



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103

Glendale, CA 91206-4311

Tel. (818) 548-2140 Fax (818) 240-0392

glendaleca.gov

Applicant:

Shoghig Yepremian c/o Yepremian Consulting
P. O. BOX 583
Sierra Madre, CA 91025

**RE: ADMINISTRATIVE USE PERMIT
CASE NO. PAUP 1825323
2517 Canada Boulevard
(Leon Café and Lounge)**

The Director of Community Development will render a final decision on or after **September 19, 2019**, for the following project:

Project proposal: An application for an administrative use permit to allow the on-site sales, service and consumption of beer and wine at a new full-service restaurant (Leon Café and Lounge) with sidewalk dining in the public right-of-way.

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 Director of Community Development.
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 adding floor area, changes to the use or operation, or any physical change as determined by 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 a Business Registration Certificate be applied and issued for a new full-service restaurant with the on-site sales, service and consumption of alcoholic beverages, subject to the findings and conditions outlined by this administrative use permit.
5. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division, Permit Services Center and all construction shall be in compliance with the Glendale Building Code, Fire Code and all other applicable regulations.

6. That the full-service restaurant shall remain open to the public during business hours and shall be operated in full accord with applicable State, County, and local laws.
7. That the service of beer and wine shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
8. That at all times when the premises are open for business, the service and consumption of beer and wine with meals shall be made only in the areas designated with an ABC license. The sidewalk patio area where patrons are allowed to consume beer and wine shall be clearly roped or fenced off in accordance with ABC and City codes. No patron can take beer and wine outside of this area.
9. That beer and wine shall be the only alcoholic beverages served and they shall be served only in conjunction with the consumption of meals in the areas designated by the ABC license. Beer and wine sales shall be less than fifty (50) percent of restaurant's gross revenues or the business shall be defined as a tavern under the definitions by the Zoning Code.
10. That no separate bar for the exclusive service of beer and wine shall be installed on the premises.
11. That no exterior signs advertising the sales/service of beer and wine shall be permitted.
12. That the sales, service or consumption of beer and wine with meals shall be permitted between the hours of 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and 11:00 a.m. to 12:00 a.m. Friday and Saturday.
13. That the premise shall remain open to the public during business hours and operated as a full service restaurant.
14. That no patron will be allowed to bring into the full service restaurant or maintain in the retail bakery any beer and wine unless that beer and wine was purchased with a meal within that same establishment.
15. That the sale of beer and wine for consumption off the premises is strictly prohibited.
16. That all music, lighting, noise and odors shall be confined to the occupancy so as not to disturb occupants of other adjacent businesses or properties and patrons on the public right-of-way. The Planning Hearing Officer's opinion shall prevail to arbitrate any conflicts.
17. That no live entertainment is permitted.
18. That the restaurant shall adhere to the City's Fresh Air (smoking) Ordinance.
19. That the back door shall be kept closed at all times during business hours except in case of emergency. No outdoor storage of equipment or materials is allowed.
20. That patrons shall not be permitted to remain in the parking area or public right-of-way after closure or to loiter in the parking area or public right-of-way while the business is open.

21. 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 make disturbances in the area.
22. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified.
23. That access to the premises shall be made available to all City of Glendale Planning Division, Neighborhood Services Division, Police Department, and Fire Department staff, upon request for the purpose of verifying compliance with all laws and the conditions of approval.
24. The authorization granted herein shall be valid for a period of 5 years until September 3, 2024.

PROJECT BACKGROUND

Project proposal: An application for an administrative use permit to allow the on-site sales, service and consumption of beer and wine at a new full-service restaurant (Leon Café and Lounge) with sidewalk dining in the public right-of-way.

Previous Permits for the Site:

1. Design Review Board No. PDR 2009-047 – Granted approval for a façade remodel.
2. Conditional Use Permit Case No. PCUP 1309247 – to allow the on-site sales, service, and consumption of beer and wine at an existing retail bakery (restaurant, counter service with limited seating, Leon Cake Studio) with sidewalk dining in the public right-of-way. (*expired September 9, 2018*)

Related Concurrent Permit Application(s):

There are no other cases or active building permits for this address being processed with this case. However, PAUP Case No. 1825332 at 2519 Canada Boulevard is being processed simultaneously because the business owner will operate both proposed full-service restaurants at 2517 and 2519 Canada Boulevard as separate businesses that are located within separate buildings on separate properties owned by separate parties.

Environmental Recommendation: Categorically Exempt. The project is exempt from CEQA review as Class 1 “Existing Facilities” exemption pursuant to State CEQA Guidelines Section 15301 because the project involves minor alterations to a restaurant use.

General Plan: Commercial – Neighborhood Commercial

Zone: Neighborhood Commercial (C1) Zone

Background: The 1,100 square-foot building is located on a 2,250 square-foot property on the west side of Canada Boulevard. The single parking space is accessed from a 25-foot wide alley at the rear.

For the past ten years, the business owner has operated a restaurant at the subject location. In 2009, the subject property was registered, via a Zoning Use Certificate, as a counter service restaurant with limited seating (Leon Cake Studio) to serve meals that clients can eat on-site or take home. In 2013, a conditional use permit was granted by the Planning Hearing Officer that allowed the on-site sales, service, and consumption of beer and wine with sidewalk dining in the public right-of-way at the counter service restaurant. This conditional use permit expired on September 9, 2018.

The subject full-service restaurant will be located next door to another proposed full-service restaurant by the same operator at 2519 Canada Boulevard. The two full-service restaurants will operate independently with separate kitchens, dining, and service areas, located in separate buildings that are owned by two separate land owners. Each full service restaurant will require a separate business registration certificate. Since the two businesses are separate, they must file two individual administrative use permits for beer and wine with meals for each full service restaurant.

Neighboring zones and uses:

	Zoning	Existing Uses
North	C1 Neighborhood Commercial	Leon Café and Lounge, full-service restaurant.
South	C1 Neighborhood Commercial	Private club and office
East	R1650 Medium-High Density Residential	Multi-family residential
West	C1 Neighborhood Commercial	Daycare/preschool and multi-family
Project Site	C1 Neighborhood Commercial	Leon Café and Lounge, full-service restaurant.

COMMENTS FROM OTHER CITY DEPARTMENTS: The Police Department commented that four calls for police service were requested during the year of 2018 at the subject location relating to three complaints of noise (loud group within the restaurant, loud music, and loud talking at the sidewalk dining area) and one incident of petty theft. The Neighborhood Services Division reported Leon Bakery Café, during 2014/2015, had violated several conditions of approval of Condition Use Permit Case No. PCUP 1309247 by allowing the sales, service and consumption of beer and wine individually (not in conjunction with a meal), the sales, service and consumption of beer and wine beyond the hours conditionally approved (outside of hours of 12:00 p.m. to 10:00 p.m. each day of the week), smoking on premise in violation to the City's Fresh Air (smoking) Ordinance, and unpermitted modifications to the subject building, and the adjacent building (2519 Canada Boulevard), combining the floor plans of both buildings and operating both spaces as a single operation. Since 2015, the reported Neighborhood Services issues have been resolved and the unpermitted modifications to the buildings have been removed and returned to its previous permitted floor plan layouts.

No major concerns were received from the various city divisions/departments regarding on-site sales, service and consumption of beer and wine at a full service restaurant. Conditions were received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. The majority of these conditions will be made part of the record of decision if the AUP is approved.

REQUIRED FINDINGS

Pursuant to Section 30.49.030 of the Glendale Municipal Code, an administrative use permit may be granted only if the following findings of fact can be made:

- A. That the proposed use will be consistent with the various elements and objectives of the general plan.
- 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.
- C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.
- 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.

Further, this request requires that additional findings of fact be made, as follows:

For applications involving the sale, serving or consumption of alcoholic beverages, the following criteria shall be considered in making the above findings A through D:

- 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;
- 2. That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds twenty (20) percent of the city average for Part I crimes, as reported by the Glendale Police Department, such use does not or 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 church, public or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area;
- 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; and
- 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.

ANALYSIS

The on-site sale, service and consumption of beer and wine at a new full-service restaurant would be consistent with the General Plan. The zoning designation for the subject property is C1(Neighborhood Commercial), and the General Plan Land Use Element designation is Commercial – Neighborhood. The purpose of the C1 zone is intended for small shopping centers, professional buildings, service centers and other commercial activities providing convenience goods and services to the surrounding residential neighborhood. The subject site is bounded by general commercial uses to the north and south, multi-family residences to the east (across Canada Boulevard), and a daycare and multi-family residences to the west (across the alley). The applicant's request is appropriate for subject location, as it complements the neighboring C1 zoned properties and provides a public convenience to the surrounding residential neighborhoods with a full-service restaurant that includes ancillary service and consumption of beer and wine in conjunction with a meal. Since the administrative use permit application only involves the sales of alcoholic beverages at a full-service restaurant, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Element, will not be impacted as a result of the project.

The request will not be detrimental to the safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in census tract 3007.01, where five on-sale establishments are recommended. The Glendale Police Department reports there are currently two on-sale licenses within this tract, of which the Leon Café and Lounge is one. Based on arrests and Part 1 crime statistics for this census tract, there were 68 crimes, 62 percent below the citywide average of 180. While the Police Department reported four calls for police service to the subject location in 2018 relating to noise and petty theft, this department did not express major concern regarding the applicant's request. The Police Department did, however, recommend several conditions of approval, which have been incorporated within the draft decision letter to ensure there are no negative impacts to the public health, safety, general welfare, or the environment.

The proposed request will not adversely affect or conflict with adjacent uses or impede normal development of surrounding properties. The subject site is bounded by general commercial uses the north and south, multi-family residences to the east (across Canada Boulevard), and a daycare and multi-family residences to the west (across the existing alley). Within half mile radius of the subject site, there are two public parks (Catalina Verdugo Adobe and Glorietta Park), a pre-school/daycare center (Learning Stars Infant Care and Pre-school) and a church (Glendale Grace Church). A letter from the Director of the Learning Stars Infant Care and Pre-school, located west of subject site across the alley, stated that the additional service of beer and wine to the full-service restaurant will not be a detriment to the neighborhood or to the school. Additionally, a petition of support was submitted by the applicant on behalf of 50 patrons, some of whom live in the immediate neighborhood, supporting the sales of beer and wine with meals.

This application was routed to various departments and divisions within the city requesting comments regarding this request. The Neighborhood Services Division reported that the subject operator's previous business, Leon Bakery Café, had violated several conditions of approval of Condition Use Permit Case No. PCUP 1309247 during the year 2014/2015. The cited violations were regarding the sales, service and consumption of beer and wine individually (not in conjunction with a meal), beer and wine sales outside the hours conditionally approved (between 12:00 p.m. to 10:00 p.m. each day of the week), smoking on premise in violation to the City's Fresh Air (smoking) Ordinance, and unpermitted modifications to the subject building, as well as the adjacent building (2519 Canada Boulevard), combining the floor plans and

operating both buildings as a single operation. Since 2015, there have been no other issues cited at the subject location by the Neighborhood Services Division. The unpermitted modifications to both buildings have been removed and returned to its previous permitted floor plan layouts.

No major comments were received from the other various city divisions/departments regarding this request. It is not anticipated that adding beer and wine as an ancillary service with meals at a full-service restaurant will adversely impact the nearby multi-family and single-family residences. The ancillary sale of beer and wine for on-site consumption in conjunction with a full-service restaurant is a common service and is not typically associated with public drunkenness or other alcohol-related crimes. As conditioned, the request will not adversely affect or conflict with adjacent uses.

Adequate utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. The subject property is approximately 2,250 square-feet in size and developed with a 1,100 square-foot commercial building with a single parking space at the rear of the building. Per City records, the subject building was developed in 1939 and has been utilized as commercial uses for the past 79 years. Utilities for water, electricity, sewer and trash are currently provided for the existing restaurant use. The applicant proposes to change the operation of the restaurant from counter service to full-service. While the parking requirement for a full service restaurant (10 spaces per 1,000 square-feet of floor area) is above the requirement for a counter service restaurant (4 spaces per 1,000 square-feet of floor area), the Zoning Code allows for the interchange of uses, identified in section 30.32.030 (C) (2) of the municipal code, within tenant spaces of less than 2,000 square-feet in commercial zones without the need to provide additional parking. Because counter service restaurants and full service restaurants are listed within this provision, the Zoning Code does not require additional parking spaces for the proposed change of use. The applicant's request is not expected to create a negative parking or traffic related impact, as it is not anticipated the on-site sales, service and consumption of beer and wine in conjunction with a meal will not significantly increase the amount of patrons to the subject site. The existing building on the site occupies a majority of the property and there is no on-site landscaping.

Overall, the applicant's request to allow on-site sale, service and consumption of beer and wine at a fast food restaurant is supportable based on the facts surrounding this application and the findings:

RECOMMENDATIONS:

Staff believes that the findings for the administrative use permit can be made and recommend that the request be granted.

DRAFT FINDINGS

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

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow on-site sales, service and consumption of beer and wine for a new full service restaurant (Leon Café and Lounge). The zoning land use designation for the subject property is C1(Neighborhood Commercial), and the General Plan Land Use Element designation is Commercial – Neighborhood. The purpose of the C1 zone is intended for small shopping centers, professional buildings, service centers and other commercial activities providing convenience goods and services to the surrounding residential neighborhood. The subject site is bounded by general commercial uses to the north and south, multi-family residences to the east (across Canada Boulevard), and a daycare and multi-family residences to the west (across the alley). The applicant's request is appropriate for subject location, as it complements the neighboring C1 zoned properties and provides a public convenience to the surrounding residential neighborhoods with a full-service restaurant that includes ancillary service and consumption of beer and wine in conjunction with a meal. Since the administrative use permit application only involves the sales of alcoholic beverages at a restaurant, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Element, 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 request will not be detrimental to the safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in census tract 3007.01, where five on-sale establishments are recommended. The Glendale Police Department reports there are currently two on-sale licenses within this tract, of which the Leon Café and Lounge is one. Based on arrests and Part 1 crime statistics for this census tract, there were 68 crimes, 62 percent below the citywide average of 180. While the Police Department reported four calls for police service to the subject location in 2018 relating to noise (loud group within the restaurant, loud music, and loud talking at the sidewalk dining area) and petty theft, this department did not express major concern regarding the applicant's request. The Police Department did, however, recommend several conditions of approval, which have been incorporated within the draft decision letter to ensure there are no negative impacts to the public health, safety, general welfare, or the environment.

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

The proposed request will not adversely affect or conflict with adjacent uses or impede normal development of surrounding properties. The subject site is bounded by general commercial uses to the north and south, multi-family residences to the east (across Canada Boulevard), and a daycare and multi-family residences to the west (across the existing alley). Within half mile radius of the subject site, there are two public parks (Catalina

Verdugo Adobe and Glorietta Park), a pre-school/daycare center (Learning Stars Infant Care and Pre-school) and a church (Glendale Grace Church). A letter from the Director of the Learning Stars Infant Care and Pre-school, located west of subject site across the alley, stated that the additional service of beer and wine to the full-service restaurant will not be a detriment to the neighborhood or to the school. Additionally, a petition of support was submitted by the applicant on behalf of 50 patrons, some of whom live in the immediate neighborhood, supporting the sales of beer and wine with meals.

The application was routed to various departments and divisions within the city requesting comments regarding this request. The Neighborhood Services Division reported that the subject operator's previous business, Leon Bakery Café, had violated several conditions of approval of Condition Use Permit Case No. PCUP 1309247 during the year 2014/2015. The cited violations were regarding the sales, service and consumption of beer and wine individually (not in conjunction with a meal), beer and wine sales outside the hours conditionally approved (between 12:00 p.m. to 10:00 p.m. each day of the week), smoking on premise and in violation to the City's Fresh Air (smoking) Ordinance, and unpermitted modifications to the subject building, as well as the adjacent building (2519 Canada Boulevard), combining the floor plans and operating both buildings as a single operation. Since 2015, there have been no other issues cited at the subject location by the Neighborhood Services Division. The unpermitted modifications to both buildings have been removed and returned to its previous permitted floor plan layouts.

No major comments were received from the other various city divisions/departments regarding this request. It is not anticipated that adding beer and wine as an ancillary service with meals at a full-service restaurant will adversely impact the nearby multi-family and single-family residences. The ancillary sale of beer and wine for on-site consumption in conjunction with a full-service restaurant is a common service and is not typically associated with public drunkenness or other alcohol-related crimes.

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 utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. The subject property is approximately 2,250 square-feet in size and developed with a 1,100 square-foot commercial building with a single parking space at the rear of the building. Per City records, the subject building was developed in 1939 and has been utilized as commercial uses for the past 79 years. Utilities for water, electricity, sewer and trash are currently provided for the existing restaurant use. The applicant proposes to change at the subject site from a counter service restaurant to a full service restaurant. While the parking requirement for a full service restaurant (10 spaces per 1,000 square-feet of floor area) is above the requirement for a counter service restaurant (4 spaces per 1,000 square-feet of floor area), the Zoning Code allows for the interchange of uses, identified in section 30.32.030 (C) (2) of the municipal code, within tenant spaces of less than 2,000 square-feet in commercial zones without the need to provide additional parking. Because counter service restaurants and full service restaurants are listed within this provision, the Zoning Code does not require additional parking spaces for the proposed change of use. The applicant's request is not expected to create a negative parking or traffic related impact, as it is not anticipated the on-site sales, service and consumption of beer and wine in conjunction with a meal will not significantly increase the amount of patrons to the subject site. The existing building on the site occupies a majority of the property and there is no on-site landscaping.

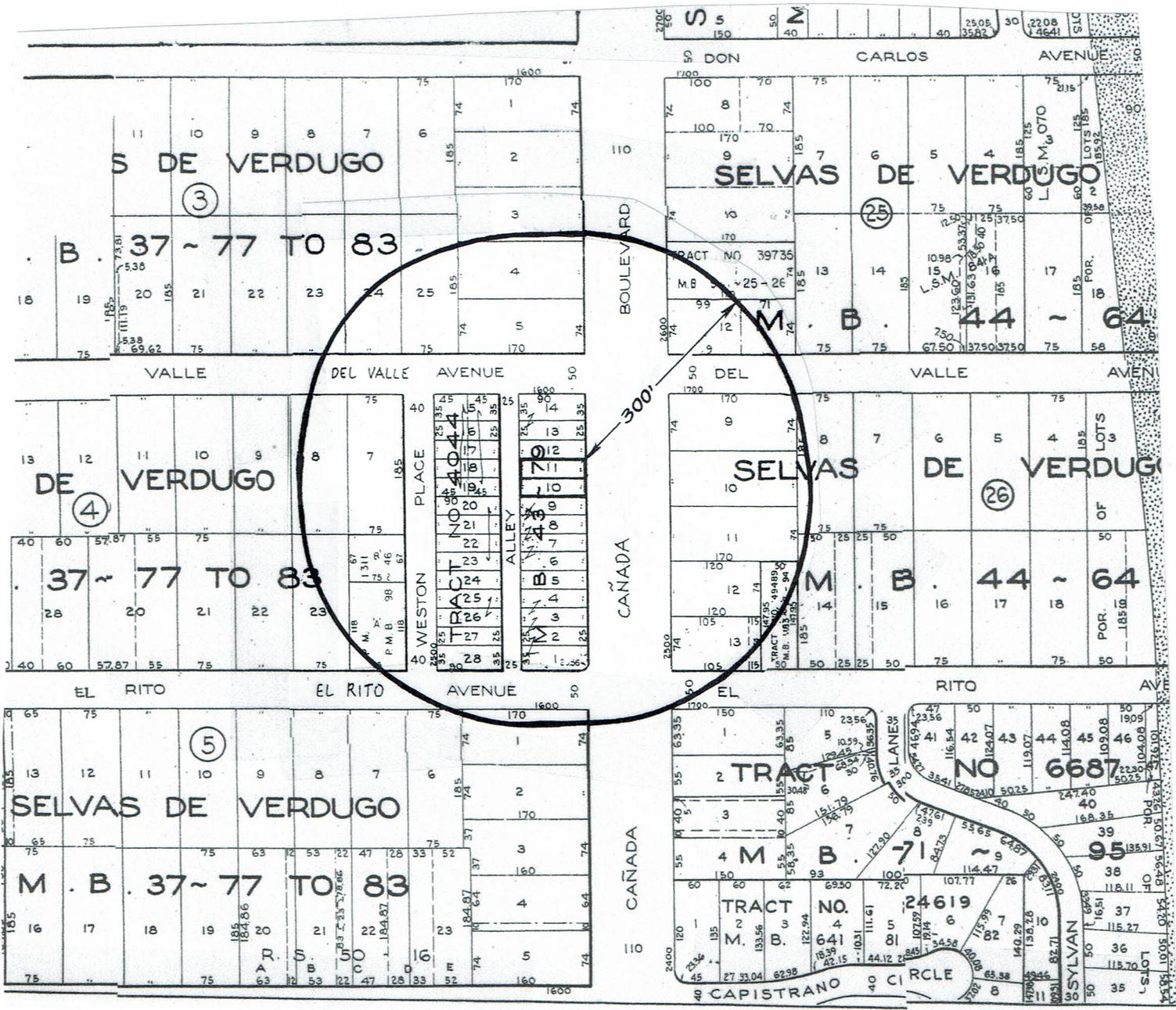
REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION:

- E. 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 does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration as described above in finding B.
 - 2) That such use does not or will not tend to encourage or intensify crime within the district as described above in finding B.
 - 3) That such use does not or 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) as described above in finding C.
 - 4) That the proposed use satisfies its transportation or parking needs as described above in finding D.
 - 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales, service and on-site consumption serves a public convenience for the area. The applicant's request for the on-site sales, service and consumption of beer and wine at a new fast food restaurant serves a public convenience because it serves local residents, businesses and the surrounding community. Conditions placed on the approval of the project will ensure that it will not adversely impact business and residential uses.

For more information or to submit comments, please contact Dennis Joe, at (818) 937-8157 or djoe@glendaleca.gov.

ATTACHMENT:

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



LOCATION

2517-2519 CANADA BLVD.
 GLENDALE CA 91208

APN: 5614-008-006 & 007

Property Owners: A. CONTRATTO & G. OGANESIAN

300' Radius



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

1"=200'

PROPERTY DESCRIPTION:

LEON CAFE & LOUNGE
2517 CANADA BLVD
GLENDALE, CA, 91208

APPLICABLE CODES:

2007 CALIFORNIA BUILDING CODE W/ 2008
GLENDALE BUILDING & SAFETY
TITLE 24 CALIFORNIA ACCESSIBILITY CODE
AMERICANS WITH DISABILITIES ACT (ADA)
2007 CMC, 2007 CPC, 2007 CEC

ASSESSOR'S ID NO:

5614-008-006

PROPERTY DESCRIPTION:

TRACT NO 4044 LOT 09

ZONE:

C1

LAND AREA:

2,248 SF

BUILDING AREA:

1,100 SF

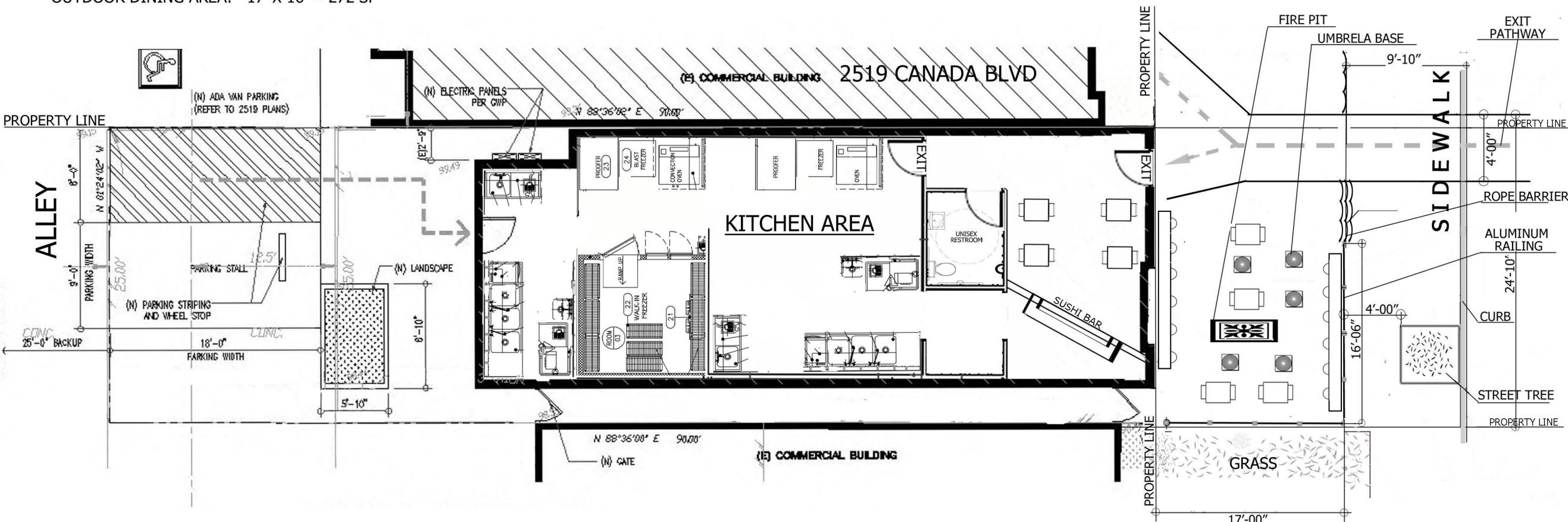
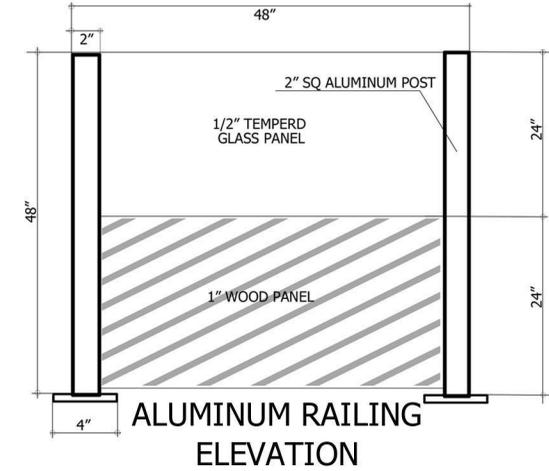
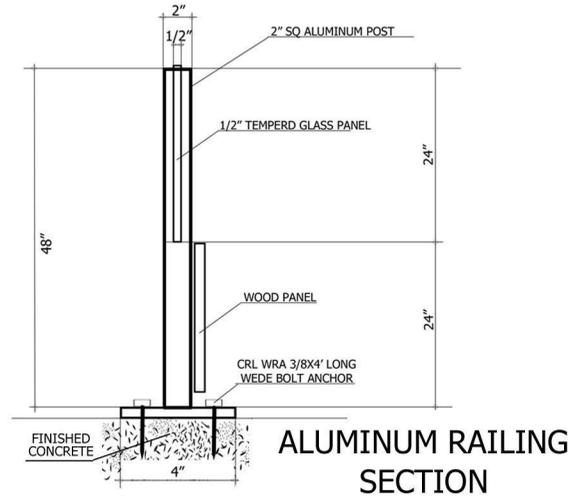
PARKING PROVIDED:

1- COMPACT

1- H.C. STALL (VAN ACCESSIBLE)

OUTDOOR DINING AREA:

17' X 16' = 272 SF



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

DATE: October 5, 2018 **DUE DATE:** October 26, 2018
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Dennis Joe, Planner **Tel. #** 818-937-8157

PROJECT ADDRESS: 2519 Canada Boulevard
(Adjacent to 2517 Canada Boulevard PAUP1825323)
 Applicant: Shoghig Yepremian
 Property Owner: James Kellher

PROJECT DESCRIPTION: An administrative use permit to allow the on-site sale, service and consumption of a beer and wine at a 1,500 square-foot full-service restaurant (without door seating on the public right of way) on a 2,248 square-foot lot, located in the C1 (Neighborhood Commercial) Zone.

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP1825332
 ADR/DRB Case No.: _____

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

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

Project

Address: 2519 Canada Boulevard.

Project

Case No.: PAUP1825332

If project comments are not received by the due date, it will be assumed that your department has no comments.

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: _____

Print Name: _____

Title: _____ **Dept.:** _____ **Tel.:** _____

a. ADDITIONAL COMMENTS:

- 1. Applicant Shoghig Yepremian is in the process of obtaining an Administrative Use Permit to allow the on-site sale, service and consumption of beer and wine at a 1,100 square-foot full-service restaurant (without door seating on the public right of way) on a 2,248 square-foot lot, located in the C1 (Neighborhood Commercial) Zone DBA Leon Café.

Leon Café is located in census tract 3007.01 which allows for 5 On-Sale establishments. There are currently 2 On-Sale licenses in this tract. Leon Café (2517-2519 Canada Blvd.) is one of the existing 2. Based on arrests and Part 1 crime statistics for census tract 3007.01 in 2017, there were 68 crimes, 62% below the city wide average of 180.

Within the last calendar year there were 4 calls for police service at the location:

- 04/24/18 – 415 Noise (loud group inside restaurant, No DR)
- 05/05/18 – 415 Music (loud music at bar, No DR)
- 05/30/18 – Petty Theft (DR #18-8221)
- 07/21/18 – 415 Noise (loud talking at the café on the patio, No DR)

I ran the applicant's name in house with no hits.

Per the ABC website, Leon Café has an "active" Type 41 liquor license (On-Sale Beer and Wine Eating Place) & Type 58 liquor license (Caterer Permit), license #537850).

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.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

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

Location: _____

_____ 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.

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

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.): _____

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:

Building and Safety - SARKIS HAIRAPETIAN

Neighborhood Services –JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK

COMMUNITY SERVICES AND PARKS – TEREZA ALEKSANIAN

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – JEFF HALPERT

GLENDALE WATER AND POWER:

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate)

Electric – HOVSEP BARKHORDARIAN and MIGUEL NAVARRETE

POLICE – LT. ANDREW JENKS (Zazil Avila, C.S.O., Alternate)

PUBLIC WORKS:

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation–PASTOR CASANOVA and LARRY TAY

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and KATHERINE WILLIAMS

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

(Sample Letters on Planning Share: [..\..\..\Environmental\Tribal Consultation Sample Letters](#))

PUBLIC WORKS: ENGINEERING
- Land Development Section-

Comments/Conditions

No Comments

Comments from Traffic Section, if any, will be submitted separately.

Case No.: PAUP 1825322

Address: 2519 Canada Boulevard

Case Planner: Dennis Joe

Signature: _____


Roubik R. Golanian, P.E.
Assistant City Manager

Date: _____

10/24/18

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

DATE: October 5, 2018 **DUE DATE:** October 26, 2018
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Dennis Joe, Planner **Tel. #** 818-937-8157

2519 Canada Boulevard
PROJECT ADDRESS: (Adjacent to 2517 Canada Boulevard PAUP1825323)
 Applicant: Shoghig Yepremian
 Property Owner: James Kellher

PROJECT DESCRIPTION: An administrative use permit to allow the on-site sale, service and consumption of a beer and wine at a 1,500 square-foot full-service restaurant (with outdoor seating on the public right of way) on a 2,248 square-foot lot, located in the C1 (Neighborhood Commercial) Zone.

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: <u> </u>	Tentative Tract/Parcel Map No.: <u> </u>
AUP/CUP Case No.: <u>PAUP1825332</u>	Zone Change/GPA: <u> </u>
ADR/DRB Case No.: <u> </u>	Other: <u> </u>

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

Project

Address: 2519 Canada Boulevard.

Project

Case No.: PAUP1825332

If project comments are not received by the due date, it will be assumed that your department has no comments.

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: _____

Print Name: _____

Title: _____ **Dept.** _____ **Tel.:** _____

a. ADDITIONAL COMMENTS:

- 1.

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.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

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

Location: _____

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.

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

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.): _____

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CITY CLERK – KAREN CRUZ

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OTHERS:

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TRIBAL CONSULTATION (EIF Applications) –

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

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(Sample Letters on Planning Share: [..\..\..\Environmental\Tribal Consultation Sample Letters](#))

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

DATE: October 5, 2018 **DUE DATE:** October 26, 2018
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PLEASE CHECK:

- | | |
|--|---|
| <p><u>X</u> A. CITY ATTORNEY</p> <p>B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"> <u> </u> • (1) Building & Safety <u> </u> • (2) Economic Development <u> </u> • (3) Housing <u>X</u> • (4) Neighborhood Services <u> </u> • (5) Planning & Urban Design
EIF/Historic District <p><u> </u> D. COMMUNITY SERVICES/PARKS:</p> <p><u>X</u> E. FIRE ENGINEERING (PSC)</p> <p>F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"> <u>X</u> • (1) Water <u>X</u> • (2) Electric | <p>G. INFORMATION SERVICES
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ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
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 ADR/DRB Case No.: _____

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

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

Project

Address: 2519 Canada Boulevard.

Project

Case No.: PAUP1825332

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COMMENTS:

This office **DOES NOT** have any comment.

This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: 10/8/18

Print Name: Jackie Jouharian

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

a. ADDITIONAL COMMENTS:

- 1. Case #1402418 (RS monitoring the Case)
Violation(s) of Conditional Use Permit PCUP 1309249 conditions of approval #'s 8, 11, 17 & 21 and approved plans as evidenced by:

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

- 1. Code Section:
GMC30.64.020 (A) - A variance/conditional use permit/administrative exception approval may be revoked or conditions modified or added if the variance/conditional use permit/administrative exception was obtained by: 1) fraud or misrepresentation; 2) use is exercised contrary to conditions of approval; 3) use violates any statute, ordinance, law or regulation; and/or 4) use is detrimental to the health, safety or welfare and constitutes a nuisance.

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

- 1.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

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

Location: _____

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