



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

August 11, 2024

Danny Manasserian
Mana Consulting

For Zareh Michael Issakhanian
1700 West Glenoaks Boulevard, Unit B
Glendale, CA 91201

**RE: 1700 West Glenoaks Boulevard
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-002531-2023**

Dear Danny Manasserian:

The Director of Community Development will render a final decision on or after August 21, 2024, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the expansion of premises from an existing 6,051-square-foot (SF) tenant space into an 1,297-SF adjacent tenant space (Unit C), totaling 7,348 SF, for the continued on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, (Alcoholic Beverage Control License Type 21), continued operation of premises in the 2nd floor tenant space (Unit G), for on-site sale and instructional tasting of wine (pertaining to Type 42), and continued operation of premises on the ground-floor tenant space (Unit A), for on-site sale and instructional tasting of beer and/or distilled spirits (pertaining to Type 86), in the existing retail liquor store (Remedy Wine and Remedy Liquor) in the C1 (Neighborhood Commercial) Zone, Height District I, located at 1700 West Glendale Boulevard, legally described as Tract No. 4516, portions of lots 96, 97, and 98, in the City of Glendale, County of Los Angeles.¹

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. That the project shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.

¹ This type of use no longer needs approval of a conditional use permit; instead, it requires an administrative use permit. City of Glendale, California. (2013.) Zoning Code Chapter "Administrative Use Permit," §30.49. Glendale Municipal Code. City of Glendale: <https://ecode360.com/43354941>

2. That all necessary licenses, approvals, and permits as required from federal, state, county, or municipal authorities including the City Clerk shall be always obtained and kept current.
3. That the establishment and premises shall operate in full accord with applicable federal, state, county, and municipal laws.
4. That any expansion or modification of the facility or use that intensifies the 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.
5. That approval of this permit is not equivalent to official review and approval of plans by Glendale Building and Safety Division; any change, made or proposed, to the building interior and/or exterior and/or site, occupancy, and/or use require official submittal to said authority.
6. That the on-site landscaping, not consistent with the landscape plan, shall be brought back into compliance with the approved plans. This includes replanting of three Italian Cypress trees and removal of concrete from all Cypress trees' root zones.
7. That the site of the establishment shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
8. That the licensee and their employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
9. That that establishment shall have signs posted on the exterior clearly indicating no loitering and no trespassing.
10. That the establishment shall close and stop selling alcoholic beverages no later than 10:00 p.m.
11. The licensee shall provide all current and future employees with training designated to help them recognize minors or persons under 21 years of age and intoxicated persons, and to prevent sales to such persons. Alcohol Beverage Control staff is available and can provide this training.
12. That store display racks shall be well illuminated and positioned such that there is no restricting view, and the racks are in a clear line of sight by establishment employees.
13. That patrons shall be deterred from purchasing individual units to consume alcohol on the premises or on the site or near the establishment. Individual unit sales of alcoholic beverages shall be restricted such that there are no individual unit sales for beer and no individual unit sales for wine less than a full-sized bottle.
14. That signs shall be posted clearly specifying no sales to minors or persons under 21 years of age, and no sales to intoxicated persons.
15. That the front and back doors of the establishment shall be kept closed at all times while it is open for business, except in case of emergency.

16. That no more than 33% of the square footage of the windows and clear doors shall have advertising or signs of any sort. Signage shall be placed so that law enforcement personnel have a clear and unobstructed view of the interior of the store from the outside. This includes areas where the cash register is located.
17. That access to the establishment and premises shall be made available to all City of Glendale Planning and Neighborhood Service Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with the laws and conditions of this approval.
18. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
19. That the Manager and/or Staff shall enforce the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).
20. That the business owner shall apply for a new Business Registration Certificate (BRC) to reflect the current floor area. Apply at GlendalePermits.org. To learn more, visit the Community Development Department on the Internet and search for "Business Registration."

Pertaining to Instructional Tasting Events

21. That prior to renewal of the Types 42 and 86 licenses for instructional tastings, the applicant shall resolve permitting, tenant space, and plumbing fixture issues identified by the Glendale Building Official.
22. That only the entities designated by State Department of Alcoholic Beverage Control (ABC) as an authorized licensee or its designated representative shall be allowed to conduct the instructional tasting.
23. That no instructional tasting shall be conducted by any employee or representative who is not an authorized licensee or its designated representative. The designated representative shall not be owned, controlled, or employed directly or indirectly by the licensee.
24. That no more than one authorized licensee or its designated representative shall conduct an instructional tasting event on the premises per day.
25. That at all times when the establishment is open for business, the service of any alcoholic beverage shall be made only in the premises designated with an Alcoholic Beverage Control (ABC) license. Consumption of alcoholic beverages shall be only in those same licensed premises for instructional tasting events.
26. That instructional tastings shall be limited to licensed premises identified by floor plans as proposed for this permit; instructional tastings for wine shall be conducted upstairs (in Unit G); instructional tastings for beer and/or distilled spirits shall be conducted downstairs (in Unit B).
27. That an instructional tasting event shall only take place between the hours of 12 p.m. and 9 p.m., unless otherwise restricted.

28. That at all times during an instructional tasting event, the event premises shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier.
29. That no person under 21 years of age shall be allowed to enter and remain on the premises during an instructional tasting event. Additionally, the premises shall prominently display signage prohibiting that act.
30. That instructional tastings, as provided to any person on any day, shall be limited to certain quantities for each type of alcoholic beverage: a single tasting of wine shall not exceed one ounce with no more than three tastings; a single tasting of beer shall not exceed eight ounces with no more than one tasting; a single tasting of distilled spirits shall not exceed one-fourth of one ounce with no more than three tastings.
31. That each instructional tasting event shall be limited to a single type of alcoholic beverage, meaning wine, beer, or distilled spirits, and shall be limited to the products that are authorized to be sold by the licensee under their requisite off-sale license.
32. That no monetary charge or consideration shall be required of patrons to participate in an instructional tasting event.
33. That the authorized licensee or its designated representative shall not authorize any on-sale retail sales to any patron attending an instructional tasting event.
34. That the authorized licensee or its designated representative shall not permit any patron to leave the instructional tasting premises with an open container of alcohol.
35. That the authorized licensee or its designated representative shall remove from the premises and establishment any poured and unused wine, beer, or distilled spirits remaining from all instructional tasting events.
36. That should the authorized licensee or its designated representative desire to conduct tastings under another type of ABC license, then a new Administrative Use Permit shall be required.

PROJECT BACKGROUND

Remedy Liquor is in a two-story 16,990-square-foot (SF) retail center with indoor instructional tasting areas on the first-floor 4,503-SF tenant space, seating approximately six (6) patrons, and on the second-floor 1,548-SF tenant space, seating approximately six (6) patrons. Access to the property is from East Glenoaks Boulevard and Western Avenue. Off-street parking is adjacent to the southwest of the building on the same property. The subject site is in the commercial center of the Grandview neighborhood; the closest residential uses are directly adjacent to the east and south.

Previous Permits for the Site:

Conditional Use Permit, PCUP-2008-051, for the establishment of premises on an approximately 2,500-SF ground-floor tenant space (Unit B) for on-site general sales of beer, wine and distilled spirits and for consumption off the premises where sold, approved with conditions on April 7, 2009, expired April 22, 2014.

Building permit, BB20070592, for two-story retail development and parking structure (with landscape planting plans), approved March, 2007.

Variance from zoning standards, PVAR-2008-030, to allow removal of required landscaping, including a 24-inch box tree, in the interior setback abutting a residential zone and locating unscreened mechanical equipment for the purpose of environmental remediation until December 2010, approved with conditions on December 8, 2008.

Conditional Use Permit, PCUP-2010-011, to allow the established premises (Unit B) to expand into the approximately 1,400-SF 2nd-floor tenant space (Unit G), totaling 3,900 SF, for the on-site general sales of beer, wine and distilled spirits and for consumption off the premises where sold, and establishing premises on the 2nd-floor tenant space (Unit G) for the on-site sales and instructional tasting of wine, approved with conditions on August 12, 2010, expired August 28, 2015.

Conditional Use Permit, PCUP-2011-024, to establish premises on the 2nd-floor tenant space (Unit G) for the on-site sales and instructional tasting of distilled spirits and beer, and to continue the use on the established premises on the 2nd-floor tenant space (Unit G) for on-site sales and instructional tasting of wine, approved with conditions on December 15, 2011, expired December 30, 2016.

Conditional Use Permit, PCUP-1210429, to establish the use on the premises on the ground-floor tenant space (Unit B) for on-site sales and instructional tasting of distilled spirits and beer, and continue the use on the established premises on the 2nd-floor tenant space (Unit G) of on-site instructional tasting of wine, and continue the use on the established premises for on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, approved with conditions on August 7, 2012, expired December 30, 2017.

BB1217605 Building permit for tenant improvement of an existing office space to add new interior walls, divide existing shell into Unit G (941 SF) and future shell Unit F (760 SF), approved May 23, 2021, final and expired December 20, 2021.

Conditional Use Permit, PCUP-1303262, to allow the expansion of premises from the existing tenant spaces, 1,548-SF 2nd-floor (Unit G) and 2,503-SF ground-floor (Unit B) into an approximately 2,000-SF adjacent ground-floor tenant space (Unit A), totaling 6,051 SF, to continue the use of on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, approved with conditions on June 5, 2013, expired June 5, 2020.

Related Concurrent Permit Application(s):

The California Department of Alcoholic Beverage Control granted the following licenses to licensee, Remedy Wholesale LLC, its stockholders and managing officers being Melina Khalaj & Zareh Michael Issakhanian.

- A business named Remedy Liquor operates with license #512898, which provides for Type 21, off-sale general, transferred from License #21-475597 on and issued May 15, 2012, expiration date is September 30, 2024, and Type 86, instructional tasting license, issued October 2, 2012, expires September 30, 2024.
- A business named Remedy Liquor operates with a license #515379, Type 42, on-sale beer and wine – (consumption at) public premises, transferred from License #42-489604 and issued May 15, 2012, expiration date is October 31, 2024.
- All licenses are 12-month term and are currently active. Found that operating restrictions exists. Found no disciplinary action, disciplinary history, or escrows.

BRC3314005 Business Registration Certificate for Remedy Wholesale LLC, applied in 2017, renewed through 2021. Closed in 2022. Last date of application, February 17, 2023.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to State CEQA Guidelines Section 15301(e), because the discretionary permit request is to allow for the expansion of premises, with no additional floor area proposed, from an existing tenant space at an existing retail liquor store, into an adjacent tenant space, the continued on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, and continued operation of premises for on-site instructional tasting of wine and/or beer and/or distilled spirits.

General Plan:

Neighborhood Commercial

Zone:

C1 (Neighborhood Commercial) Zone

Description of Existing Property and Uses:

Remedy Liquor, established in 2009, currently has a 6,051-SF retail liquor store in a two-story, multi-tenant commercial center building with two-story garage parking constructed in 2009. The building is currently leased by various retail and service uses, including a pharmacy, beauty salon, barbershop, bakery, general offices, and general merchandise store. The building is located on the corner of West Glenoaks Boulevard and Western Avenue. Access to the property is from East Glenoaks Boulevard and Western Avenue. Access to the 25-space parking garage, including three accessible stalls, is from Western or the alley from Glenoaks. The subject site is in the center of the Grandview neighborhood along a major arterial road among a wide variety of low, moderate, and medium-density residential, neighborhood, community, and regional commercial uses; the closest residential uses are adjacent west and south.

Neighboring Zones and Uses

Direction	Zone	Existing Land Use
North	Neighborhood Commercial (C1), Community Commercial (C2), Medium-Density Residential (R 2250)	Retail, financial and personal services, home day care, restaurant uses
South	Neighborhood Commercial (C1), Medium-Density Residential (R 2250)	Multiple- and one-residential dwellings
East	Neighborhood Commercial (C1), Medium-Density Residential (R 2250)	Retail, financial and personal services, restaurant uses, and multiple-residential dwellings
West	Medium-Density Residential (R 2250)	Multiple- and one-residential dwellings, home day care
Project Site	Neighborhood Commercial (C1)	Retail and personal services

COMMENTS FROM OTHER CITY DEPARTMENTS:

The Glendale Building and Safety Division (BSD) has identified issues with permits, tenant space, and plumbing fixtures that must be resolved before final licensing approval. The required permits include Building, Mechanical, Electrical, Plumbing, EV charging stations, and deferred items. Architectural plans must be submitted for review, including existing and proposed floor plans, accessibility features, egress analysis, and plumbing fixture calculations. BSD may request additional information as needed, and plans must comply with the current City of Glendale Building and Safety Code.

A portion of the second-floor tenant space is being separated for a future tenant, and compliance with codes for exiting, accessibility, and plumbing fixtures must be addressed. The proposed layout reduces the number of plumbing fixtures, but the current Plumbing Code requires at least two female toilets and one male toilet with one urinal. No reduction in plumbing fixtures is permitted.

Neighborhood Services cited an open code case (NNOPMT2114093) assigned to Inspector Michael Chong, involving structures/sheds attached to a parking garage in violation of the Glendale Building and Safety Code. The remedy is to obtain all required city approvals, permits, and inspections for the sheds or remove them and restore the property to its original condition. Although this issue is not directly related to the ABC licensing application, the applicant must ensure the establishment complies with all municipal law.

Other City departments and divisions documented no significant concerns. Police provided crime statistics of this location's census tract and suggested standard conditions. All documented concerns will be stated as conditions and part of the decision letter if the Administrative Use Permit (AUP) is approved.

PROJECT ANALYSIS

The applicant requests an AUP to allow the expansion of premises from an existing 6,051-square-foot (SF) tenant spaces into an 1,297-SF adjacent tenant space (Unit C), totaling 7,348 SF, for the continued on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, (ABC License Type 21), continued operation of premises in the 2nd floor tenant space (Unit G), for on-site sale and instructional tasting of wine (pertaining to Type 42), and continued operation of premises on the ground-floor tenant space (Unit A), for on-site sale and instructional tasting of beer and/or distilled spirits (pertaining to Type 86), in the existing retail liquor store (Remedy Wine and Remedy Liquor).

The request is suitable for a commercially zoned area and will allow the public to enjoy beer, wine, and spirits while serving nearby residential neighborhoods compatibly. The site is in the Neighborhood Commercial (C1) Zone, designed for low-intensity commercial uses that serve the local community. A key goal of this zone is to enhance the economic and visual appeal of semi-commercial areas along major streets. Redeveloped in the early 2000s, the property features an urban storefront with street-facing shops, diverse tenants, and landscaped buffers for the rear parking structure.

There are no expected negative impacts on traffic, noise, open space, recreation, or housing. West Glenoaks Boulevard and Western Avenue are major arterial streets with adequate traffic circulation. The location is ideal for retail and service uses, featuring off-street parking and access controls. The area is pedestrian-friendly and close to high-quality transit. All activities will be indoors, and the city enforces noise ordinances.

By imposing conditions of approval, the expansion and continuation of alcoholic beverage-licensed premises of this retail liquor store will have very little to no detriment to the neighborhood's health, safety, and public welfare. The Glendale Police Department did not cite any concerns with the applicant's request to allow the expansion and continuation of alcoholic beverage-licensed premises at this location. The subject establishment is located within a census tract that does not exceed twenty (20) percent of the city average for uniform reporting of violent crimes and property crimes. The Police Department suggested conditions of approval, included herein, to mitigate any potential negative impacts.

The expansion and continuation of alcoholic beverage-licensed premises of this retail liquor store are not expected to harm the community or conflict with nearby properties. Residences and home day care facilities are compatibly buffered due to their location behind a major arterial street that fronts other retail, service, and restaurant uses. The proposed site is at the intersection of two major arterial streets, and within 500 feet there are no public facilities, places of worship, or schools. The Neighborhood Services Division reported no direct concerns, and the proposed conditions of approval will mitigate any potential negative impacts.

The applicant's request will not increase the demand of public or private facilities. The project site is developed and associated facilities exist. The applicant's request in an existing commercial tenant space will not require any new city services, nor will it require any changes to the parking or traffic circulation.

However, a site inspection found three trees were removed without permission and concrete was placed over the Cypress trees' root zones, deviating from the plans approved in 2007. Compliance with the approved plans will be required as a condition of approval for this permit.

Overall, the applicant's request to allow the expansion and continuation of alcoholic beverage-licensed premises at a retail liquor store, Remedy Liquor and Remedy Wine, is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

A. The existing use will be consistent with the various elements and objectives of the General Plan because it is a commercial service compatible with the design and characteristics of the neighborhood.

The continued operation of a retail liquor store (Remedy Wholesale, LLC, doing business as Remedy Liquor and Remedy Wine) with expansion of premises by 1,297 SF (21%) for on-site general sales of alcoholic beverages for consumption off the premises where sold and on-premises instructional tastings will be consistent with the various elements and objectives of the General Plan.

The request is appropriate in an area of the city zoned for commercial uses, and approval of the AUP will continue to provide an option for the public to enjoy beer, wine, and distilled spirits, serving nearby residential neighborhoods while maintaining compatibility with them. The subject site is located within the Neighborhood Commercial (C1) Zone, Height District I. The Land Use Element of the General Plan is most directly related to the approval of this use, as it designates the subject site Neighborhood Commercial. One of the programmatic goals of this designation is to "improve the economic situation and the visual image of the present semi-commercial development found along several of Glendale's major streets" (Land Use Element, page 8). Convenience goods and services offered in this zone primarily serve the surrounding residential neighborhood (GMC Section 30.12.010). Compared to higher-density commercial zones, a variety of low-intensity commercial uses of convenience are desirable, primarily to serve the surrounding neighborhood in clusters rather than strung-out along streets (Land Use Element, page 23). The subject property was redeveloped in the early 2000s, resulting in an urban storefront distinct from strip malls, where storefronts face the street with a mixture of tenants. Landscaping buffers the rear parking structure and accentuates a wide sidewalk.

There is no anticipation that the applicant's request to expand and continue alcoholic beverage-licensed premises will increase traffic nor create any negative traffic-related impacts along this street and with other businesses. The Circulation Element Street Classification Map identifies West Glenoaks Boulevard from the westerly city boundary to Geneva Street and Western Avenue from Glenoaks Boulevard to Victory Boulevard as major arterial streets. This type of street typically carries the heaviest traffic volumes on the widest urban streets and restrictive access controls to adjacent land uses (Circulation Element, p 2-7, 2-13, 2-19). This street is fully developed and can adequately handle the existing traffic circulation around the site. A land use pattern that clusters commercial centers within the neighborhood surrounds the project site. The intersection of Glenoaks Boulevard and Western Avenue is within a ½ mile of high-quality transit and has pedestrian-oriented streetscape features such as curb extensions and wide sidewalks to make room for the pedestrian realm.

All other elements of the General Plan, including Open Space, Recreation, and Housing Elements will not be impacted by the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The request is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions.

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 because it is a commercial service that typically does not increase crime in a low-crime census tract.

By imposing conditions of approval, the expansion and continuation of alcoholic beverage-licensed premises of this retail liquor store will have very little to no detriment to the neighborhood's health, safety, and public welfare. According to the Glendale Police Department, the subject property is in Census Tract 3016.01 where the suggested limit for on-sale establishments is 6 and off-sale is 3. Currently, there are 14 on-sale and 10 off-sale licensed establishments, and the subject establishment holds 3 of the existing on-sale and off-sale licenses in this tract and is seeking to renew those same 3 licenses. Based on statistics of violent crimes and property crimes, for Census Tract 3016.01 in 2023, there were 381 crimes, twenty percent (20%) above the city-wide average of 317. Within the last calendar year prior to the Applicant's request there were 3 calls for police service at the location, none related to the sales or service of alcoholic beverages:

12/20/2022 – Narcotics
01/29/2023 – Trespass
11/01/2023 – Property Lost

The Glendale Police Department did not cite any concerns with the applicant's request to expand and continue alcoholic beverage-licensed premises at this location. The Police Department suggested conditions of approval, included herein, to mitigate any

potential negative impacts. Furthermore, the subject retail liquor store is located within a census tract that does not exceed twenty percent (20%) of the city average for FBI Uniform Crime Reporting Part 1 crimes.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property because it is situated north of downtown in a commercial service neighborhood with primarily compatible uses and characteristics.

The continued operation and expansion of alcoholic beverage-licensed premises at a retail liquor store will not be detrimental to the community, nor will it adversely conflict with the community's surrounding and already developed properties. The subject property is located on West Glenoaks Boulevard and among complementary businesses, including retail and service uses in the immediate vicinity. The potential cumulative impacts on this neighborhood commercial area are negligible because residences and home day care facilities are compatibly buffered due to their location behind a major arterial street that fronts other retail, service, and restaurant uses. Additionally, the proposed use is centered at the intersection of two major arterial streets. Furthermore, within 500 feet of the subject site there are no public facilities, places of worship and schools. There were no concerns or comments submitted by the Neighborhood Services Division that would indicate a negative impact from this existing retail liquor store on the surrounding area. The proposed conditions of approval will mitigate any potential negative impact on the surrounding properties.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use because it will not result in an increased demand for vehicle parking, nor require changes to the built environment.

The applicant's request to expand and continue alcoholic beverage-licensed premises at a retail liquor store will not result in inadequate public or private facilities. However, a site inspection found three trees were removed without permission and concrete was installed over the Cypress trees' root zones, deviating from the plans approved in 2007. Compliance with the approved plans will be required as a condition of approval for this permit. Otherwise, the project site is developed and associated facilities exist.

The establishment and other commercial tenants of the building share a 25-space parking garage on-site, including three accessible stalls, accessed from Western Avenue or the alley from Glenoaks Boulevard. Furthermore, the establishment is located within ½ mile of high-quality transit, with storefront pedestrian access from Glenoaks Boulevard. These streets are fully developed and can adequately handle the traffic circulation around the site. There is no anticipation that expansion and continuation of alcoholic beverage-licensed premises at a retail liquor store will result in an increased demand for vehicle parking. Accordingly, the applicant's request to allow said expansion and continuation in an existing commercial tenant space will not require

any new city services or public facilities, nor will it require any changes to the parking or traffic circulation.

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

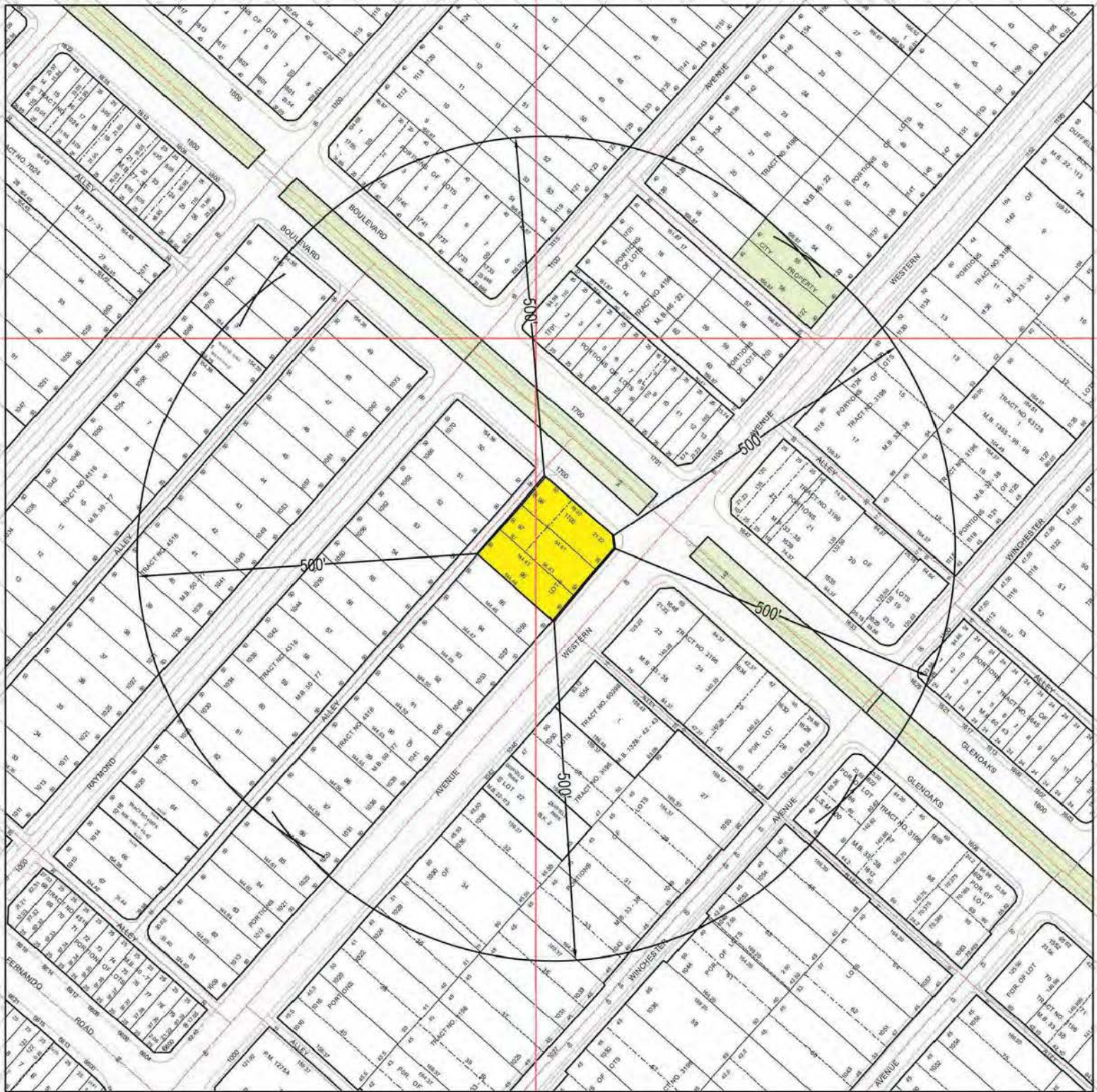
That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

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 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 (ABC), 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, as described in Finding B above. Furthermore, the subject's census tract does not exceed the suggested limit for on-sale establishments.
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, because conditions of approval have been included to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above. Furthermore, the subject's census tract does not exceed twenty percent (20%) of the city-wide average for part 1 crimes.
3. That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (place of worship, public or private schools or college, day care facility, public park, library, hospital or residential use), as described in Finding C above.
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use, as described in Finding D above.
5. That notwithstanding consideration in subsections 1 through 4 above, the continued operation of a retail liquor store with instructional tastings and expansion of premises by 21% for on-site general sales of alcoholic beverages for consumption off the premises where sold does serve a public convenience for the area, 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 nearby businesses and residential uses.

***For more information or to submit comments, please contact the case planner,
Alan Lamberg, at 818-937-8158 or ALamberg@glendaleca.gov***

ATTACHMENT:

1. Location and Zoning Maps
2. Photos
3. Reference Plans
4. Departmental Comments



500' LOCATION MAP

LEGEND

SUBJECT PROPERTY (IES)



SITE LOCATION: 1700 W GLENOAKS BLVD
GLENDALE, CA 91201

APN:

5623-024-023

DATE: Oct 30, 2023



SCALE: 1"=200'

PREPARED BY:



























412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921

ZONING MAP

ZONE NOTE IN MAP RADIUS

ZONE DISTRICT BOUNDARY

- | | |
|---|---|
|  | ROS – RESIDENTIAL OPEN SPACE |
|  | R1R – RESTRICTED RESIDENTIAL |
|  | R1 – LOW DENSITY RESIDENTIAL |
|  | R3050 – DENSITY RESIDENTIAL |
|  | R2250 – MEDIUM DENSITY RESIDENTIAL |
|  | R2250 P – MEDIUM DENS. RES. PARKING OVERLAY |
|  | R 1650 – MEDIUM HIGH DENSITY RES. |
|  | R 1650 P – MEDIUM HIGH DENSITY RES. PARKING OVERLAY |
|  | R 1250 – HIGH DENSITY RESIDENTIAL |
|  | C1 – NEIGHBORHOOD COMMERCIAL |
|  | C2 – COMMUNITY COMMERCIAL |
|  | C3– COMMERCIAL SERVICE |
|  | CH – COMMERCIAL HILLSIDE |
|  | CA – COMMERCIAL AUTO |
|  | CR – COMMERCIAL RETAIL |
|  | CPD – COMMERCIAL PLANNED DEVELOPMENT |
|  | CD – COMMERCIAL EQUESTRIAN |
|  | SFMU – COMMERCIAL/RESIDENTIAL MIXED USE |
|  | IMU – INDUSTRIAL/COMM. MIXED USE |
|  | IMU R – INDUSTRIAL COMM. – RESIDENTIAL MIXED USE |
|  | IND – INDUSTRIAL |
|  | T – TRANSPORTATION |
|  | SR – SPECIAL RECREATION |
|  | CEM – CEMETERY |

DOWNTOWN SPECIFIC PLAN

- | | |
|---|--|
| <input type="checkbox"/> DSP/AT - ALEX THEATER | <input type="checkbox"/> DSP/M - MARYLAND |
| <input type="checkbox"/> DSP/BC - BROADWAY CENTER | <input type="checkbox"/> DSP/MO - MID ORANGE |
| <input type="checkbox"/> DSP/CC - CIVIC CENTER | <input type="checkbox"/> DSP/OC - ORANGE CENTRAL |
| <input type="checkbox"/> DSP/EB - EAST BROADWAY | <input type="checkbox"/> DSP/TC - TOWN CENTER |
| <input type="checkbox"/> DSP/GAL - GALLERIA | <input type="checkbox"/> DSP/TD - TRANSITIONAL |
| <input type="checkbox"/> DSP/GAT - GATEWAY | |

OVERLAY ZONES

- H HORSE
- HD HISTORIC DISTRICT
- PARKING
- PRD PLANNED RESIDENTIAL DEVELOPMENT
- PPD PRECISE PLAN OF DESIGN
- PS PARKING STRUCTURE

FAR DISTRICTS
(ROS, R1R & R1 ONLY)

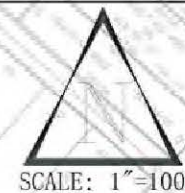
- I
- II
- III

HEIGHT DISTRICTS
(C2 & C3 ONLY)

- I
- II
- III
- IV

SITE LOCATION:
1700 W GLENOAKS BLVD
GLENDALE, CA 91201

5623-024-023



SCALE: 1"=100'

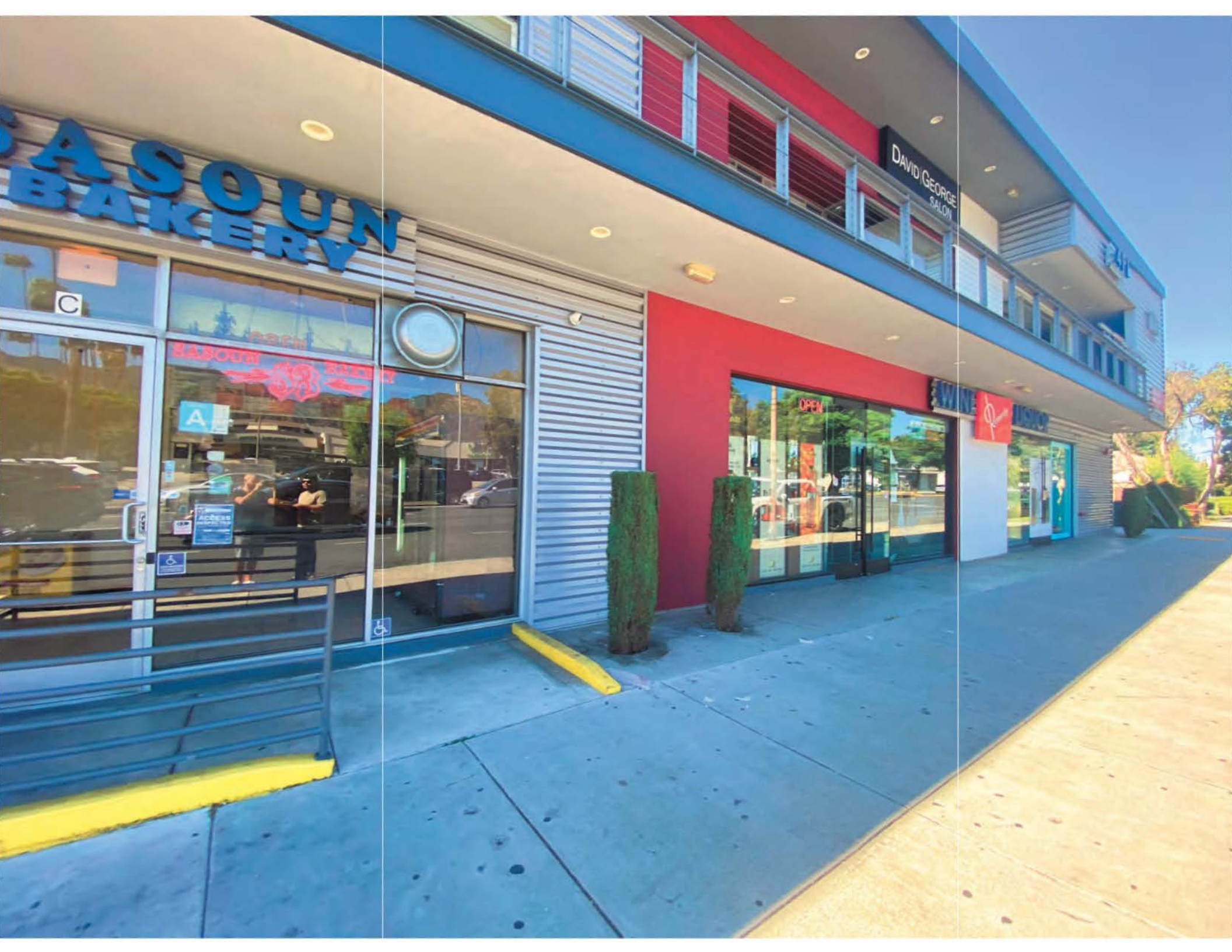
☒ SUBJECT PROPERTY

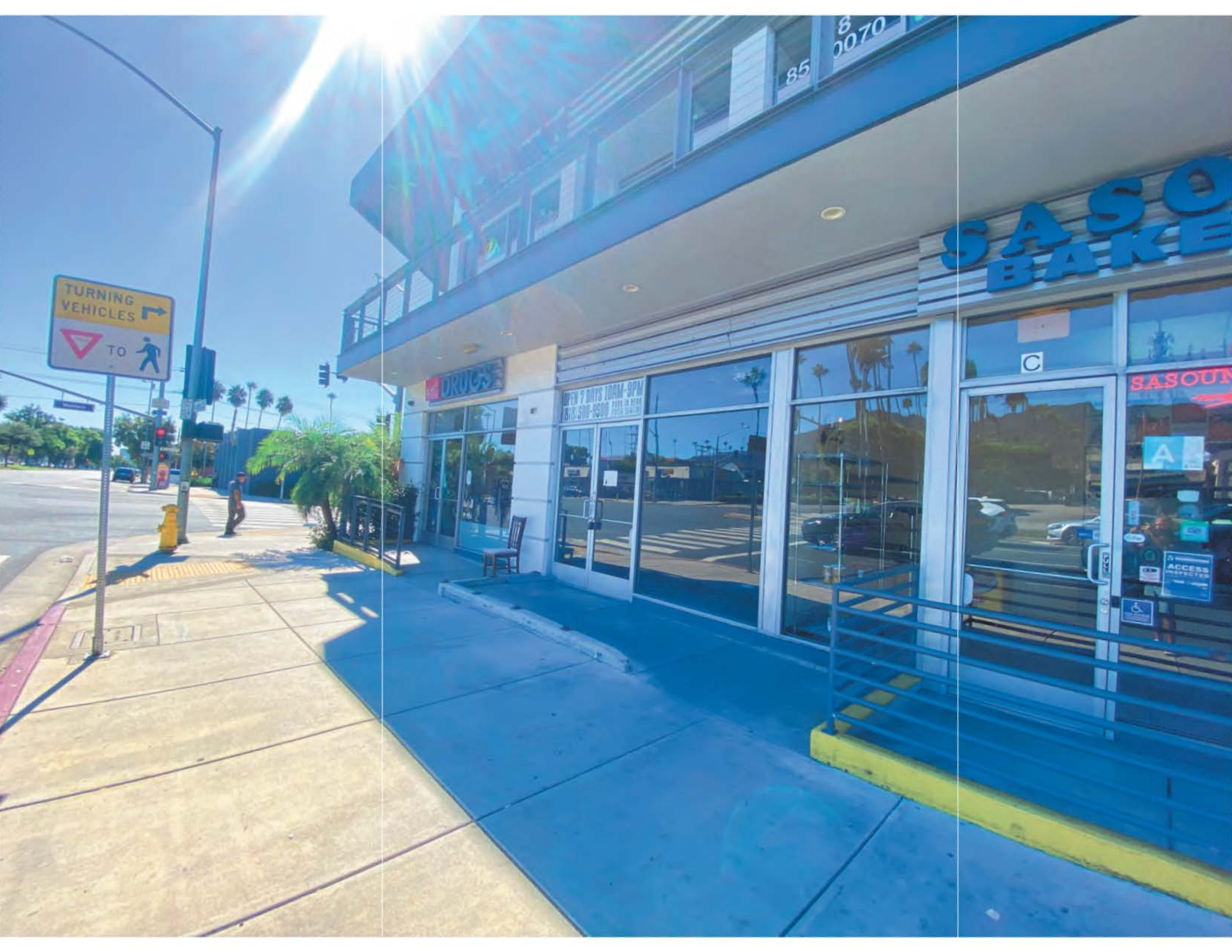
DATE: Oct 29, 2023

PREPARED BY:



412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921

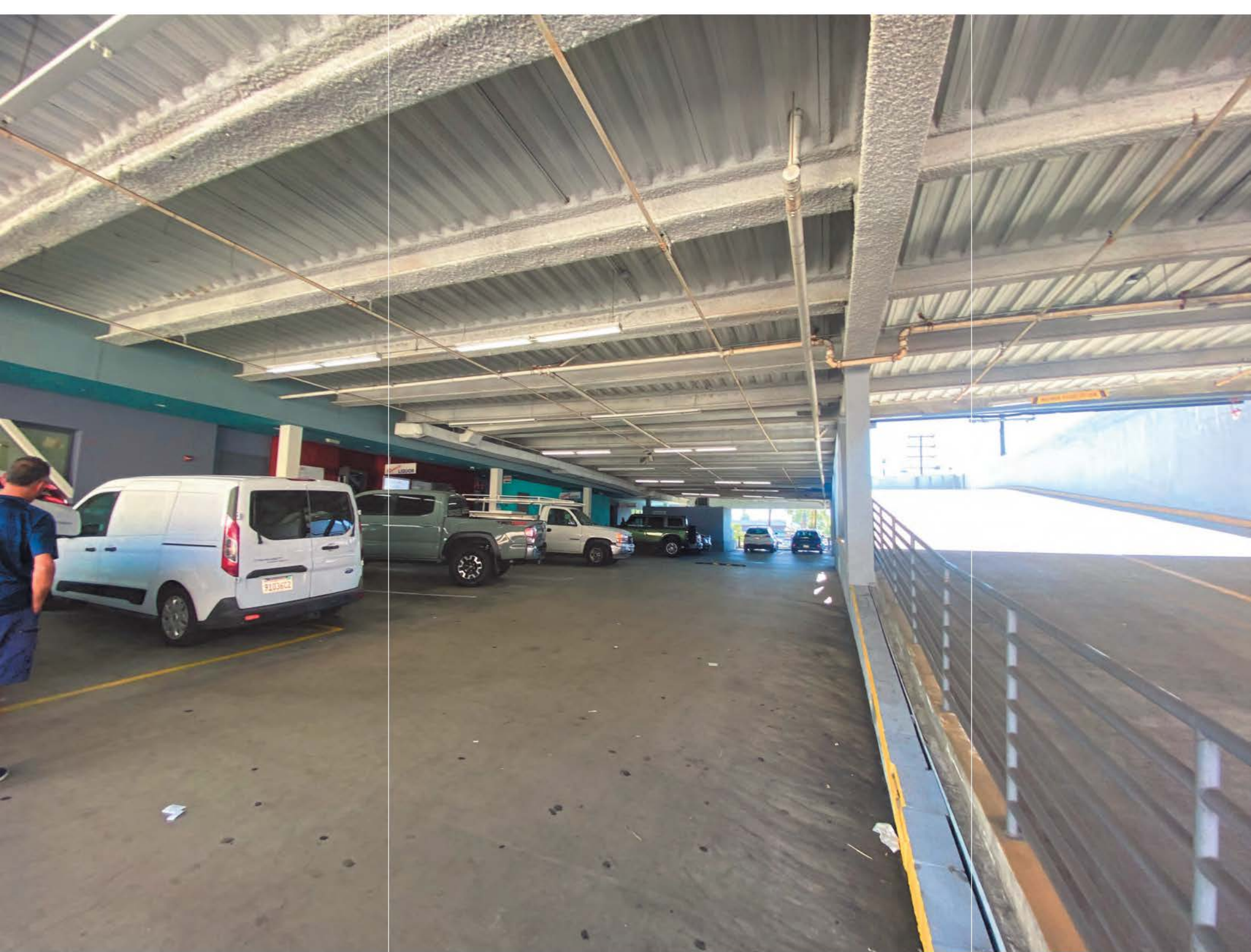


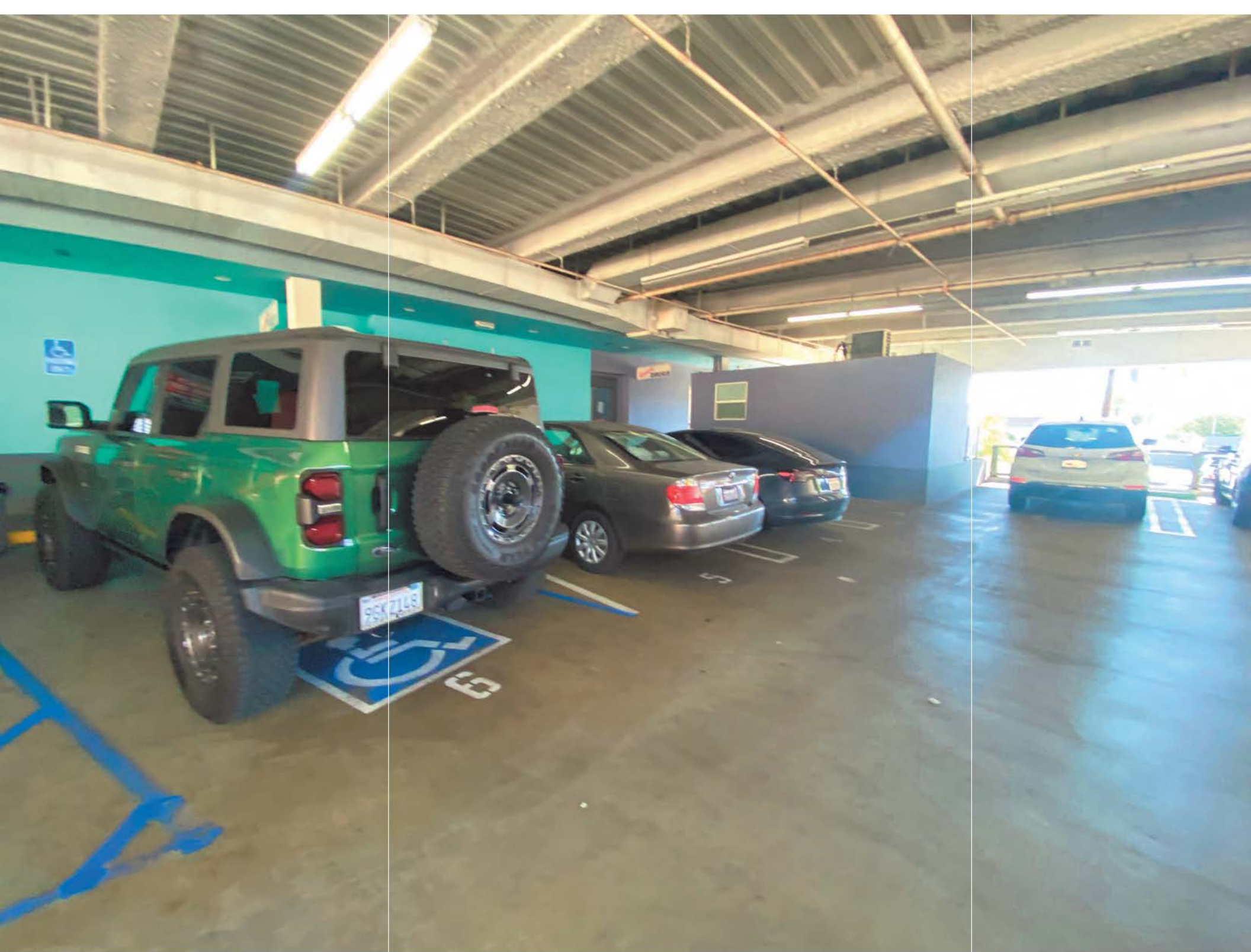








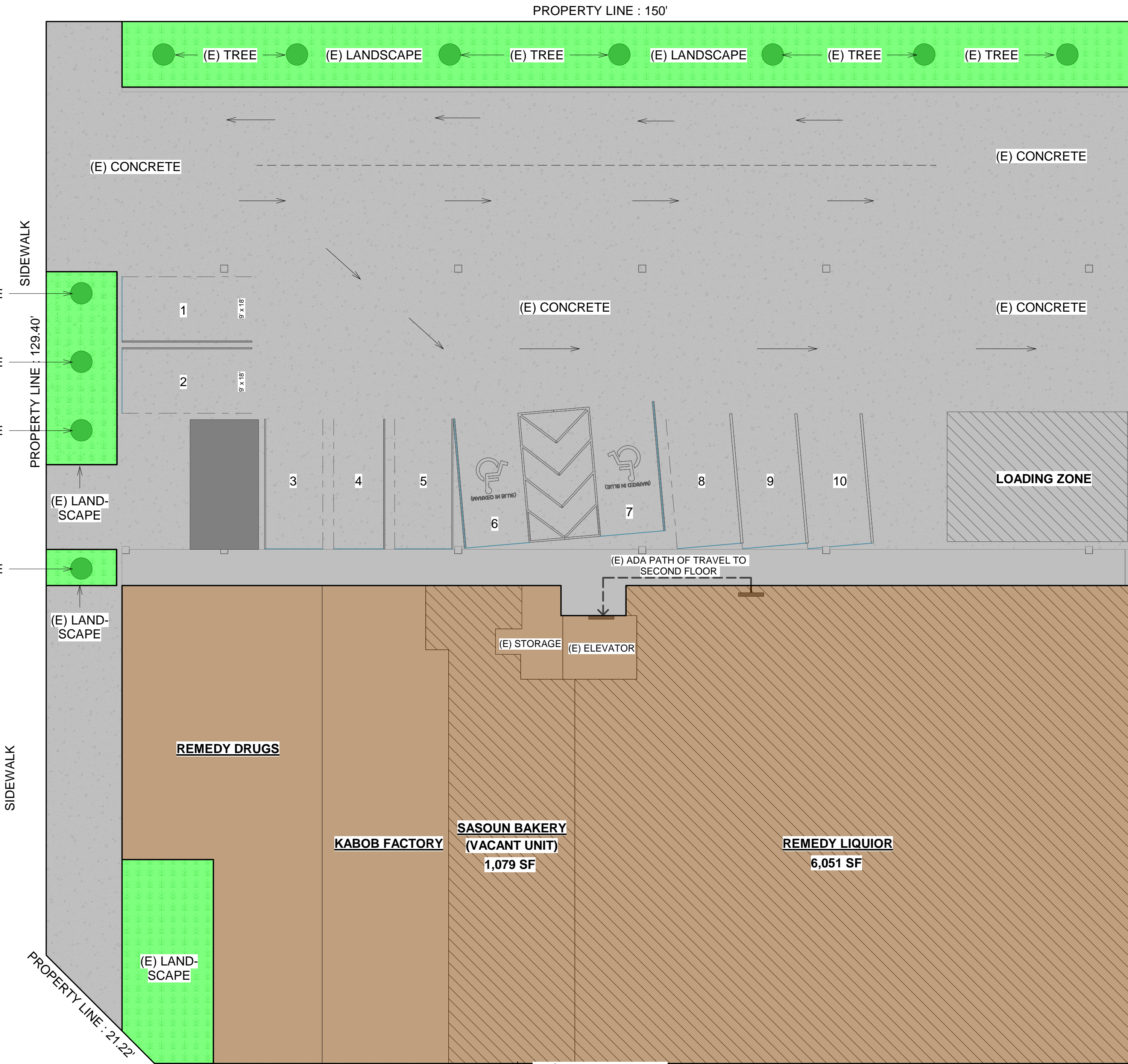






WESTERN AVENUE

ALLEY



W GLENOAKS BLVD

2 FIRST FLOOR SITE PLAN
1" = 10'-0"

CITY APPROVAL STAMP

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
VARDAN KASEMYAN
VARDAN@SECDEVELOPMENT.NET
(818) 935-1171

PROJECT INFORMATION	
ZONING DESIGNATION:	C1
OCCUPANCY:	M
CONSTRUCTION TYPE:	TYPE-VB
FIRE SPRINKLERED:	YES (EXISTING)
LOT SIZE:	21,548 SF
BUILDING CALCULATIONS	FLOOR AREA
	FIRST FLOOR = 8,743 SF
	SECOND FLOOR = 7,296 SF TOTAL= 16,039 SF
FIRST FLOOR LOT COVERAGE	$\frac{8,743 \text{ S.F.}}{21,548 \text{ S.F.}} = \underline{\underline{43.57\%}}$
SECOND FLOOR LOT COVERAGE	$\frac{7,296 \text{ S.F.}}{21,548 \text{ S.F.}} = \underline{\underline{33.86\%}}$
LANDSCAPED AREA	1,909 S.F.
NUMBER OF PARKING STALLS PROVIDED	74 STALLS
NUMBER OF STORIES:	2
HIGH FIRE ZONE:	NO
HILLSIDE ZONE:	NO
METHANE ZONE:	NO
LIQUEFACTION:	NO

LEGAL DESCRIPTION	
ADDRESS:	1700 W GLENOAKS BLVD
TRACT:	4516
LOT:	96, 97, 98
BLOCK:	NONE
APN:	5623-024-023

APPLICABLE CODES:

2022 CBC, 2023 CMC, 2023 CEC, 2023 CPC,
2023 CFC, 2023 ENERGY, 2023 CAL GREEN
& 2023 GB & SC ENERGY STANDARDS

SHEET INDEX	
A-1 - FIRST FLOOR SITE PLAN	
A-2 - SECOND FLOOR SITE PLAN	
A-3 - EXISTING & DEMO FIRST FLOOR PLAN	
A-4 - EXISTING SECOND FLOOR PLAN	
A-5 - PROPOSED FIRST FLOOR PLAN	

SCOPE OF WORK	
TENANT IMPROVEMENT FOR AUP (ENLARGE INTERIOR TENANT SPACE)	

"AMERICAN WITH DISABILITIES ACT (ADA) ARE FEDERAL OBLIGATIONS ONLY AND IS NOT REVIEWED BY LOCAL ENFORCEMENT AGENCIES. THIS PROJECT SHALL COMPLY WITH THE DISABLED ACCESS PROVISIONS SET FORTH IN THE CURRENT CALIFORNIA BUILDING CODE (CBC). IT IS THE PROPERTY OWNER'S AND THEIR AGENT'S RESPONSIBILITY TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES."

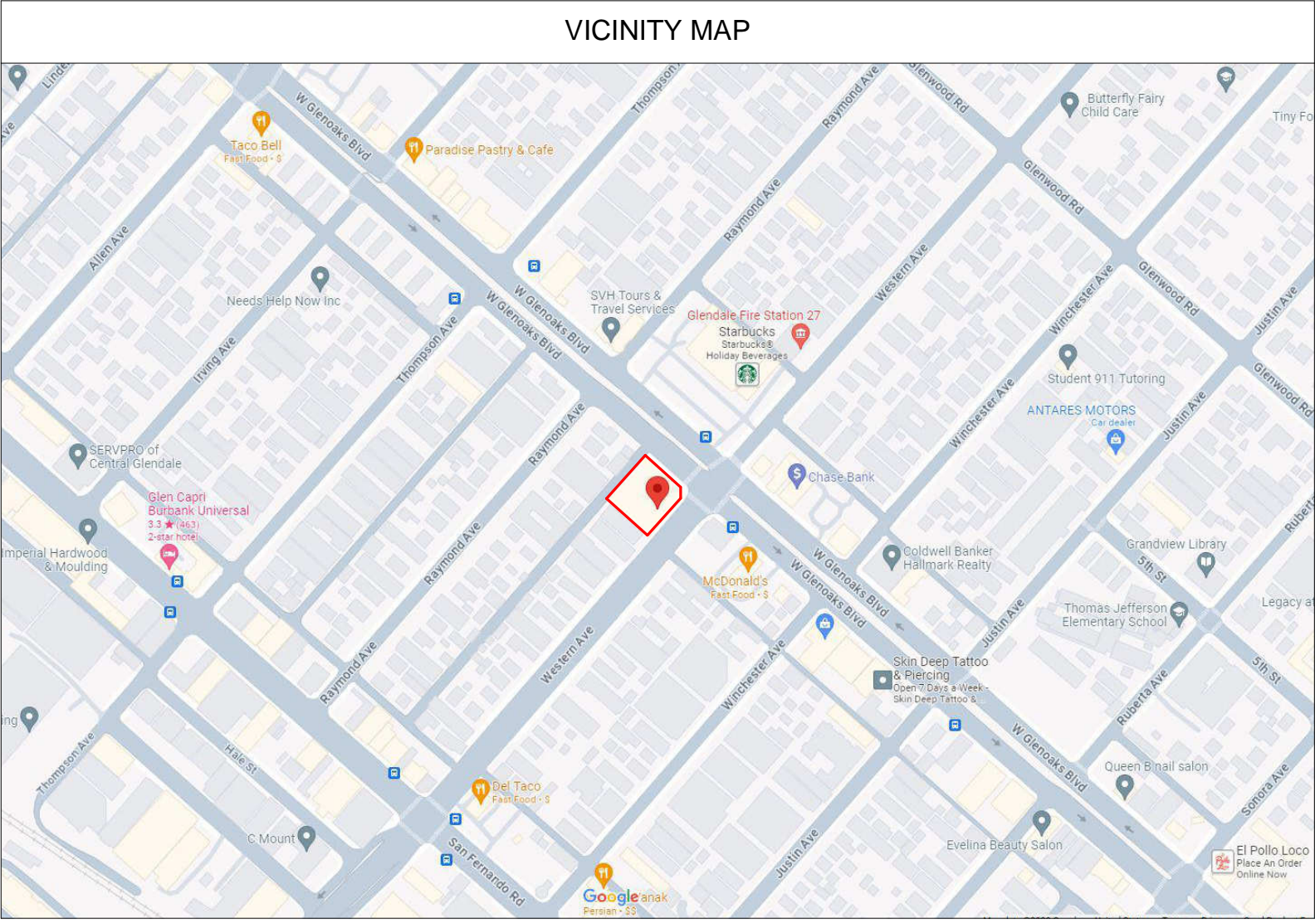
REVISE DATES:	

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

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OWNER:
ZAREH ISSAKHANIAN
ADDRESS:
1700 W GLENOAKS BLVD
GLENDALE, CA 91201

FIRST FLOOR SITE PLAN



SECDEVELOPMENT.NET
(818) 935-1171

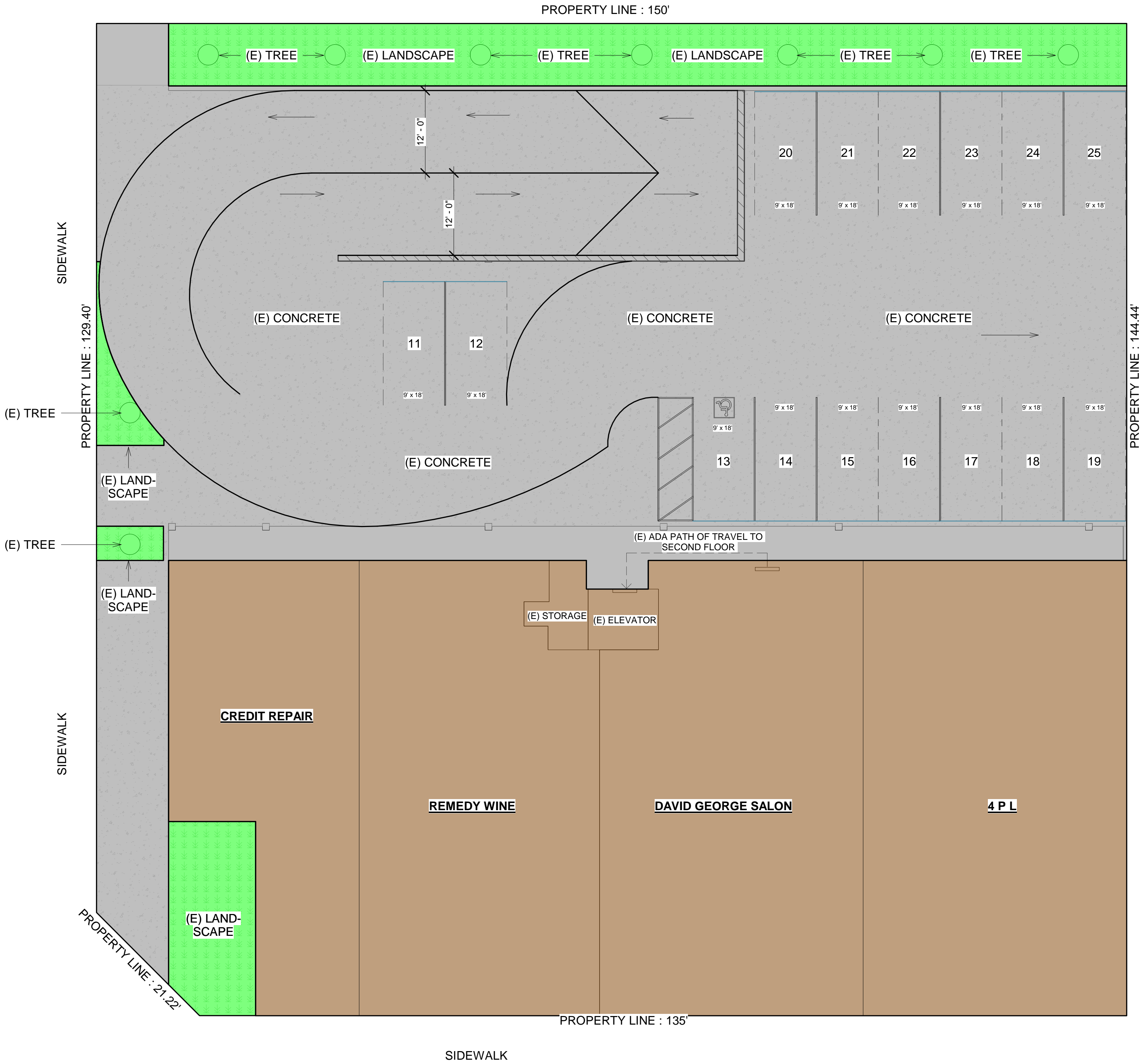
SEC development

SECDEVELOPMENT.NET
(818) 935-1171

PROJECT INFO	
JOB NUMBER:	23073
DATE DRAWN:	11/16/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	1" = 1'

A-1

WESTERN AVENUE



1 SECOND FLOOR SITE PLAN
1" = 10'-0"

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

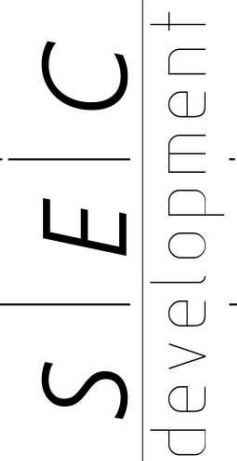
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GLENDALE, CA 91201

SECOND FLOOR
SITE PLAN

SECDEVELOPMENT.NET

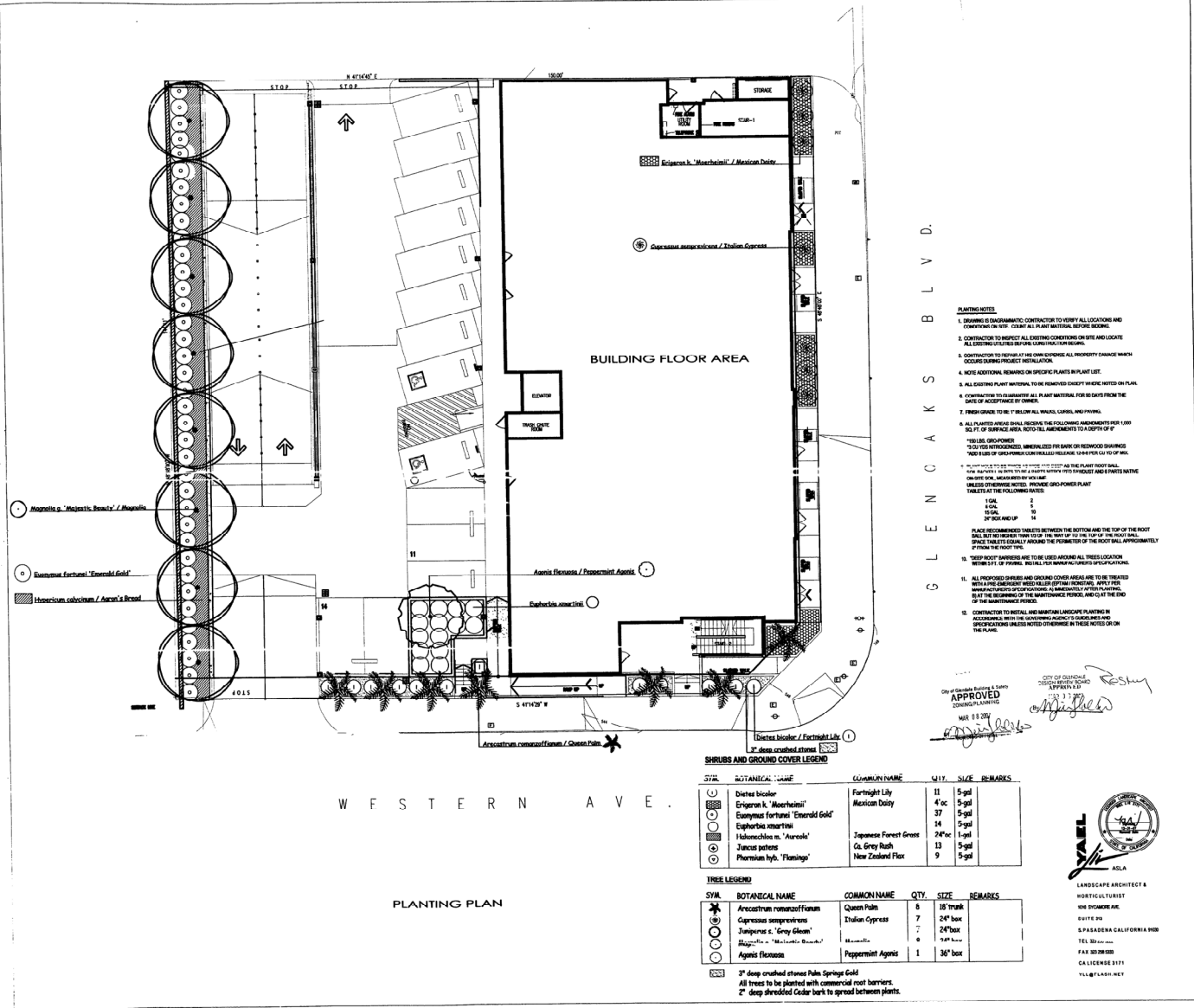
(818) 935-1171



SECDEVELOPMENT.NET

(818) 935-1171

PROJECT INFO	
JOB NUMBER:	23073
DATE DRAWN:	11/16/23
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	1" = 1'



Malekian & Assoc.
919 N. GLENDALE BLVD.
GLENDALE, CA 91201
TEL: 310.241.1111
FAX: 310.241.1112

PLANTING PLAN

1/16" WEST GLENDALE
GLENDALE, CA 91201

LANDSCAPE ARCHITECT
HORTICULTURIST
NO. 80000000
SUITE 201
S. PASADENA CALIFORNIA 91008
TEL: 310.241.1111
FAX: 310.241.1112
CA LICENSE 3111
VLL@LAND.NET

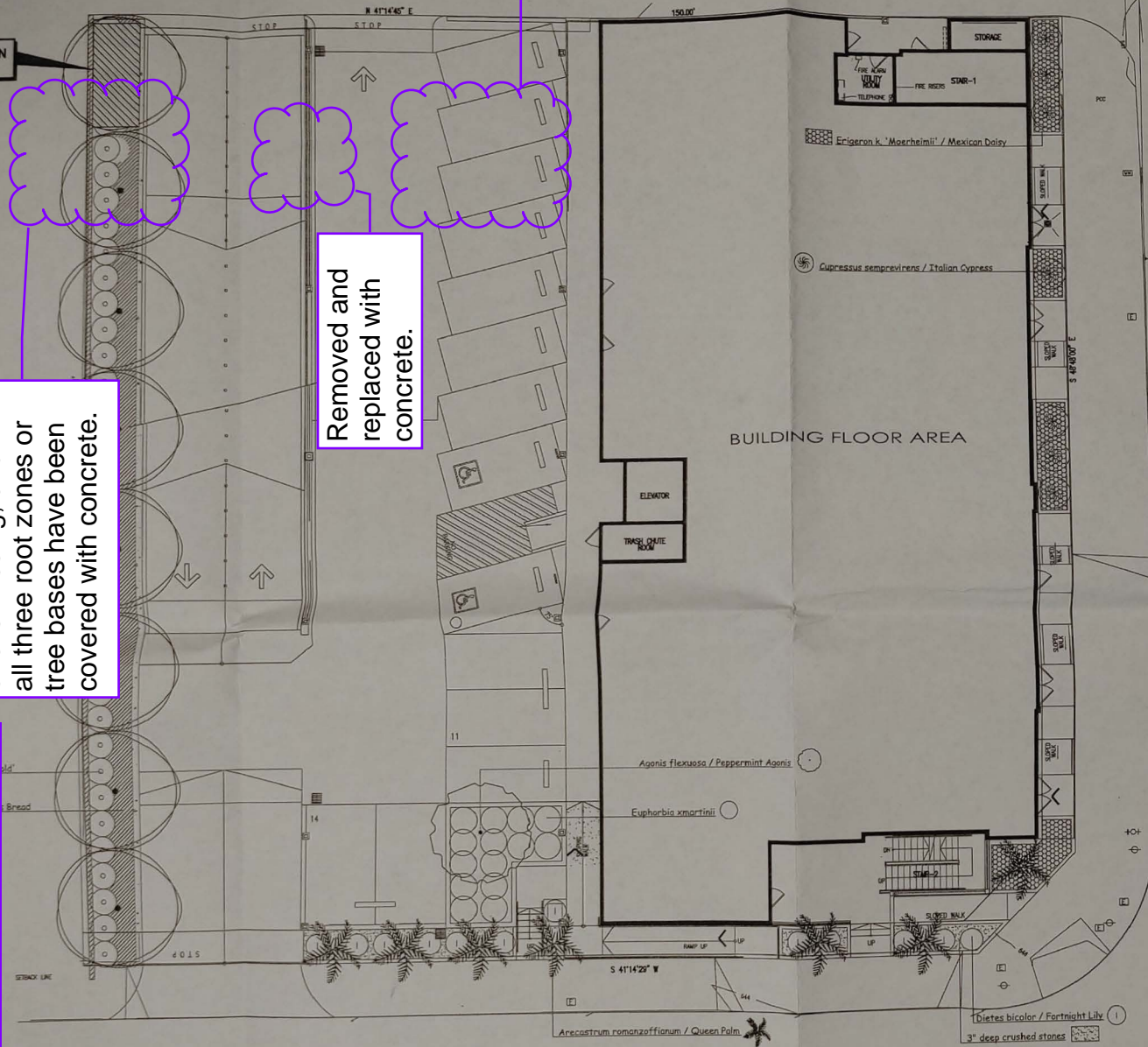
L-1

Findings from case planner's site visit,
February 29, 2024.

Italian Cypress:
one is missing, and
all three root zones or
tree bases have been
covered with concrete.

Removed and
replaced with
concrete.

Italian C
one is m
all three
tree bas
covered



WESTERN AVE

PLANTING PLAN

SYN.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
✱	Arecastrum romanoffianum	Queen Palm	8	18" trunk	
✱	Cupressus sempervirens	Italian Cypress	7	24" box	
✱	Juniperus s. 'Grey Glauca'		7	24" box	
✱	Magnolia s. 'Majestic Beauty'	Magnolia	8	24" box	
✱	Agonis flexuosa	Peppermint Agonis	1	36" box	
✱	3" deep crushed stones Palm Springs Gold				
✱	All trees to be planted with commercial root barriers.				
✱	2" deep shredded Cedar bark to spread between plants.				

SHRUBS AND GROUND COVER LEGEND

SYN.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
○	Diets bicolor	Fortnight Lily	11	5-gal	
○	Erigeron k. 'Moerheimii'	Mexican Daisy	4'cc	5-gal	
○	Eumyrtus fortunei 'Emerald Gold'		37	5-gal	
○	Euphorbia smartini		14	5-gal	
○	Hakonechloa m. 'Aureola'	Japanese Forest Grass	24'cc	1-gal	
○	Juncus patens	Ca. Grey Rush	13	5-gal	
○	Phormium hyb. 'Flamingo'	New Zealand Flax	9	5-gal	

- PLANTING NOTES**
1. DRAWING IS DIAGRAMMATIC. CONTRACTOR TO VERIFY ALL LOCATIONS AND CONDITIONS ON SITE. COUNT ALL PLANT MATERIAL BEFORE BIDDING.
 2. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS ON SITE AND LOCATE ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS.
 3. CONTRACTOR TO REPAIR AT HIS OWN EXPENSE ALL PROPERTY DAMAGE WHICH OCCURS DURING PROJECT INSTALLATION.
 4. NOTE ADDITIONAL REMARKS ON SPECIFIC PLANTS IN PLANT LIST.
 5. ALL EXISTING PLANT MATERIAL TO BE REMOVED EXCEPT WHERE NOTED ON PLAN.
 6. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM THE DATE OF ACCEPTANCE BY OWNER.
 7. FINISH GRADE TO BE 1" BELOW ALL WALKS, CURBS, AND PAVING.
 8. ALL PLANTED AREAS SHALL RECEIVE THE FOLLOWING AMENDMENTS PER 1,000 SQ. FT. OF SURFACE AREA. PHOTO-TILL AMENDMENTS TO A DEPTH OF 6"
 - *150 LBS. GROUND-POWER
 - *1 CU. YD. FOR NITROGENIZED, MINERALIZED FIBER BARK OR REDWOOD SHAVINGS
 - *500 8 LBS. OF GROUND-POWER CONTROLLED RELEASE 15-4-8 PER CU. YD. OF MIX.
 9. PLANT HOLE TO BE TWICE AS WIDE AND DEEP AS THE PLANT ROOT BALL. SOIL BACKFILL IN PITS TO BE A PARTS NITROGENIZED SAND/SHOULDER AND 6 PARTS NATIVE CHASTE SOIL, MEASURED BY VOLUME. UNLESS OTHERWISE NOTED, PROVIDE GROUND-POWER PLANT TABLETS AT THE FOLLOWING RATES:

1 GAL	2
5 GAL	5
15 GAL	10
25' BOX AND UP	14
 10. PLACE RECOMMENDED TABLETS BETWEEN THE BOTTOM AND THE TOP OF THE ROOT BALL BUT NO HIGHER THAN 1/3 OF THE WAY UP TO THE TOP OF THE ROOT BALL. SPACE TABLETS EQUALLY AROUND THE PERIMETER OF THE ROOT BALL APPROXIMATELY 7" FROM THE ROOT TIPS.
 11. "DEEP ROOT" BARRIERS ARE TO BE USED AROUND ALL TREES LOCATION WITHIN 5 FT. OF PAVING. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 12. ALL PROPOSED SHRUBS AND GROUND COVER AREAS ARE TO BE TREATED WITH A PRE-EMERGENT WEED KILLER (BUTIM) HORIZONTAL APPLY PER MANUFACTURER'S SPECIFICATIONS IMMEDIATELY AFTER PLANTING, IN AT THE BEGINNING OF THE MAINTENANCE PERIOD, AND C) AT THE END OF THE MAINTENANCE PERIOD.
 13. CONTRACTOR TO INSTALL AND MAINTAIN LANDSCAPE PLANTING IN ACCORDANCE WITH THE GOVERNING AGENCY'S GUIDELINES AND SPECIFICATIONS UNLESS NOTED OTHERWISE IN THESE NOTES OR ON THE PLANS.



LANDSCAPE ARCHITECTS
HORTICULTURIST
1010 SPICEMORE AVE.
SUITE 311
S. PASADENA CALIFORNIA 91033
TEL 323.258.5022
FAX 323.258.5023
CA LICENSE 5171
TLL@FLASH.NET

PLANTING PLAN

1706 WEST GLENDALE
Glendale, CA 91201

L-1

WESTERN AVENUE



1 SECOND FLOOR SITE PLAN
1" = 10'-0"

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

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ADDRESS:
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GLENDALE, CA 91201

SECOND FLOOR
SITE PLAN

SECDEVELOPMENT.NET

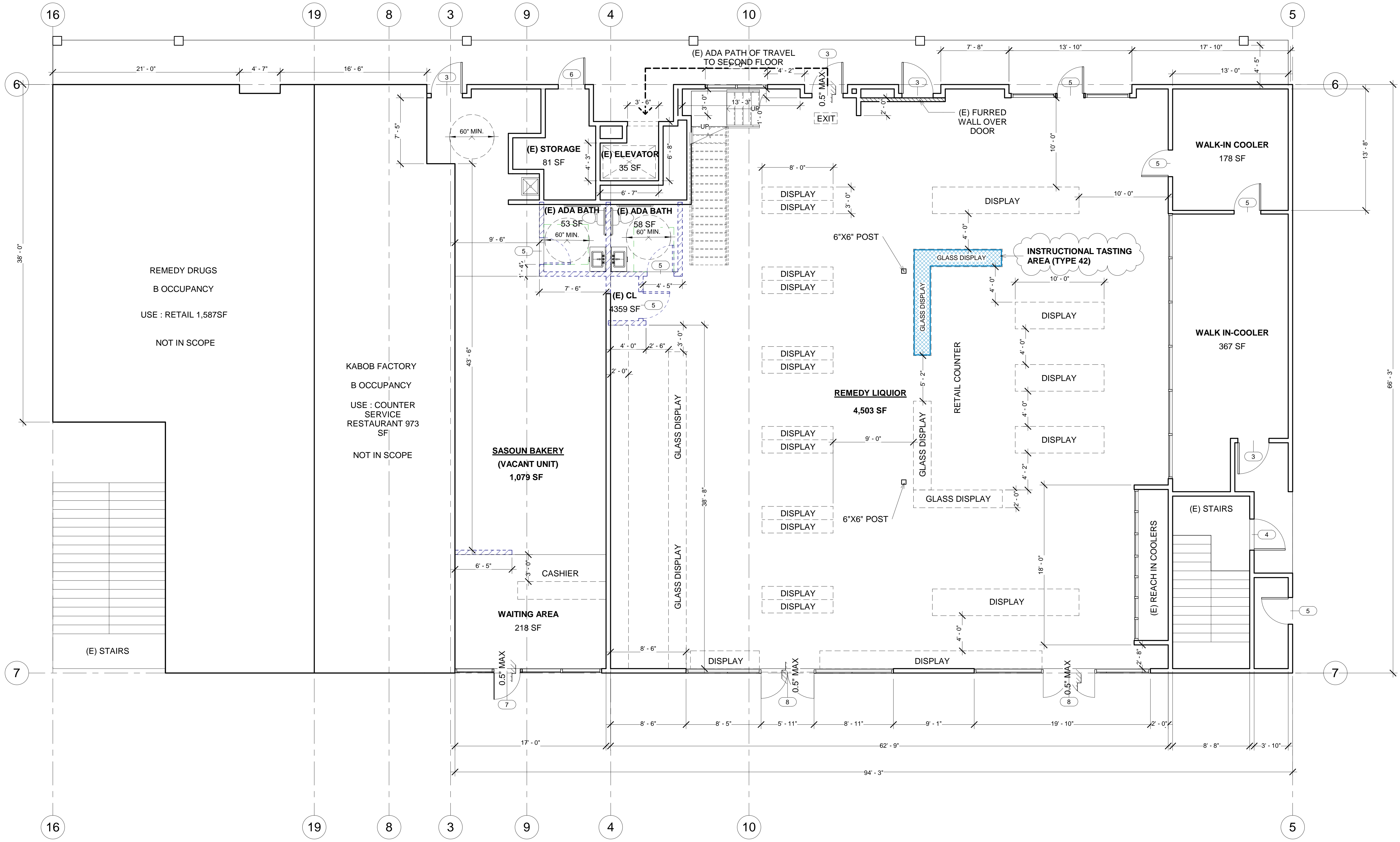
(818) 935-1171



SECDEVELOPMENT.NET

(818) 935-1171

PROJECT INFO	
JOB NUMBER:	23073
DATE DRAWN:	6/10/24
DRAWN BY:	M.A.
CHECKED BY:	V.K.
SCALE:	1" = 1'



CITY APPROVAL STAMP

1 EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"

LEGEND	
EXISTING WALL (2X4)	
DEMO WALL (2X4)	

EXISTING DOOR SCHEDULE									
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	2'-2"	6'-10"	SWING	ALUMINUM	GLASS	YES	7	0.3	0.23
2	3'-0"	6'-10"	SWING	ALUMINUM	GLASS	YES	8	0.3	0.23
3	3'-6"	8'-0"	SWING	WOOD	WOOD	NO	4	N/A	N/A
4	3'-6"	6'-8"	SWING	WOOD	WOOD	NO	1	N/A	N/A
5	6'-8"	3'-0"	SWING	WOOD	WOOD	NO	7	N/A	N/A
6	3'-0"	8'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
7	3'-0"	6'-10"	SWING	ALUMINUM	GLASS	YES	1	0.3	0.23
8	X'-X"	X'-X"	SWING	ALUMINUM	GLASS	YES	2	0.3	0.23

REVISE DATES:

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OWNER:
ZAREH ISSAKHANIAN
ADDRESS:
1700 W GLENOAKS BLVD
GLENDALE, CA 91201

EXISTING & DEMO
FIRST FLOOR PLAN

SECDEVELOPMENT.NET

(818) 484-7111

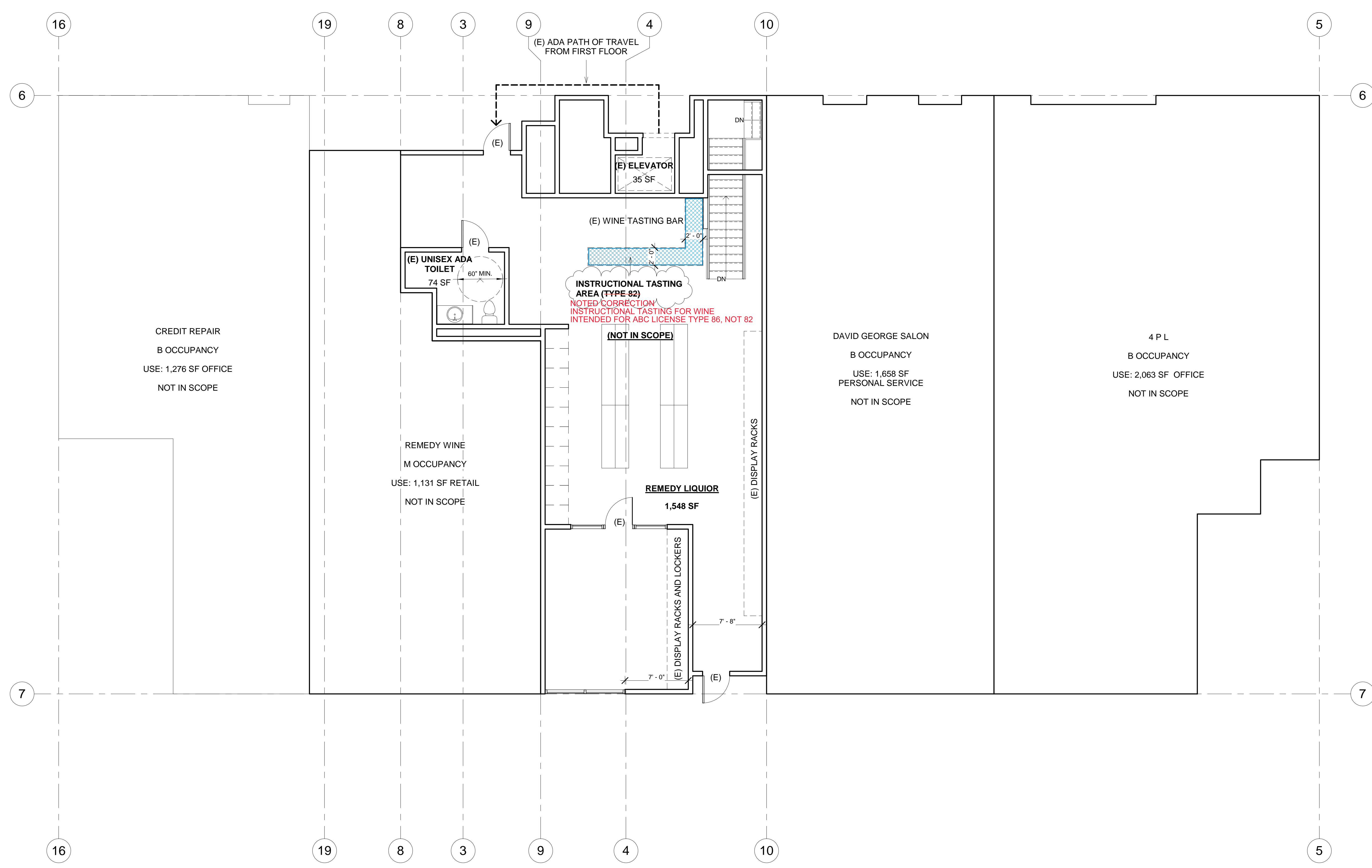
SECDEVELOPMENT.NET

(818) 484-7111

SECDEVELOPMENT.NET

(818) 484-7111

PROJECT INFO	
JOB NUMBER:	23073
DATE DRAWN:	6/10/24
DRAWN BY:	M.A.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'



1 EXISTING SECOND FLOOR
3/16" = 1'-0"

REVISE DATES:

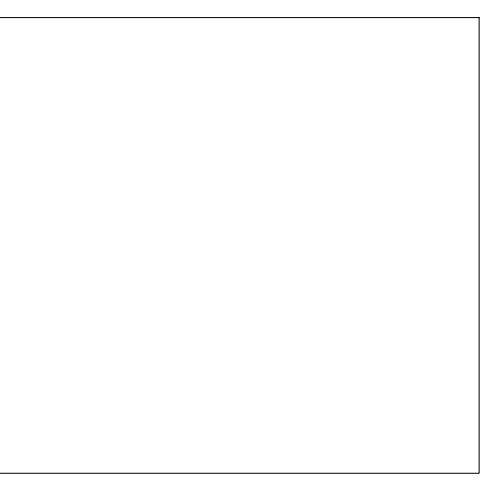
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ZAREH ISSAKHANIAN

ADDRESS:
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GLENDALE, CA 91201

EXISTING SECOND FLOOR PLAN

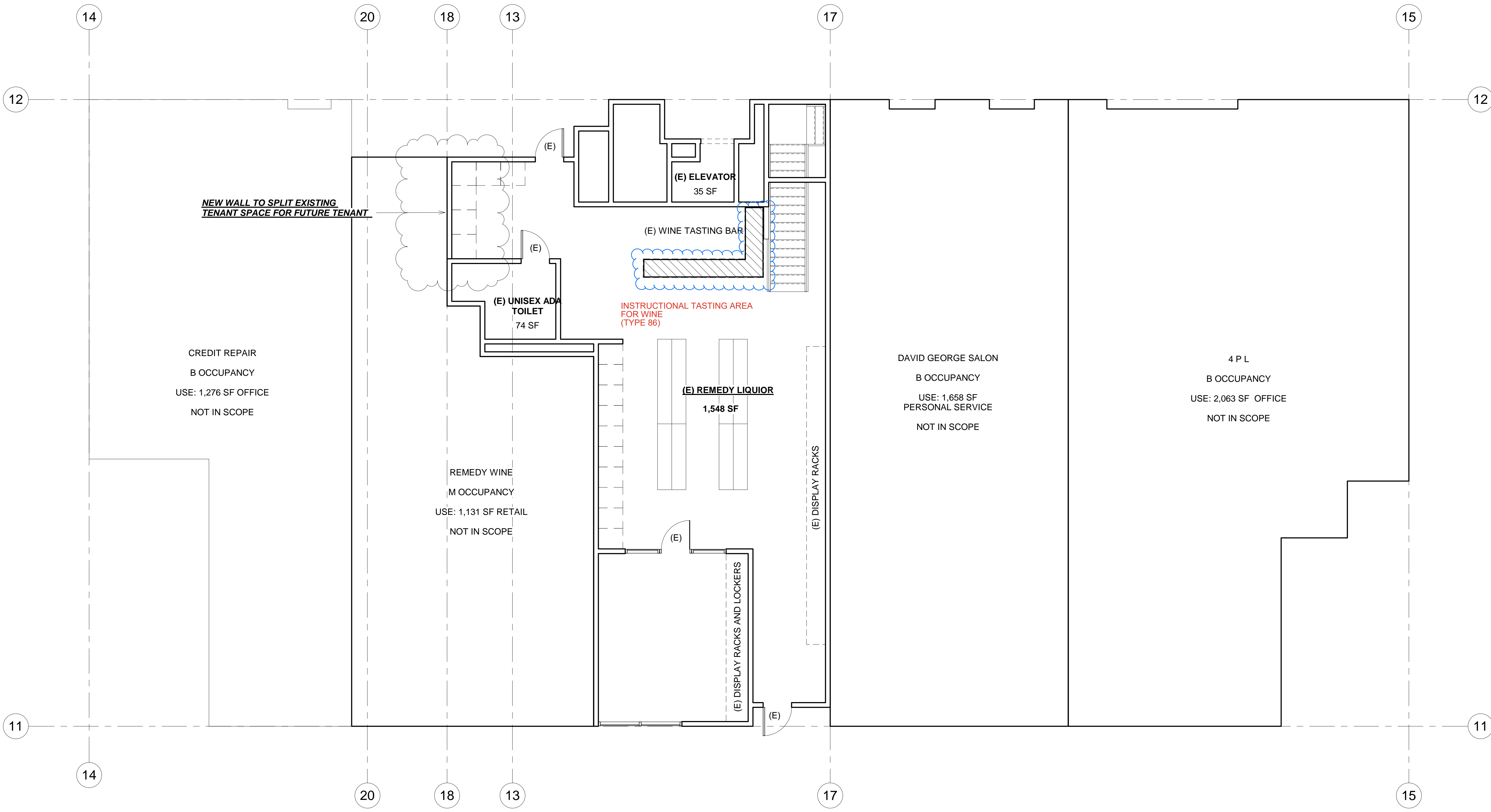


SECDEVELOPMENT.NET

(818) 935-1171

SECDEVELOPMENT.NET

PROJECT INFO	
JOB NUMBER:	23073
DATE DRAWN:	6/10/24
DRAWN BY:	M.A.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'



1 PROPOSED SECOND FLOOR
3/16" = 1'-0"

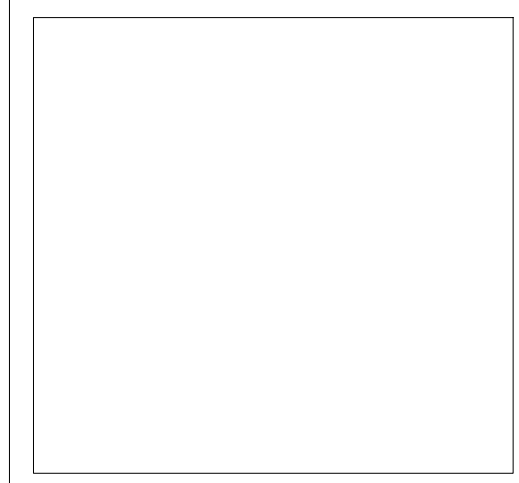
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ADDRESS:
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GLENDALE, CA 91201

PROPOSED SECOND FLOOR PLAN



PROJECT INFO	
JOB NUMBER:	23073
DATE DRAWN:	6/10/24
DRAWN BY:	M.A.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'

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

DATE: 12/1/2023 **DUE DATE:** January 4, 2024

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

FROM: Alan Lamberg, Planner – Alamberg@GlendaleCA.gov **Tel. #** 818-937-8158

PROJECT ADDRESS: 1700 West Glenoaks Boulevard, Glendale, CA 91201

Applicant: Zareh Michael Issakhanian

Property Owner: Zareh Issakhanian, manager for ZHS Investments, LLC

PROJECT DESCRIPTION: sale of alcohol, off-site, allow expansion of premises for existing liquor store. Previous permits were CUP. New Administrative Use Permit (AUP) per GMC§30.49.

PLEASE CHECK:

<p><u> X </u> A. CITY ATTORNEY</p> <p>_____</p> <p>_____</p> <p>B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"><u> X </u> • (1) Building & Safety<u> X </u> • (2) Neighborhood Services_____ • (3) Design Review & Historic<u> X </u> • (4) Economic Development_____ • (5) Housing_____ • (6) Urban Design & Mobility <p>_____</p> <p><u> X </u> D. COMMUNITY SERVICES/PARKS:</p> <p>_____</p> <p>_____ E. FIRE ENGINEERING (PSC)</p> <p>_____</p> <p>F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none">_____ • (1) Water_____ • (2) Electric	<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_____ • (2) Traffic<u> X </u> • (3) Facilities (city projects only)_____ • (4) Integrated Waste_____ •_____ • (5) Maintenance Services/Urban Forester <p><u> X </u></p> <p>_____ J. GLENDALE POLICE</p> <p>_____</p> <p>K. OTHER:</p> <ul style="list-style-type: none"><u> X </u> • (1) STATE-Alcohol Beverage Control (ABC)_____ • (2) Tribal Consultations (EIFs)_____ • (3) City Clerk's Office
--	--

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
AUP/CUP Case No.: PAUP-002531-2023
ADR/DRB Case No.: _____

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

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

Project

Address: 1700 W Glenoaks Blvd 91201

Project

Case No.: PAUP-002531-2023

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:12-10-20232

Print Name: Miroslav Lhotsky

Title: Deputy Building Official Dept. CDD Building & Safety

1. Comments cannot be provided since the scope of work is not clear.
2. It is not clear where the tenant spaces are located in reference to other tenant spaces both for the upper and the lower floor.
3. Show adjacent tenant spaces especially those at are being altered in the process of creating this tenant space on the upper and lower floors.
4. Identify the existing and proposed occupancy, use, area and scope of work for all adjacent spaces.
5. Provide grid lines for the upper and lower plans to show clearly how the two spaces at the upper and lower floors relate to each other and to adjacent spaces.

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

Project
Address: 1700 W Glenoaks Blvd 91201

Project
Case No.: PAUP-002531-2023

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

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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:12/4/2023

Jessica Sada,
Administrative Associate
Neighborhood Services, CDD

Tel.:(818)937-8167

a. ADDITIONAL COMMENTS:

- ☒ 1. There is a code case that has been referred to the City Attorney with one violation.
Case # NNOPMT2114093; Inspector: Michael Chong, Ph: (818) 937-8172

Violation: Unpermitted structures/sheds attached to exterior of parking garage, (next to 1059 Western Ave).

Remedy: Obtain all required city approvals, permits and inspections for the sheds and partition and/ or remove/return property back to its original state. Contact Planning Department at 818-548-2140 and Permit Services Office at 818-548-3200 for permit information requirements or visit GlendalePermits.org.

Code: BSC.V1.114.1 - It shall be unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, move, remove, demolish, occupy, or maintain any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code. Maintenance of a building or structure which was unlawful at the time it was constructed and which would be unlawful under this Code if constructed after the effective date of such Code, shall constitute a continuing violation of such Code.

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.

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

Project
Address: 1700 W Glenoaks Blvd 91201

Project
Case No.: PAUP-002531-2023

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: December 18, 2023

Print Name: Alex Krikorian

Title: Police Lieutenant **Dept.** Police **Tel.:** 818-937-8434

a. ADDITIONAL COMMENTS:

- ☒ 1. Applicant Zareh Michael Issakhanian is in the process of obtaining a Administrative Use Permit of the sale of alcohol, off-site sales and allow expansion of premises for an existing liquor store located at 1700 W. Glenoaks Boulevard DBA Remedy Liquors.

Remedy Liquors is located in census tract 3016.01 which allows for 6 On-Sale and 3 Off-Sale licenses in this tract. There are currently 14 On-Sale and 10 Off-Sale licenses in this tract. Based on arrests and Part 1 crime statistics for census tract 3016.01 in 2021, there were 264 crimes, 58% above the city wide average of 167.

Within the last calendar year, there were 3 calls for police service at the location:

12/20/22 – Narcotics (No DR)
01/29/23 – Trespass (No DR)
11/01/23 – Prop Lost (No DR)

Per the ABC website, Remedy Liquors has an “active” Type 42 (On-Sale Beer and Wine – Public Premises), Type 21 (Off-Sale General) and Type 86 (Instructional Tasting License) liquor licenses, license #512898 and #515379.

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. The sale of alcoholic beverages should be restricted to avoid late night sales.
2. Sales of alcoholic beverages shall be permitted only between the hours of _____ and _____ each day of the week (hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered).
3. Individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
4. The store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
5. Store display racks should be positioned such that they are in a clear line of sight by management and staff with no restricting view.
6. Signs should be posted clearly specifying no sales to minors or intoxicated persons.
7. Appropriately lighting for the display areas where alcoholic beverages would be sold should be required.
8. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
9. The sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
10. Signs indicating no loitering or trespassing should be posted.
11. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).

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

DATE: 6/13/2024 **DUE DATE:** July 12, 2024

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

FROM: Alan Lamberg, Planner – Alamberg@GlendaleCA.gov **Tel. #** 818-937-8158

PROJECT ADDRESS: 1700 West Glenoaks Boulevard, Glendale, CA 91201

Applicant: Zareh Michael Issakhanian

Property Owner: Zareh Issakhanian, manager for ZHS Investments, LLC

PROJECT DESCRIPTION: To allow the expansion of premises from existing 6,051-square-feet (SF) tenant spaces into an 1,297-SF adjacent tenant space (Unit C), totaling 7,348 SF, for the continued on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, (ABC License Type 21), continued operation of premises on the ground-floor tenant space (Unit A), for on-site sale and instructional tasting of beer and/or distilled spirits (Type 42), and continued operation of premises in the 2nd floor tenant space (Unit G), for on-site sale and instructional tasting of wine (Type 82), in the existing retail store (Remedy Wine and Remedy Liquor) Previous permits were CUP. New Administrative Use Permit (AUP) per GMC§30.49.

PLEASE CHECK:

<p><input checked="" type="checkbox"/> A. CITY ATTORNEY</p> <p><input type="checkbox"/> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Building & Safety<input checked="" type="checkbox"/> (2) Neighborhood Services<input type="checkbox"/> (3) Design Review & Historic<input type="checkbox"/> (4) Economic Development<input type="checkbox"/> (5) Housing<input type="checkbox"/> (6) Urban Design & Mobility <p><input type="checkbox"/> D. COMMUNITY SERVICES/PARKS:</p> <p><input type="checkbox"/> E. FIRE ENGINEERING (PSC)</p> <p><input type="checkbox"/> F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) Water<input type="checkbox"/> (2) Electric	<p><input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)</p> <p><input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) Engineering & Land Development<input type="checkbox"/> (2) Traffic<input type="checkbox"/> (3) Facilities (city projects only)<input type="checkbox"/> (4) Integrated Waste<input type="checkbox"/> (5) Maintenance Services/Urban Forester <p><input checked="" type="checkbox"/> J. GLENDALE POLICE</p> <p><input checked="" type="checkbox"/> K. OTHER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)<input type="checkbox"/> (2) Tribal Consultations (EIFs)<input type="checkbox"/> (3) City Clerk's Office
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ENTITLEMENT(S) REQUESTED

Variance Case No.:

AUP/CUP Case No.: PAUP-002531-2023

Tentative Tract/Parcel Map No.:

Zone Change/GPA:

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

Project

Address: 1700 W Glenoaks Blvd 91201

Project

Case No.: PAUP-002531-2023

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: 06/24/2024

Print Name: Ara Sargsyan

Title: Building Official **Dept.** CDD/BSD

Tel.: (818) 937-8104

COMMENTS:

1. The following permits to be obtained from BSD:
 - a. Building
 - b. Mechanical
 - c. Electrical
 - d. Plumbing
 - e. EV charging stations
 - f. All Differed items
2. Architectural plans shall be submitted to building Safety for review (after initial plan check submittal, additional requirements may follow accordingly):
 - a. Existing floor plan
 - b. Proposed floor plan
 - c. Accessibility features
 - d. Exiting analysis
 - e. Plumbing fixture calculations
3. Plans shall be in compliance with current edition of the City of Glendale Building and Safety Code (CGBSC)

ADDITIONAL COMMENTS:

1. Proposed layout reduces the number of plumbing fixtures. As of current Plumbing Code for the proposed tenant space at least 2 female WC, 1 male WC and 1 urinal are required. No reduction of plumbing fixtures is permitted.
2. Portion of second floor tenant space is being separated for "future tenant". The resulting tenant space compliance with the Codes (exiting, accessibility, plumbing fixtures, etc..) need to be addressed.

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

Project
Address: 1700 W Glenoaks Blvd 91201

Project
Case No.: PAUP-002531-2023

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: 06/18/2024

Print Name: Jessica Sada

Title: Admin. Associate

Dept. CDD, Neighborhood Services

Tel.: 818-937-8167

a. ADDITIONAL COMMENTS:

- ☒ 1. There is an open code case that has been referred to the City Attorney's office, case # NNOPMT2114093, assigned to inspector Michael Chong, ext. 8172.
Code: BSC.V1.114.1
Violation: Structures/sheds attached to exterior of parking garage.
Remedy: Obtain all required city approvals, permits and inspections for the sheds and partition and/or remove/return property back to its original state.

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.

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

Project
Address: 1700 W Glenoaks Blvd 91201

Project
Case No.: PAUP-002531-2023

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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: June 14, 2024

Print Name: Alex Krikorian

Title: Lieutenant **Dept.** Police **Tel.:** 818-937-8434

a. ADDITIONAL COMMENTS:

Applicant Zareh Michael Issakhanian is in the process of obtaining an Administrative Use Permit to allow the expansion of premises from existing 6,051-square-feet (SF) tenant spaces into an 1,297-SF adjacent tenant space (Unit C), totaling 7,348 SF, for the continued on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, (ABC License Type 21), continued operation of premises on the ground-floor tenant space (Unit A), for on-site sale and instructional tasting of beer and/or distilled spirits (Type 42), and continued operation of premises in the 2nd floor tenant space (Unit G), for on-site sale and instructional tasting of wine (Type 82), in the existing retail store (Remedy Wine and Remedy Liquor). Previous permits were CUP. New Administrative Use Permit (AUP) per GMC§30.49.

Remedy Liquor is located in census tract 3016.01 which allows for 6 On-Sale and 3 Off-Sale establishments. There are currently 14 On-Sale and 10 Off-Sale licenses in this tract. Remedy Liquor holds 3 of the existing On-Sale and Off-Sale licenses in this tract. Based on arrests and Part 1 crime statistics for census tract 3016.01 in 2023 there were 381 crimes, 20% above the city wide average of 317.

Within the last calendar year there were no calls for police service at the location.

Per the ABC website, Remedy Liquor has "active" Type 42 (On-Sale Beer and Wine – Public Premises), Type 86 (Instructional Tasting License) and Type 21 (Off-Sale General) liquor licenses, license #515379 & #512898.

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

None

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

1. The sale of alcoholic beverages should be restricted to avoid late night sales.
2. Sales of alcoholic beverages shall be permitted only between the hours of _____ and _____ each day of the week (hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered).
3. Individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
4. The store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
5. Store display racks should be positioned such that they are in a clear line of sight by management and staff with no restricting view.
6. Signs should be posted clearly specifying no sales to minors or intoxicated persons.
7. Appropriately lighting for the display areas where alcoholic beverages would be sold should be required.
8. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
9. The sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
10. Signs indicating no loitering or trespassing should be posted.
11. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).

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Suggested Conditions to allow wine, beer and distilled spirit tasting

Obtain an ABC Type 86 liquor license

1. No charge of any sort shall be made for tastings at an instructional tasting event.
2. A person under 21 years of age shall not serve, or be served, wine, beer or distilled spirits at the instructional tasting event.
3. Unless otherwise restricted, an instructional tasting event may only take place between the hours of 10 a.m. and 9 p.m.
4. The Type 86 license shall not authorize any on-sale retail sales to consumers attending the instructional tasting event.
5. The Type 86 license holder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.
6. At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier. The type 86 license holder shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.
7. An instructional tasting event shall be limited to a single type of alcoholic beverage. "Type of alcoholic beverage" means distilled spirits, wine or beer.
8. A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce. No more than three tastings of distilled spirits or wine shall be provided to any person on any day. The tasting of beer is limited to eight ounces of beer per person per day. The wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the Type 86 license under its requisite off-sale license.
9. Any unused wine, beer, or distilled spirits remaining from the tasting shall be removed from the off-sale license licensed premises by the "authorized licensee" or its designated representative.
10. If the instructional tasting event is conducted by a designated representative, the designated representative shall not be owned, controlled, or employed directly or indirectly by the holder of the type 86 on whose premises the instructional tasting event is held.