public safety and welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3024.01, where the suggested limit for on-sale alcohol establishments is five. The applicant holds one (1) of eight (8) licenses in this tract, which permits the sale of alcohol for on-site consumption. Based on arrests and Part 1 crime statistics for census tract 3024.01 in 2017, there were 501 crimes, 178% above the city wide average of 180. This census tract is bordered by Brand Boulevard to the east and the south, Maple Street to the north, and Alger Street to the west. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial and industrial establishments (including—but not limited to—auto dealerships, retail and shopping centers, supermarkets, etc.) and multi-family uses, which tend to have a higher crime rate compared to lower density residential and retail areas. In addition, this portion of south Glendale is within close proximity to the city's boundary limits between Glendale and Los Angeles. Within the last calendar year there were two calls for police service at the location. On January 21, 2018, a male at the location was arrested for being drunk in public. There was also a false alarm call at the location on September 19, 2018 that did not result in a report being taken. The Police Department has suggested conditions of approval that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare.

The continued ancillary on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The sale of alcoholic beverages for on-site consumption will not conflict with the adjacent land uses and will be ancillary to the primary use. For the past 10 years, "Metropol Banquet Hall" has operated at the site with a conditional use permit without major incident on record. The closest public park is Maryland Avenue Park at 812 Maryland Avenue, which is 0.25 miles south-east of the subject site. The closest public school (Thomas Edison Elementary School) and public community center (Pacific Park) are both located approximately 0.6 miles north-west from the subject site. Saint Mary's Armenian Apostolic Church (north-east) and Iglesia Dios Restaura Church (west) are 0.2 miles away from "Metropol Banquet Hall." Given that these facilities and uses are not adjacent to the subject site, it is not anticipated that the applicant's request will impede their existing operations. Residential uses are within close proximity, west of the lot adjacent to the subject site. However, the location and orientation of the banquet hall face Central Avenue; therefore, approval of the administrative use permit will not adversely impact these residential uses nor impede the development of surrounding properties. In addition, the subject application requests the continuance of the sale of alcoholic beverages for on-site consumption without modifications to the building, site plan or business operation. The applicant does not propose changes to the current hours of operation. Overall, the Glendale Police Department did not cite major concerns regarding this proposal.

The applicant's request will not adversely conflict with adjacent uses or impede the normal development of the surrounding property. For the past 10 years, "Metropol Banquet Hall" has operated at the site with a conditional use permit without major incident on record. While there are multi-family residential units in the area, west of the lot adjacent to the subject site, the facility's main entry faces east oriented towards Central Avenue, away from the residential properties. The applicant does not propose changes to the current hours of operation. Overall, the Glendale Police Department did not cite major concerns regarding this proposal.

Adequate public and private facilities, such as utilities, landscaping, parking spaces, and circulation are provided for the use and are existing. Associated utilities exist within the public right-of-way and are adequate to continue services to the site. The proposal is not anticipated to intensify parking demand and will not require changes to the existing eighteen (18) parking spaces available at the rear of the building. Therefore, the proposal will not require any new city services, or changes to landscaping, parking, or traffic circulation.

The applicant's request to continue the on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall can be supported 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 continued on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall is consistent with the (9) Elements of the City's General Plan: Land Use, Housing, Circulation, Historic Preservation, Open Space, Conservation, Recreation, Noise, Safety and Air Quality.

Land Use – The project site is located within a C3 (Commercial Service) Zone. This zone offers a full range of goods and services to the community located along commercial thoroughfares within the City. The General Plan calls for flexibility in the range and type of services provided in this zone. The on-site sales, service, and consumption of alcoholic beverages at "Metropol Banquet Hall" will be an ancillary use to its operation as an existing banquet hall. This will augment the range of services provided at this establishment and will serve a public necessity or convenience for the area. The proposal will not result in a full-service restaurant with daily operation, but rather a place maintained for public rental for the purpose of private events where access by the general public is restricted. Therefore, it is consistent with the Land Use Element of the General Plan.

Housing – The project does not feature a housing component, and the existing commercial building has been constructed to comply with all applicable Building & Fire Code Standards (at the time of construction). Therefore, it is consistent with this Element.

Circulation – The Circulation Element designates Central Avenue from San Fernando Road to Glenoaks Boulevard as a major arterial. The predominant use and character of frontage property for this major arterial includes community commercial structures, and the distribution of traffic among major traffic generators. The applicant's request for an Administrative Use Permit to continue the on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall is not anticipated to intensify parking demand and will not require any changes to traffic circulation—the use is appropriate for this street type. Therefore, it is consistent with this Element.

Historic Preservation – The project site is not located within or adjacent to a historic district, and the site buildings are not of historic significance. Therefore, it is consistent with this Element.

Open Space and Conservation – The project site is not located within or adjacent to any open space or natural resource. The proposed continued use being evaluated under this application (on-site sales of alcoholic beverages for consumption at an existing banquet hall) does not directly pertain to the subject of resource conservation. Therefore, it is consistent with this Element.

Recreation – The project site is not identified as parkland by the Recreation Element. Therefore, it is consistent with this Element.

Noise – The proposal is consistent with the Noise Element because the use will be fully conducted within the existing building and is not anticipated to result in any noise impacts. Conditions of approval have been included in the staff recommendations to ensure compliance with all state and local laws and ordinances concerning excessive noise and disturbing the peace. Therefore, it is consistent with this Element.

Safety – The Safety Element calls for ongoing management of local crime by the Police Department. The Police Department reviewed this project and reported it is located within census tract 3024.01, where the suggested limit for on-sale alcohol establishments is five. The applicant holds one (1) of eight (8) licenses in this tract, which permits the sale of alcohol for on-site consumption. This census tract is bordered by Brand Boulevard to the east and the south, Maple Street to the north, and Alger Street to the west. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial and industrial establishments (including—but not limited to—auto dealerships, retail and

shopping centers, supermarkets, etc.) and multi-family uses, which tend to have a higher crime rate compared to lower density residential and retail areas. In addition, this portion of south Glendale is within close proximity to the city's boundary limits between Glendale and Los Angeles. Within the last calendar year there were two calls for police service at the location. On January 21, 2018, a male at the location was arrested for being drunk in public. There was also a false alarm call at the location on September 19, 2018 that did not result in a report being taken. The Police Department has suggested conditions of approval that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare. Therefore, it is consistent with this Element.

Air Quality – The sale of alcoholic beverages for off-site consumption is not a source of or contributor to air pollution. Therefore, it is consistent with this Element.

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 on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall is not anticipated to be detrimental to the public health or safety and general public welfare of the neighborhood in general. The proposal has been reviewed by the Police Department and the Neighborhood Services Division, Building & Safety, and Planning within the Community Development Department to identify potential negative impacts of the project on the public health, safety, general welfare, and the environment. As more fully described in Finding A, the project is not a likely source of harmful environmental, noise, or safety impacts to the community. The Police Department reviewed this project and reported it is located within census tract 3024.01, where the suggested limit for on-sale alcohol establishments is five. The applicant holds one (1) of eight (8) licenses in this tract, which permits the sale of alcohol for on-site consumption. Based on arrests and Part 1 crime statistics for census tract 3024.01 in 2017, there were 501 crimes, 178% above the city wide average of 180. This census tract is bordered by Brand Boulevard to the east and the south, Maple Street to the north, and Alger Street to the west. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial and industrial establishments (including—but not limited to—auto dealerships, retail and shopping centers, supermarkets, etc.) and multi-family uses, which tend to have a higher crime rate compared to lower density residential and retail areas. In addition, this portion of south Glendale is within close proximity to the city's boundary limits between Glendale and Los Angeles. Within the last calendar year there were two calls for police service at the location. On January 21, 2018, a male at the location was arrested for being drunk in public. There was also a false alarm call at the location on September 19, 2018 that did not result in a report being taken. The Police Department has suggested conditions of approval that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare.

In addition, no public facilities are located in the immediate area. The closest public park is Maryland Avenue Park at 812 Maryland Avenue, which is 0.25 south-east of the subject site. The closest public school (Thomas Edison Elementary School) and public community center (Pacific Park) are both located approximately 0.6 miles north-west from the subject site. Saint Mary's Armenian Apostolic Church (north-east) and Iglesia Dios Restaura Church (west) are 0.2 miles away from "Metropol Banquet Hall." Conditions include measures to help prevent any such potential impacts on the community from this project. Given these facts, the use and its associated structures and facilities will not be detrimental to the public health or safety, the 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.

The continued on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall will be ancillary to the primary use and will not conflict with the adjacent land uses or impede the normal development of surrounding property. Properties on all corners of the Central Avenue and Maple Street intersection feature low to medium-scale commercial buildings (primarily medical and dental uses) and are zoned C3 (Commercial Service); the properties to the west are zoned "R-2250" (Medium Density

Residential); the properties to the north, south, and east are zone C3 (Commercial Service). For the past 10 years, "Metropol Banquet Hall" has operated at the site with a conditional use permit without major incident on record. The closest public park is Maryland Avenue Park at 812 Maryland Avenue, which is 0.25 south-east of the subject site. The closest public school (Thomas Edison Elementary School) and public community center (Pacific Park) are both located approximately 0.6 miles north-west from the subject site. Saint Mary's Armenian Apostolic Church (north-east) and Iglesia Dios Restaura Church (west) are 0.2 miles away from "Metropol Banquet Hall." Given that these facilities and uses are not adjacent to the subject site, it is not anticipated that the applicant's request will impede their existing operations. Residential uses are within close proximity, west of the lot adjacent to the subject site. However, the location and orientation of the banquet hall face Central Avenue; therefore, approval of the administrative use permit will not adversely impact these residential uses nor impede the development of surrounding properties. In addition, the subject application requests the continuance of the sale of alcoholic beverages for on-site consumption without modifications to the building, site plan or business operation. The applicant does not propose changes to the current hours of operation. Overall, the Glendale Police Department did not cite major concerns regarding this proposal.

The proposal will not conflict with or negatively impact adjacent residential or commercial uses. Conditions include measures to help prevent any such potential impacts on the community from this project. Given these facts, the use and its associated structures and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of the surrounding property. The applicant's request to allow the sale of alcoholic beverages for on-site consumption at an existing banquet hall can be supported based on the facts surrounding this application and the findings.

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.

This proposed project does not include any new floor area or modifications to the existing site. Adequate public and private facilities, such as utilities, landscaping, parking spaces, and circulation are provided for the use and are existing. Associated utilities exist within the public right-of-way and are adequate to continue services to the site. The proposal is not anticipated to intensify parking demand. Consequently, no changes are proposed to the eighteen (18) existing on-site parking spaces to the rear of the building that service patrons only. There is street parking along Central Avenue and Maple Street. Therefore, the proposal will not require any new city services, or changes to landscaping, parking, or traffic circulation.

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 existing banquet hall does not or will not tend to encourage or intensify crime within this reporting district as noted in the "Safety" section of Finding A, and 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 the "Safety" section of Finding A, based on arrests and Part 1 crime statistics for census tract 3024.01 in 2017, there were 501 crimes, 178% above the city wide average of 180. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial and industrial establishments (including—but not limited to—auto dealerships, retail and shopping centers, supermarkets, etc.) and multi-family uses, which tend to have a higher crime rate compared to lower density residential and retail areas. In addition, this portion of south Glendale is within close proximity to the city's boundary limits between Glendale and Los Angeles. Within the last calendar year there were two calls for police service at the location. On January 21, 2018, a male at the location was arrested for being drunk in public. There was also a false alarm call at the location on September 19, 2018 that did not result in a report being taken. No evidence has been presented that would indicate that the continued on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall would encourage or intensify crime within the area. Suggested conditions of approval from the Police Department have been incorporated into the staff recommendations to ensure any potential negative impacts will be appropriately mitigated.

- 3) **That the existing or proposed use does not or will not adversely impact any church, public or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area.**

As noted in finding C, no public facilities are located in the immediate area. The closest public park is Maryland Avenue Park at 812 Maryland Avenue, which is 0.25 south-east of the subject site. The closest public school (Thomas Edison Elementary School) and public community center (Pacific Park) are both located approximately 0.6 miles north-west from the subject site. Saint Mary's Armenian Apostolic Church (north-east) and Iglesia Dios Restaura Church (west) are 0.2 miles away from "Metropol Banquet Hall." As noted in finding C, the properties to the west are zoned "R-2250" (Medium Density Residential). The nature of the proposed use will not impede the existing operations of the neighboring uses. Conditions of approval have been incorporated into the staff recommendations to ensure that any potential negative impacts on surrounding uses will be appropriately mitigated.

- 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.**

The applicant's request for an Administrative Use Permit to continue the on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall is not anticipated to intensify parking demand. The project site has existing limited parking and a defined loading area in the rear parking lot, and there is street parking along Central Avenue and Maple Street. Furthermore, Central Avenue is classified as a major arterial meant for the distribution of traffic among major traffic generators. The applicant's proposal is not anticipated to intensify parking demand and will not require any changes to traffic circulation.

- 5) **That, notwithstanding consideration of the criteria in subsections 1 through 4 above, the existing or proposed use does or will serve a public necessity or public convenience purpose for the area.**

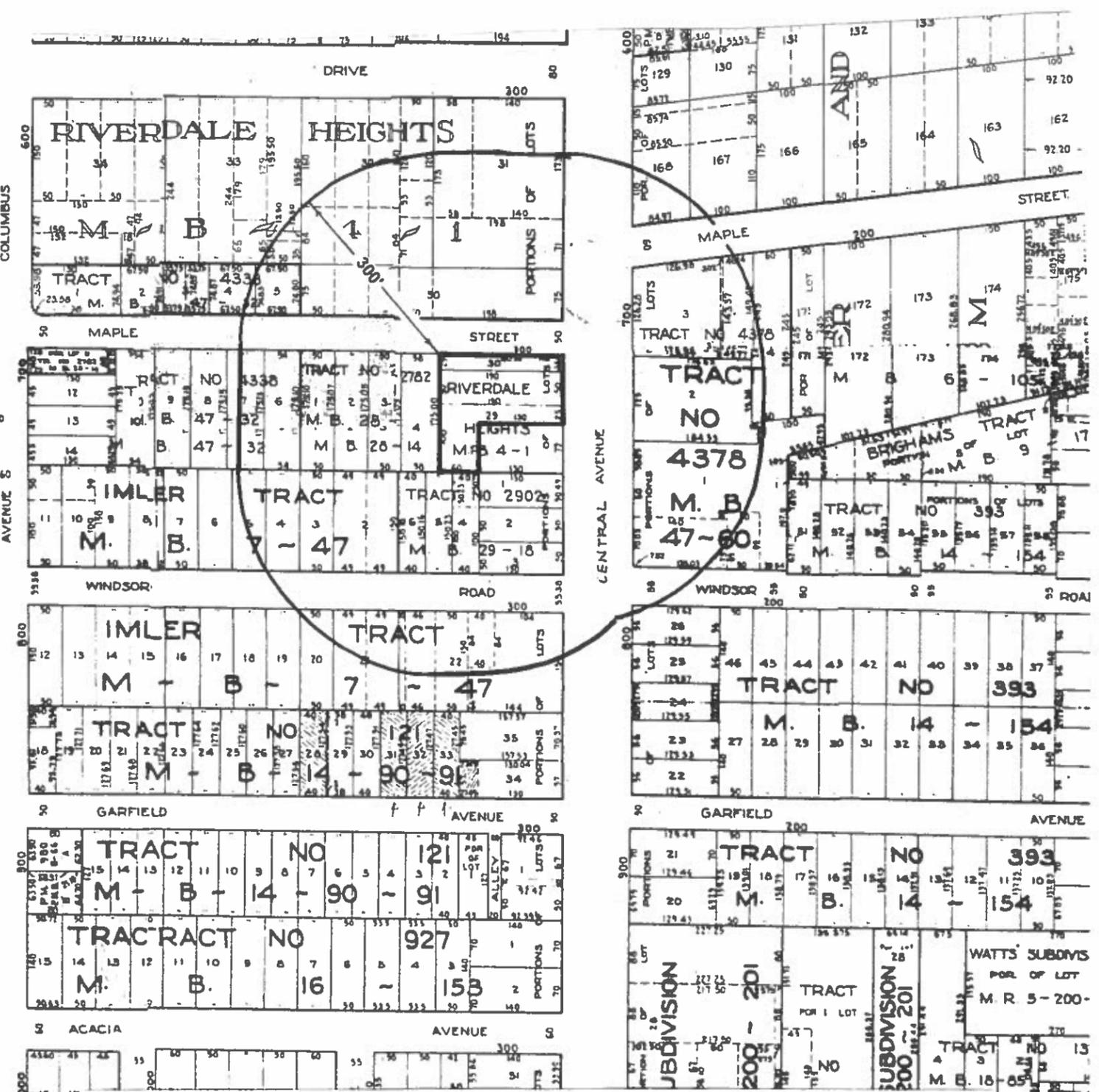
The applicant's request for an Administrative Use Permit to allow the continued on-site sales, service, and consumption of alcoholic beverages as an ancillary use at the existing banquet hall is consistent with the land use promoted in C3 (Commercial Service) Zones. This zone offers a full range of goods and services to the community located along commercial thoroughfares within the City. The General Plan calls for flexibility in the range and type of services provided in this zone. The proposal will augment the range of services provided at this establishment and will serve a public

necessity or convenience for the area. Conditions placed on the approval of the project will ensure it will not adversely impact nearby businesses and residential uses.

For more information or to submit comments, please contact the case planner, Betty Barberena, at 818-937-8162 or bbarberena@glendaleca.gov.

ATTACHMENT:

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



LOCATION

701 S. CENTRAL AVE.
 GLENDALE, CA 91204

APN: 5696-017-030

Property Owner: HARA HOLDINGS LP

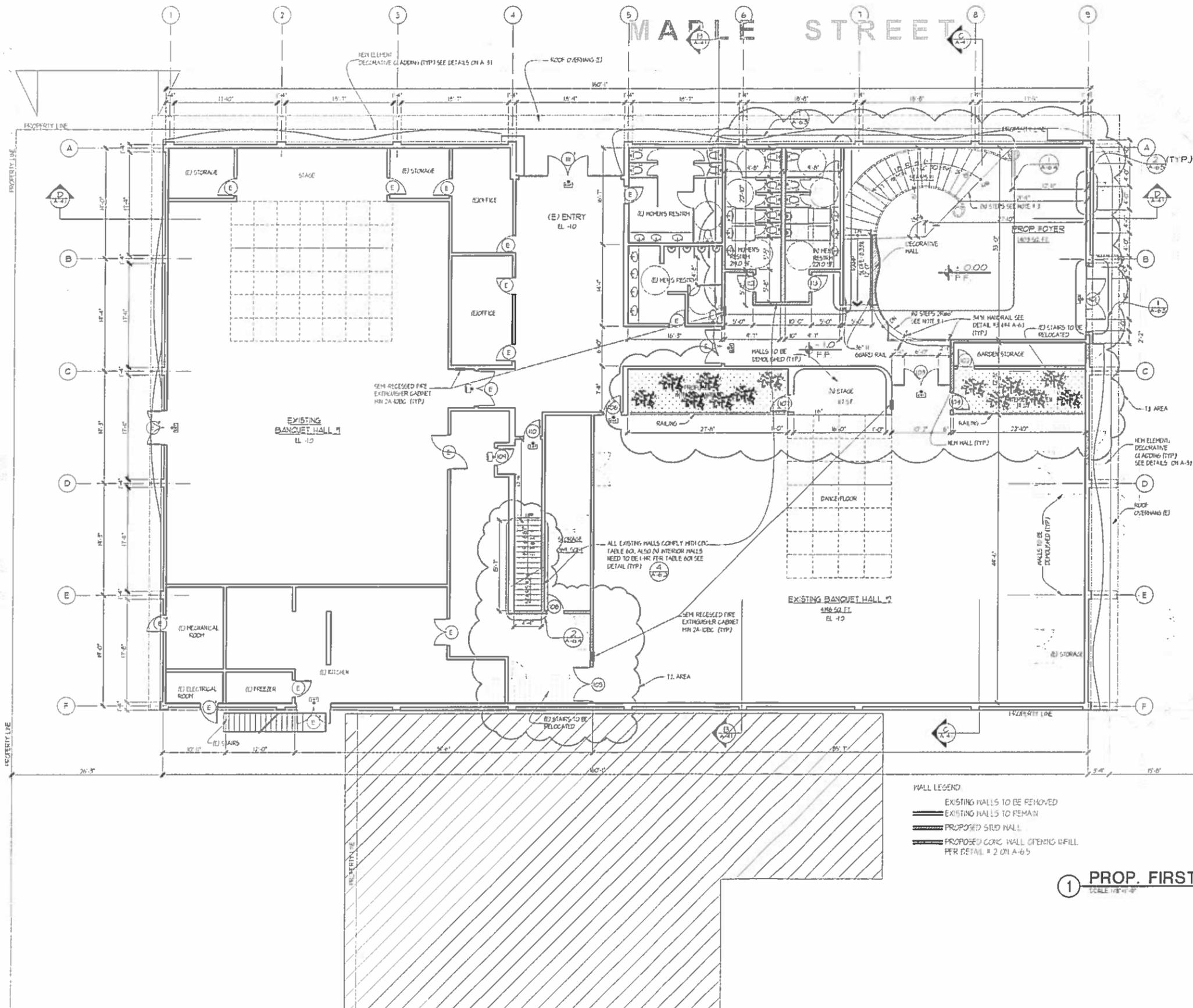
Prepared by Williams Land Use Services ~ phone 818-542-4109

300' Radius



1"=200'

THE ABOVE DRAWINGS AND SPECIFICATIONS AND ALL DESIGN AND CONSTRUCTION REQUIREMENTS THEREIN ARE THE PROPERTY OF THE ARCHITECT, AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS SHOWN HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE THEREOF. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND SPECIFICATIONS SHOWN HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE PERFORMANCE THEREOF.



NOTE

1. NEW CONCRETE SLAB ON GRADE SHALL BE 4" THK. 2500 PSI WITH #4@10" O.C. EACH WAY @ CENTERLINE. SLAB OVER VAPOR BARRIER SANDWICHED BETWEEN TWO LAYERS OF 2" SAND LAYERS. NEW VAPOR BARRIER MIN. OF 10" SEE DETAIL # 6 & 1 ON A-6-5.
2. NEW NON-BURNING SLD WALLS ARE 2x4 @10" O.C. USE 2x6 @10" O.C. AT FLUSH WALLS SEE DETAIL # 4 ON A-6-23.
3. SEE STAIR FRAMING DETAIL # 2 ON A-6-2 FOR FRAMING OF NEW STAIRS.

WALL LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- PROPOSED SLD WALL
- PROPOSED CONC. WALL OPENING WILL PER DETAIL # 2 ON A-6-5

1 PROP. FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



Alajajian Marcoosi Architects Inc.
320 W Aiden Ave Suite 120
Glendale, CA 91203
Phone: (818) 244-5130
Fax: (818) 551-6513
E-mail: amarar@worldnet.att.net

Client: YEPREMIAN HALL
701 S. CENTRAL AVE
GLENDALE, CA 91204
Project Name: METROPOL

Project Address:
701 S. CENTRAL AVE
GLENDALE, CA 91204

PROP. FIRST FLOOR PLAN

Scale: 1/8"=1'-0"

KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- DRAWN BY
- PRINT DATE
- JOB NO
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 Glendale, CA 91203
 Phone: (818) 244-5130
 Fax: (818) 551-0513
 E-mail: aram@worldnet.att.net

Owner: **YEPREMIAN HALL**
 701 S. CENTRAL AVE.
 GLENDALE, CA 91204
 Project Name: **METROPOL**

Project Address:
 701 S. CENTRAL AVE.
 GLENDALE, CA 91204

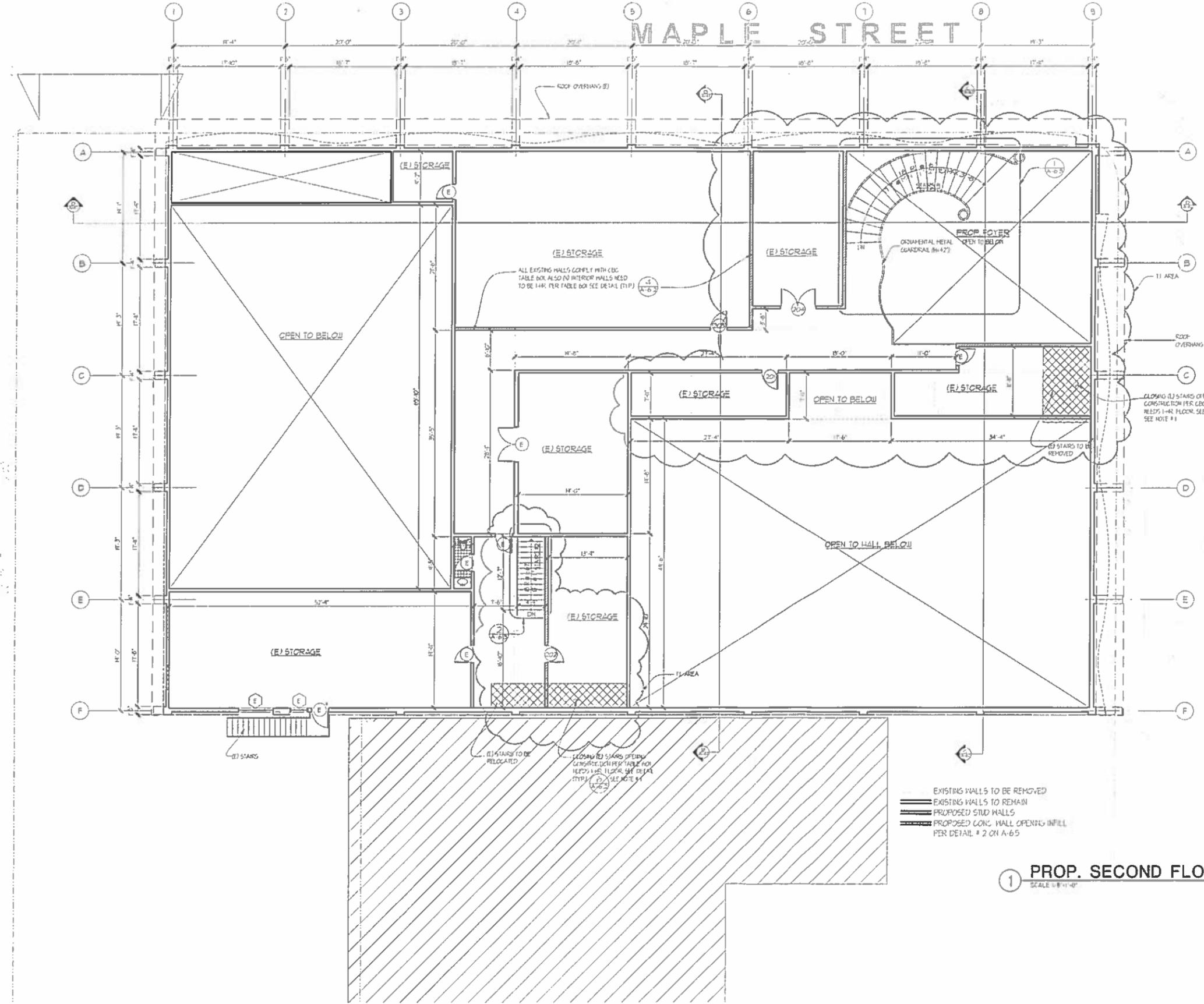
PROP. SECOND FLOOR PLAN

Scale: 1/8"=1'-0"

KEYPLAN

- APPROVED
- APPROVED
- REVISION
- REVISION
- REVISION
- CRAWN BY
- PRINT DATE
- JOB NO
- SHEET NO

A-2.1a



NOTE:
 1- NEW FLOOR IN FILL LOCATIONS
 USE 3" X 6" DIM. FLYD CD + FLOOR 8-10
 USE FLOOR 305-15 GYM SIZE AND SPACING AS
 EXISTING FLOOR SEE DETAIL # 4 ON A-65

ROOF OVERHANG (E)

CLOSING (E) STAIRS OPENING
 CONSTRUCTION PER CEG TABLE FOR
 REEDS 1-HR. FLOOR. SEE DETAIL (E) #1
 SEE NOTE # 1

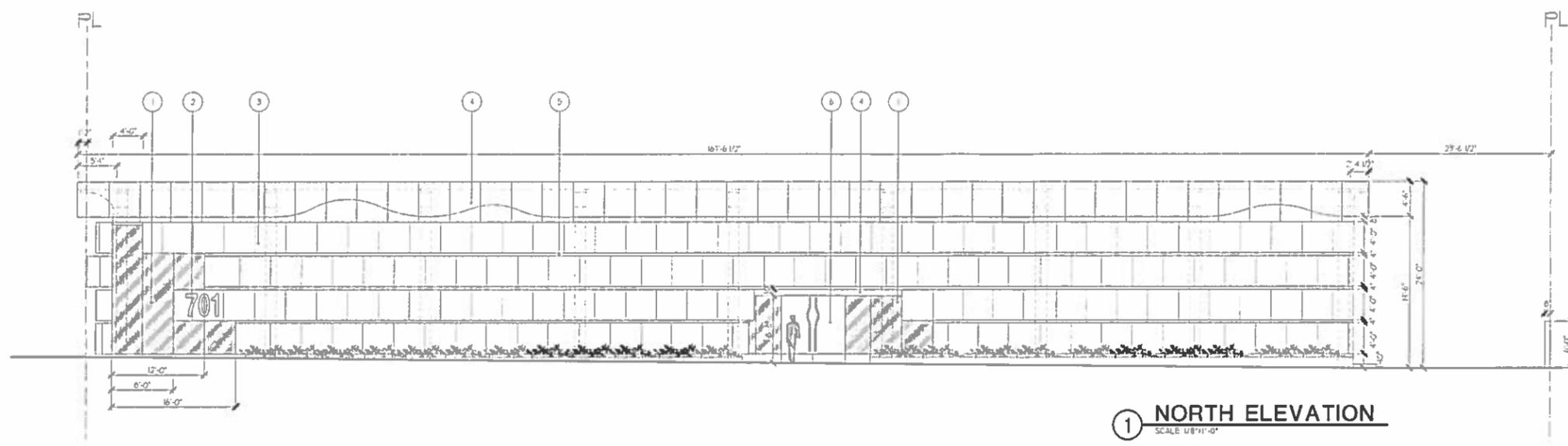
ALL EXISTING WALLS COMPLY WITH CEG
 TABLE BOX ALSO NO INTERIOR WALLS NEED
 TO BE 1-HR. PER TABLE BOX SEE DETAIL (E) #1

CLOSING (E) STAIRS OPENING
 CONSTRUCTION PER CEG TABLE FOR
 REEDS 1-HR. FLOOR. SEE DETAIL
 (E) #1 SEE NOTE # 1

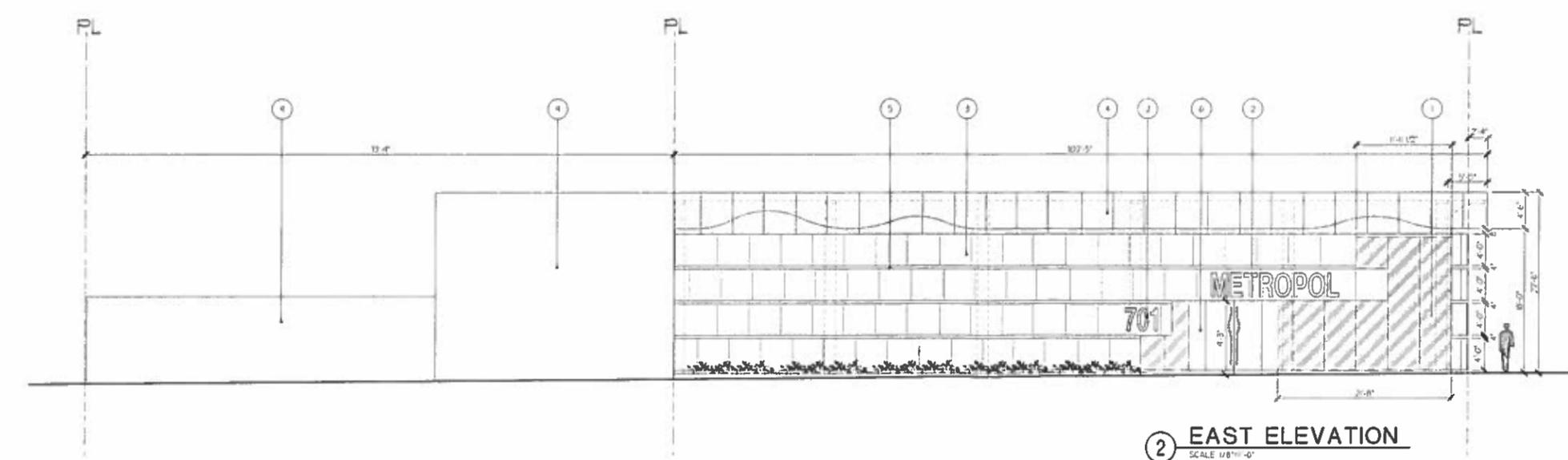
EXISTING WALLS TO BE REMOVED
 EXISTING WALLS TO REMAIN
 PROPOSED STUD WALLS
 PROPOSED LONG HALL OPENING INFILL
 PER DETAIL # 2 ON A-65

1 PROP. SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"

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1 NORTH ELEVATION
SCALE 1/8"=1'-0"



2 EAST ELEVATION
SCALE 1/8"=1'-0"

- EXTERIOR FINISH MATERIALS
- 1 FLOOR TO CEILING FRAMELESS FROSTED GLASS
 - 2 STAINLESS STEEL CHANNEL LETTERS W/ REVERSE LETTER CASES
 - 3 4" X 4" X 1/4" W/ 3/8" RICH PERFORATED METAL
 - 4 4" X 4" X 1/4" SOLID SHEET METAL PANELS
 - 5 4" X 2" X 1/2" CONTINUOUS "V" CHANNEL
 - 6 FLOOR TO CEILING FRAMELESS CLEAR GLASS
 - 7 SOLAR PANELS (OPTIONAL)
 - 8 EXISTING SHARPS, WINDOWS, AND DOORS TO BE LEAD WITH METAL PERFORATED METAL PANEL PERFORATED PANEL SHALL BE INSTALLED OVER EXISTING WINDOWS
 - 9 EXISTING NEIGHBOR BUILDING
 - 10 EXISTING STAIRS TO REMAIN



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GLENDALE, CA 91204
Project Name: **METROPOL**

Project Address:
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NORTH EAST ELEVATIONS

Scale: 1/8"=1'-0"

- APPROVED
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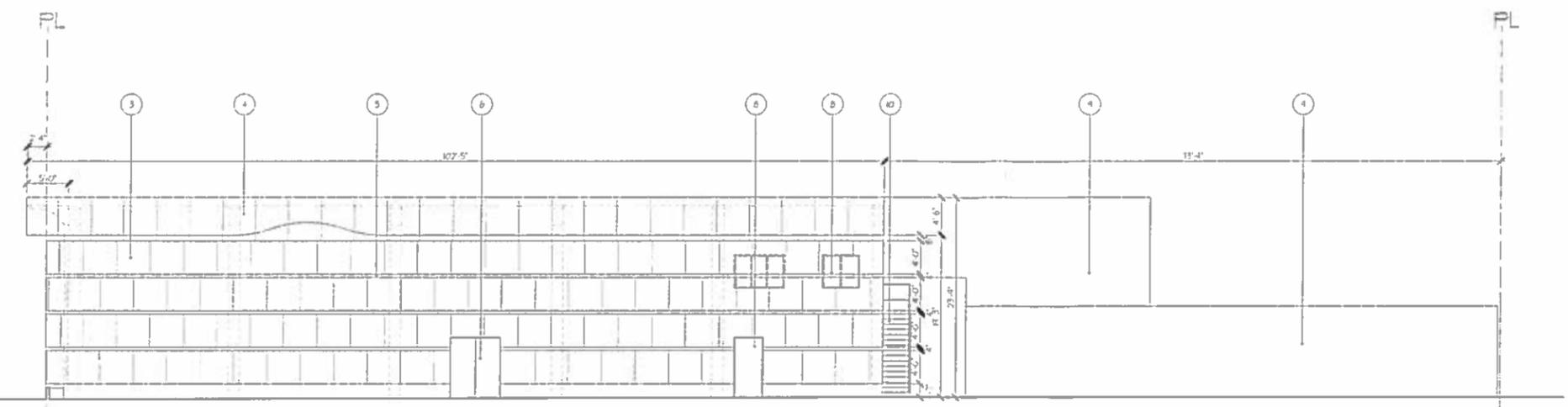
Project Address:
 701 S. CENTRAL AVE.
 GLENDALE, CA 91204

WEST AND SOUTH ELEVATIONS

Scale: 1/8"=1'-0"

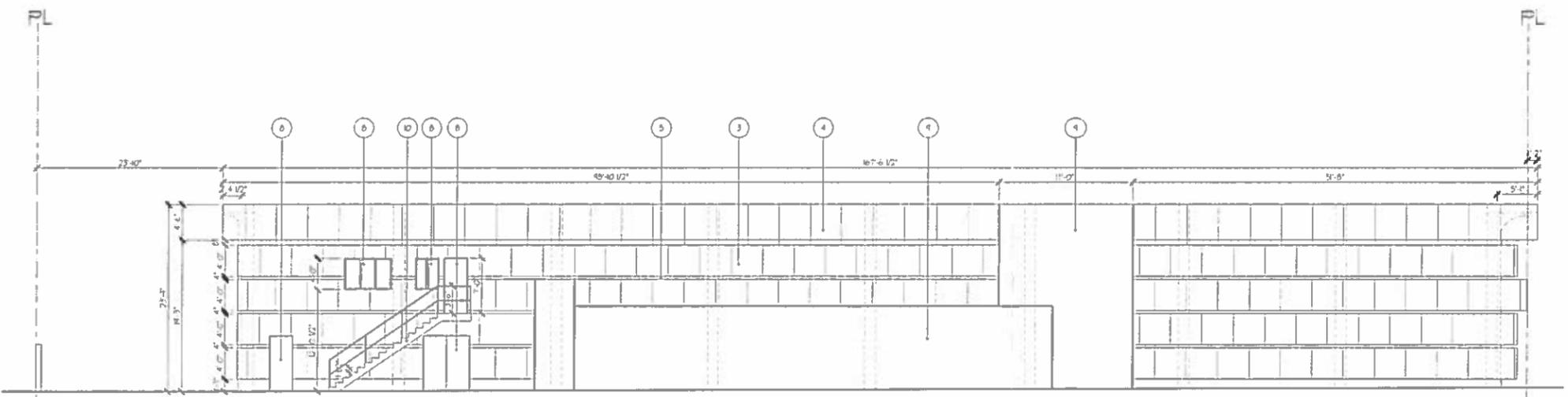
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- APPROVED
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- REVISION
- REVISION
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- SHEET NO.

A-3.2

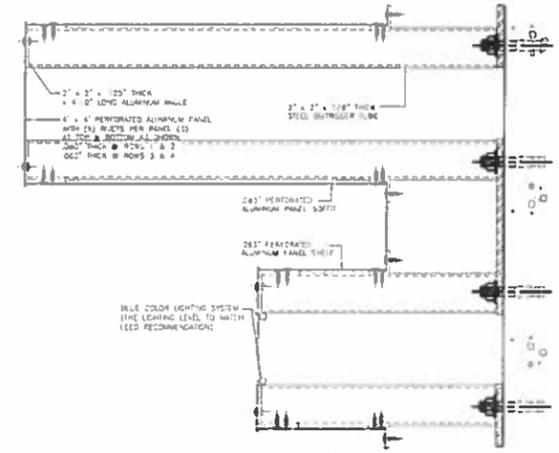


1 WEST ELEVATION
 SCALE: 1/8"=1'-0"

- EXTERIOR FINISH MATERIALS**
- 1 FLOOR TO CEILING FRAMELESS FROSTED GLASS
 - 2 STAINLESS STEEL CHANNEL LETTERS BY REVERSE LETTER CASES
 - 3 4' x 4' x 1/4" 303 STAINLESS PERFORATED METAL
 - 4 4' x 9' x 1/4" SOLID SHEET METAL PANELS
 - 5 4' x 2" x 1/2" CONTINUOUS "C" CHANNEL
 - 6 FLOOR TO CEILING FRAMELESS CLEAR GLASS
 - 7 SOLAR PANELS (OPTIONAL)
 - 8 EXISTING STAIRS, HOOKS, AND DOORS TO BE GLAZED WITH METAL PERFORATED METAL PANEL. PERFORATED PANEL SHALL BE INSTALLED OVER EXISTING HOOKS.
 - 9 EXISTING REEVECTO BUILDINGS
 - 10 EXISTING STAIRS TO REMAIN



2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



3 DETAIL SECTION
 SCALE

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

DATE: September 24, 2018 **DUE DATE:** September 28, 2018
(PLEASE submit your response by above DATE)

FROM: Betty Barberena **Tel. #** 937-8162

PROJECT ADDRESS: 701 S. Central
Applicant: Shoghig Yepremian
Property Owner: Hara Holdings, LLC

PROJECT DESCRIPTION: Administrative Use Permit request to continue the sale of alcoholic beverages at an eating place (ABC Type 47) for on-site consumption at an existing banquet hall facility (Metropol).

PLEASE CHECK:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> A. CITY ATTORNEY | <input type="checkbox"/> G. INFORMATION SERVICES
(Wireless Telecom) |
| <input checked="" type="checkbox"/> B. COMMUNITY DEVELOPMENT: | <input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION): |
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> (1) Building & Safety <input checked="" type="checkbox"/> (2) Economic Development <input type="checkbox"/> (3) Housing <input checked="" type="checkbox"/> (4) Neighborhood Services <input type="checkbox"/> (5) Planning & Urban Design
EIF/Historic District | <ul style="list-style-type: none"> <input type="checkbox"/> (1) Engineering & Land
Development <input type="checkbox"/> (2) Traffic & Transportation <input type="checkbox"/> (3) Facilities (city projects only) <input type="checkbox"/> (4) Integrated Waste <input type="checkbox"/> (5) Maintenance Services/Urban
Forester |
| <input type="checkbox"/> D. COMMUNITY SERVICES/PARKS: | <input checked="" type="checkbox"/> J. GLENDALE POLICE |
| <input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC) | <input type="checkbox"/> K. OTHER: |
| <input type="checkbox"/> F. GLENDALE WATER & POWER: | <input checked="" type="checkbox"/> (1) STATE-Alcohol Beverage
Control (ABC) |
| <ul style="list-style-type: none"> <input type="checkbox"/> (1) Water <input type="checkbox"/> (2) Electric | <ul style="list-style-type: none"> <input type="checkbox"/> (2) CO Health dept. <input type="checkbox"/> (3) City Clerk's Office |

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____ Tentative Tract/Parcel Map No.: _____
AUP/CUP Case No.: PAUP1822379 Zone Change/GPA: _____
ADR/DRB Case No.: _____ Other: _____

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

Project _____ **Project** _____
Address: 701 S. Central **Case No.:** PAUP1822379

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: 09/25/2018
Print Name: Andrew Jenks
Title: Lieutenant **Dept.:** Police **Tel.:** 818-937-8703

a. ADDITIONAL COMMENTS:

- 1. Applicant Shoghig Yepremian is in the process of obtaining an Administrative Use Permit to continue the sale of alcoholic beverages at an eating place (ABC Type 47) for on-site consumption at an existing banquet hall facility DBA Metropol.

Metropol Banquet Hall is located in census tract 3024.01 which allows for 5 On-Sale establishments. There are currently 8 On-Sale licenses in this tract. Metropol is one of the existing 8. Based on arrests and Part 1 crime statistics for census tract 3024.01 in 2017, there were 501 crimes, 178% above the city wide average of 180.

Within the last calendar year there were two calls for police service at the location. On 01/21/18 there was a 415 male at the location and he was arrested for being drunk in public under DR #18-1094. There was also a false alarm call at the location on 09/19/18 that did not result in a report being taken. I ran the applicant's name in house with no results.

Per the ABC website, Metropol Banquet Hall has an "active" Type 47 liquor license (On-Sale General Eating Place), license #488325.

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

- 1.

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

1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
9. No live entertainment is permitted without a "Live Entertainment Permit". No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male 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.