



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

December 16, 2024

Applicant:

J T CONSTRUCTION GROUP INC

Attn: Edwin Tsaturyan

727 Sonora Avenue,
Glendale, CA 91201

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-003606-2024
4608 San Fernando Road, Glendale, CA 91204
(Atmosphere)**

The Director of Community Development will render a final decision on or after December 30, 2024 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the on-site sales, service, and consumption of beer and wine (ABC License Type 41) at an existing full-service restaurant (Atmosphere) located in the IMU-R (Industrial/Commercial/Residential Mixed Use) Zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals, and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
4. That no separate bar for the sales, service and consumption of beer and wine shall be permitted.
5. That no exterior signs advertising the sales and service of beer and wine shall be

permitted.

6. That access to the premises shall be made available to all City of Glendale Planning, Neighborhood Service Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with laws and conditions of this approval.
7. That a current Business Registration Certificate shall be maintained for the business.
8. That at all times when the premises are open for business, the service of any beer and wine shall be made only in the areas designated with an ABC license. Consumption of beer and wine will only be on those same licensed areas.
9. That no patron to any of the business establishments shall be allowed to bring into any establishment or maintain in the establishments, any beer and wine unless that beer and wine was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
10. That the restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
11. 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.
12. There shall be no video machine maintained upon the premises.
13. 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.
14. 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.
15. The sale of beer and wine for consumption off the premises is strictly prohibited.
16. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
17. That any expansion or modification of the facility or use which 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 Planning Hearing Officer, with concurrence from the Director of Community Development.

PROJECT BACKGROUND

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 on-site sales, service, and consumption of beer and wine at an existing full-service restaurant within an existing commercial space and there is no added floor area proposed.

General Plan:

Mixed Use

Zone:

IMU-R (Industrial/Commercial/Residential Mixed Use) Zone

Description of Existing Property and Uses:

The subject tenant is located in a one-story building that is approximately 1,321 square feet adjacent to an auto repair and service center on the east side of the property. There are five existing parking spaces on-site, and nine parking spaces off-site located at 4614 and 4628-4632 San Fernando Road. Vehicular access to the site is taken from existing driveway aprons along San Fernando Road. The subject site is a flat lot situated in between an office building and an auto repair service shop and has been operating since 2015 under the current occupant. The restaurant has been in operation at this location for about 9 years without major incident. The hours of operation of the existing restaurant are 11:30 a.m. to 1:00 a.m. Monday through Thursday, 11:30 a.m. to 1:30 a.m. on Friday and Saturday, and 1:00 p.m. to 1:00 a.m. on Sunday. The site is surrounded by commercial and industrial uses to the north, south, east, and west.

Neighboring Zones and uses

Direction	Zone	Existing Land Use
North	IMU-R	Offices/retail commercial businesses
South	IMU-R	Auto repair and service shop
East	IMU-R	Offices/retail commercial businesses
West	IMU	Auto repair and service shop and auto body shop
Project Site	IMU-R	One-story commercial building

COMMENTS FROM OTHER CITY DEPARTMENTS:

No major concerns were received from the various city divisions/departments. Standard conditions have been received from the Police Department and Neighborhood Services

Division to ensure that any potential negative impact will be appropriately mitigated. These conditions will be made part of the application if the AUP is approved.

PROJECT ANALYSIS

The subject site is located within the IMU-R (Industrial/Commercial/Residential Mixed Use) Zone and the General Plan - Land Use Element designation of "Mixed Use". In comparison to other industrial zones in the city, the IMU-R zone is intended to provide uses and services that are both beneficial and compatible with the surrounding residential properties. A full-service restaurant is a permitted use in this zone.

Atmosphere Restaurant is located in a one-story building constructed in 1947 and has been operating since 2015 under the current occupant. The restaurant has been in operation at this location for about 9 years without major incident. The subject tenant is adjacent to other complementary businesses, including retail and service type uses. Many multi-family residential buildings are located east of the subject property, adjacent to the subject property's surface parking area.

The subject site has frontage along San Fernando Road on its western front. This street is considered a major arterial thoroughfare road. The site is surrounded by IMU and IMU-R-zoned properties and located within the Pacific-Edison neighborhood. The request to serve alcoholic beverages in conjunction with an existing restaurant will not create any traffic-related impacts on area streets over and above existing conditions.

The request to allow the on-site sales, service, and on-site consumption of beer and wine with meals is an enhancement to the dining experience. The restaurant does not conduct happy hour for its customers. The experience one gets from consuming a beer or glass of wine with a meal at a full-service restaurant is different from an experience gained from consuming alcoholic beverages at a bar, tavern, or night club. The beverage ancillary service of beer and wine is complimentary to the meal.

Atmosphere Restaurant is surrounded by other industrial and office developments on the south, west, and north. The property's parking lot is located to the north of the subject restaurant which helps create a buffer between Atmosphere Restaurant and the neighboring uses as well as the residential building to the east, approximately 100 feet away. As such, negative impacts to the residents are also not anticipated with the service and on-site consumption of alcoholic beverages. Through the years Atmosphere Restaurant has been in operation, the restaurant has been a responsible operator as no reported conflict or adverse effects on adjoining businesses and residential neighbors have been reported.

The property is accessed from both San Fernando Road and the alley way directly north of the subject property. The site is legal non-conforming for the number of on-site parking spaces; however, the five on-site parking spaces and nine off-site spaces located at 4614 and 4628-4632 San Fernando Road (approved with conditions per PPUP1708391 in June 2017) have proven to be adequate for the existing restaurant. There is also ample street

parking on adjacent streets.

Atmosphere Restaurant is located in census tract 3024.01 which allows for 6 On-Sale establishments. There are currently 11 On-Sale licenses in this tract. The Atmosphere will bring the total to 12. Based on arrests and Part 1 crime statistics for census tract 3024.01 for 2023 there were 1,372 crimes, 333% above the city wide average of 317. According to GPD, within the last calendar year, there were two calls for police service at the location. One call was on 09/14/24 for a noise complaint and the other was on 01/27/24 for DUI. The request to serve alcoholic beverages at this location would not increase the number of licenses for on-site consumption to a higher level.

The approval of the AUP to allow the on-site consumption of beer and wine at this location does not appear to be a detriment to the safety and public welfare of the neighborhood in general. While there are residential developments in the area, the consumption of beer and wine at a restaurant is considered low-intensity and would not negatively impact residents.

Overall, the applicant's desire to serve beer and wine at Atmosphere Restaurant is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

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

The applicant is requesting to allow the sale of beer and wine (Type 41) for on-site consumption at an existing full-service restaurant. The sale of on-site consumption will be consistent with the elements and objectives of the General Plan. The subject site is located in the IMU-R (Industrial/Commercial-Residential Mixed Use) zone, and the General Plan Land Use Element designation is Mixed Use. The IMU-R zone provides for a full range of goods and services to the community located along portions of industrial/commercial thoroughfares. This zone is appropriate for a mix of commercial, industrial, and residential activities, including full-services restaurants. The sale of beer and wine for on-site consumption at this location is appropriate in an area of the city zoned for commercial uses and will provide an option for the dining public to enjoy alcoholic beverages with their meals. Restaurant uses are permitted in the IMU-R (Industrial/Commercial-Residential Mixed Use) zone and are consistent with the Mixed-Use land use designation. The Circulation Element identifies San Fernando Road as a Major Arterial that is fully developed and can adequately handle the existing traffic circulation around the site.

The subject property is adjacent to residential uses to the east, commercial uses to the north, and service uses to the south and west (across San Fernando Road). The applicant's request to serve beer and wine with meals is not anticipated to create any negative traffic-related impacts on San Fernando Road. This application does not include any added floor area or modifications to the existing building or use; therefore, there will

be no increase in the demand for parking.

The project site is already developed, and the applicant's request is only to allow the on-site sale of beer and wine at the existing full-service restaurant. The other elements of the General Plan, including Open Space, Recreation, Housing, and Noise, will not be impacted as a result of the applicant's request as this is an existing development in the city, and there is no expansion proposed.

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

The on-site sales, service, and consumption of all types of alcoholic beverages at the existing full-service restaurant, "Atmosphere", will not be detrimental to the health, safety and public welfare of the neighborhood in general. According to the Glendale Police Department (GPD), the subject property is located in Census Tract 3024.01 where the suggested limit for on-sale alcohol establishments is six. Currently, there are 11 on-sale establishments located in Census Tract 3024.01, and the applicant's request would be the 12th on-sale license in this tract. Even though the applicant's request is above the suggested limit, the proposed on-site sales of beer and wine at the existing full-service restaurant is very unlikely to cause issues of public drunkenness or other alcohol-related crimes.

Restaurants frequently serve alcohol as part of their food service. Based on Part 1 crime statistics for this Census Tract, there were 1,372 crimes in 2023, 333% above the citywide average of 317. While this area has more crime than in many other areas of the city, it has a higher concentration of commercial establishments and multi-family uses east of the subject site, which tend to have a higher crime rate compared to lower density residential and commercial uses. In addition, this portion of south Glendale is within close proximity to the city's boundary limits between Glendale and Los Angeles. Taking this into consideration, this ancillary service of the sale, service and on-site consumption of alcoholic beverages at the existing full-service restaurant is not expected to be detrimental to public health, safety, general welfare, or to the environment. Glendale Police Department has reviewed the request to serve alcoholic beverages and has recommended appropriate conditions to further safeguard the health, safety, and general welfare of the public. Within the last calendar year, there were two calls for service to this location.

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

The restaurant's request to serve alcoholic beverages will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property, since it would not change the use of the existing establishment. The focus of the operation continues to be food and it has been for the last 9 years they have been operational. In this regard, the service of alcoholic beverages is an enhancement to the dining

experience.

There are two public facilities within the immediate area of the subject site: Pacific Community Center & Park located at 501 South Pacific Avenue (less than 0.3 miles to the north) and Roosevelt Middle School located at 222 East Acacia Avenue (0.5 miles to the southeast). Residential uses are nearby; however, they are not directly adjacent to the subject site. While these facilities and uses are within close proximity, the applicant's request will not impede the operation of or conflict with such land uses. The project will be conditioned to ensure the operation will be in compliance with all applicable federal, state, and local laws.

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

This application does not include any new floor area or proposed modifications to the existing site, which was originally developed as and continues to operate as a commercial building for decades. Adequate public and private facilities such as utilities, landscaping, parking spaces, and traffic circulation measures are provided for the use and are existing. The applicant's request is only to introduce the on-site sales of alcoholic beverages to an existing full-service restaurant which has been in business for over 9 years with no serious issues, and no expansion to the existing building is proposed. Associated utilities exist within the public rights-of-way and are adequate to continue service to the building.

The existing restaurant use is located within a one-story building originally built in 1947. San Fernando Road is considered a Major Arterial and is a fully improved thoroughfare serving a multitude of businesses and residential developments. The property is fully improved with all necessary utilities. The on-site sales, service and consumption of alcoholic beverages at an existing restaurant is not anticipated to generate additional traffic since this is not a change in land use.

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

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

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

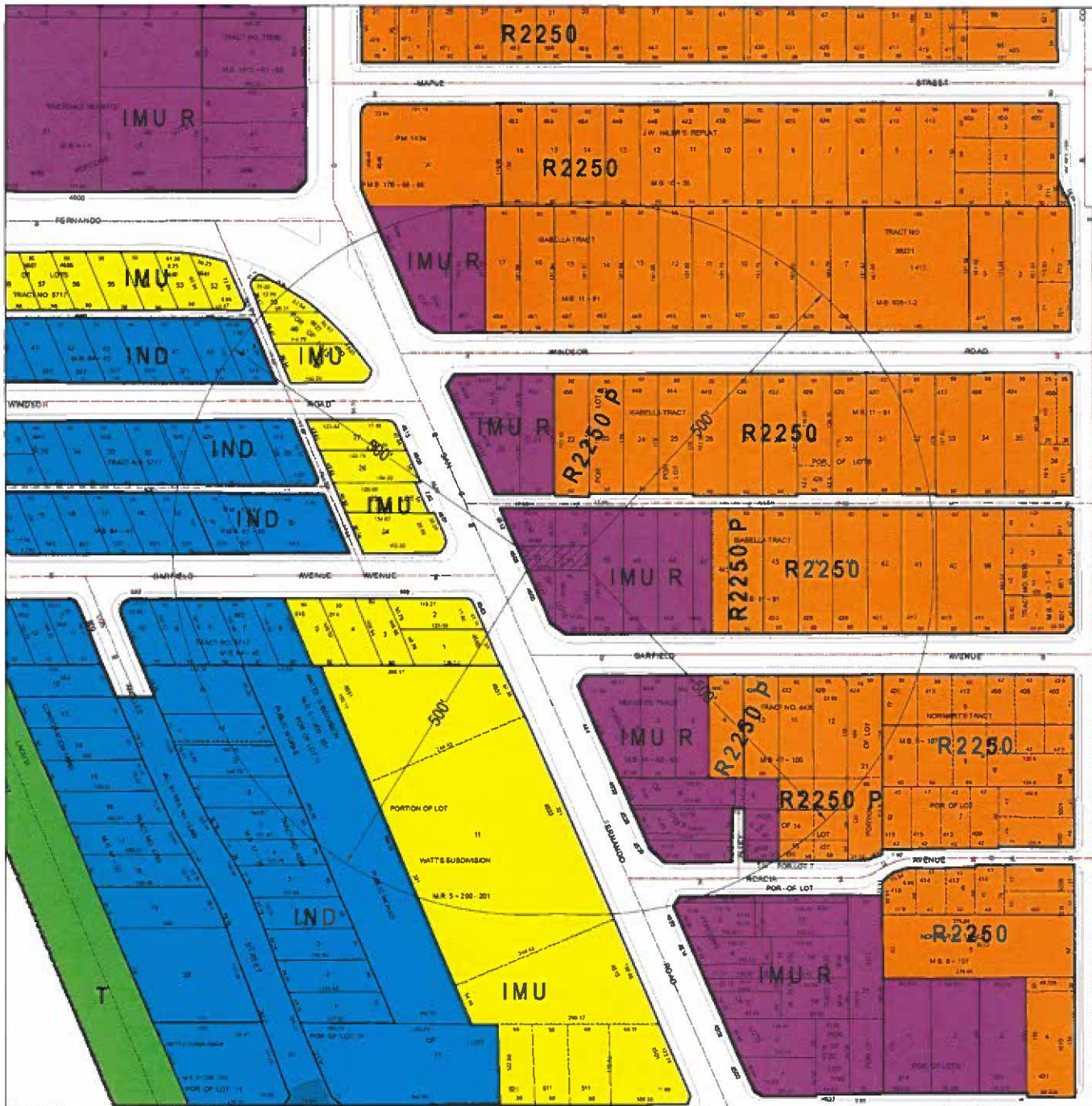
recommended by the California Department of Alcoholic Beverage Control (ABC), such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration as described in Finding B above.

- 3) That such use will not tend to encourage or intensify crime within the district. No evidence has been presented which would indicate that a full-service restaurant with sales, service, and consumption of alcoholic beverages in this location has or would encourage or intensify crime within the district.
- 4) That such use will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use). Additionally, the project is conditioned to ensure the function of this restaurant and sale of alcoholic beverages in compliance with all municipal codes and state law. The proposed on-site sales, service and consumption of alcoholic beverages with meals at the existing full-service restaurant is not anticipated to adversely impact other neighboring uses in this area.
- 5) That the proposed use satisfies its transportation or parking needs as described above because adequate access, parking and delivery spaces are available to serve this use.
- 6) That the proposed use will serve a public necessity or public convenience purpose for the area as evidenced by the demand for full-service restaurants with alcoholic beverages in the northern Glendale area.

For more information or to submit comments, please contact the case planner, Paulina Safarian, at 818-937-8301 or PSafarian@glendaleca.gov

ATTACHMENT:

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



PREPARED BY:

artTECH
DESIGN

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

ZONING MAP

ZONE DISTRICT BOUNDARY

RESIDENTIAL DISTRICTS

- ROS - RESIDENTIAL OPEN SPACE
- R1R - RESTRICTED RESIDENTIAL
- R1 - LOW DENSITY RESIDENTIAL
- R3050 - DENSITY RESIDENTIAL
- R2250 - MEDIUM DENSITY RESIDENTIAL
- R 1650 - MEDIUM HIGH DENSITY RES.
- R 1250 - HIGH DENSITY RESIDENTIAL

COMMERCIAL DISTRICTS

- C1 - NEIGHBORHOOD COMMERCIAL
- C2 - COMMUNITY COMMERCIAL
- C3 - COMMERCIAL SERVICE
- CH - COMMERCIAL HILLSIDE
- CA - COMMERCIAL AUTO
- CR - COMMERCIAL RETAIL
- CPD - COMMERCIAL PLANNED DEVELOPMENT

INDUSTRIAL DISTRICTS

- IND - INDUSTRIAL
- T - TRANSPORTATION

SPECIAL PURPOSE DISTRICTS

- CL - COMMERCIAL/LOCAL SERVICES
- CEM - CEMETERY
- MS - MEDICAL SERVICE
- SR - SPECIAL RECREATION

MIXED USE DISTRICTS AND DSP (DOWNTOWN SPECIFIC PLAN)

- SFMU - COMMERCIAL/RESIDENTIAL MIXED USE
- IMU - INDUSTRIAL/COMM. MIXED USE
- IMU R - INDUSTRIAL COMM. - RESIDENTIAL MIXED USE
- DSP/AT - ALEX THEATER
- DSP/BC - BROADWAY CENTER
- DSP/CC - CIVIC CENTER
- DSP/EB - EAST BROADWAY
- DSP/GAL - GALLERIA
- DSP/GAT - GATEWAY
- DSP/M - MARYLAND
- DSP/MO - MID ORANGE
- DSP/OC - ORANGE CENTRAL
- DSP/TC - TOWN CENTER
- DSP/TD - TRANSITIONAL

OVERLAY ZONES

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

FAR DISTRICTS (ROS, R1R & R1 ONLY)

- I
- II
- III

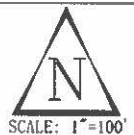
HEIGHT DISTRICTS (C2 & C3 ONLY)

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- II
- III
- IV

SITE LOCATION:

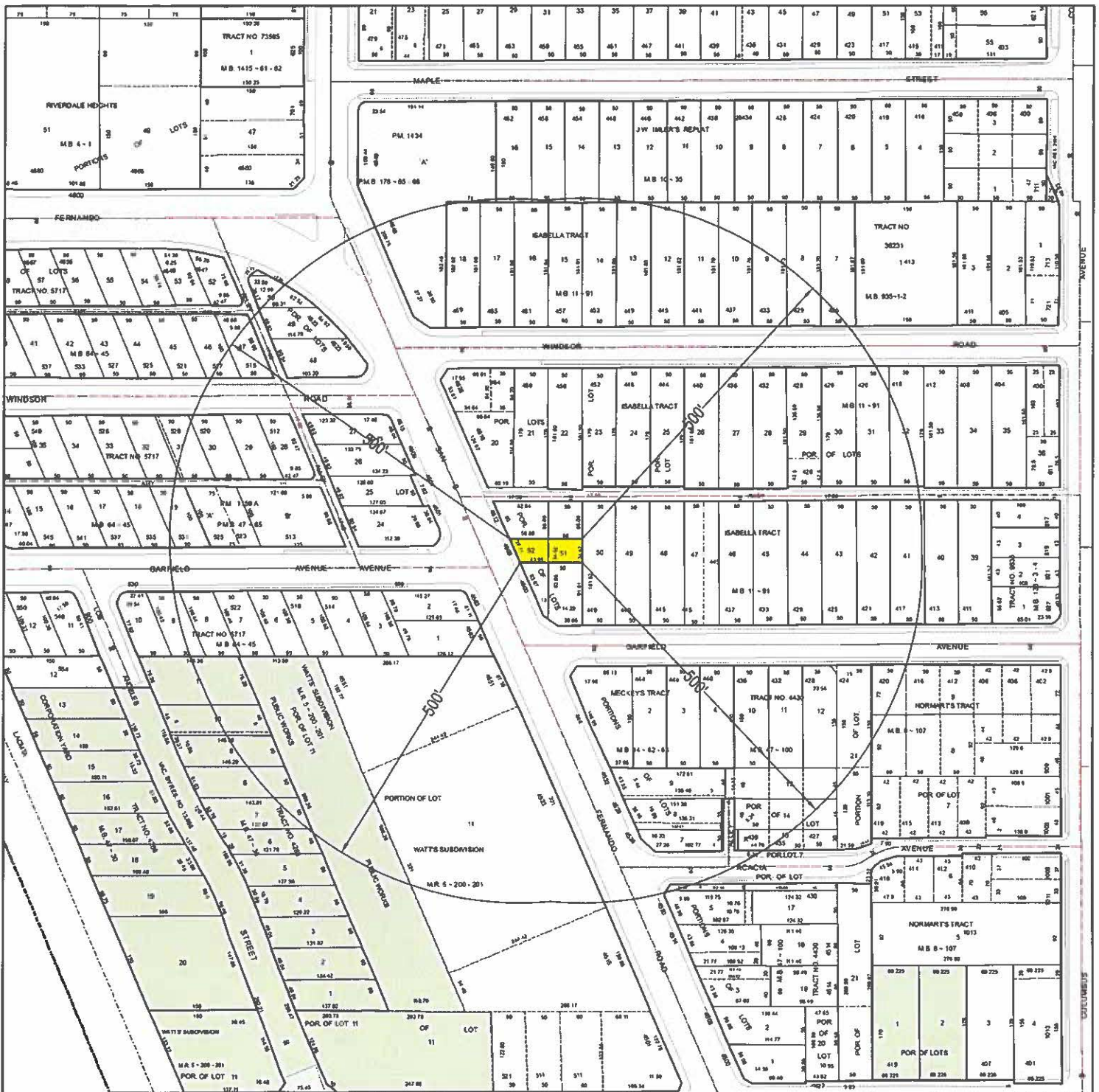
4608 SAN FERNANDO RD
GLENDALE, CA 91204

APN: 5696-019-033



SCALE: 1"=100'

DATE: Jul 18, 2024



500' LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)



SITE LOCATION: 4608 SAN FERNANDO RD
GLENDALE, CA 91204

APN:

5696-019-033

DATE: Jul 18, 2024

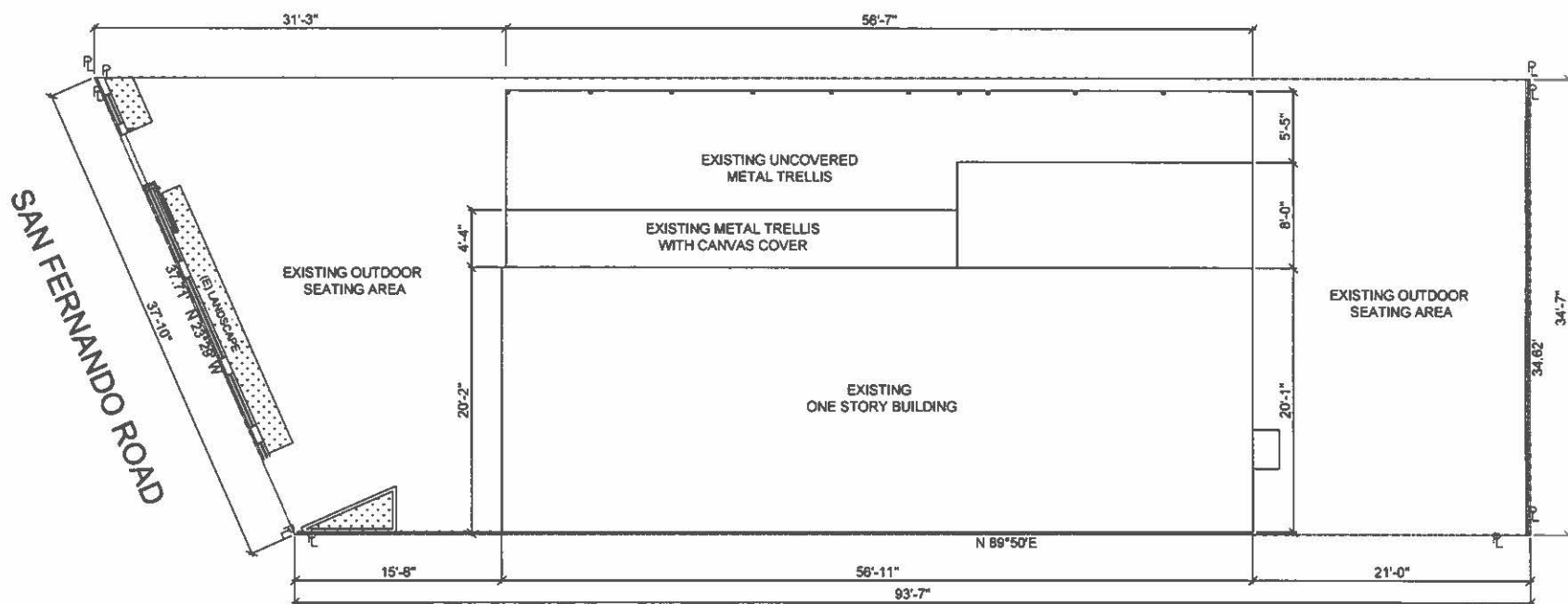


SCALE: 1"=200'

PREPARED BY:

artTECH
DESIGN

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



SITE PLAN



DATE 08/12/2025
JOB NO. 24-035

DESIGNED BY HY
CHECKED BY DM

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On Monday, the day after the 100th anniversary of the founding of the United States, the White House announced that it would be celebrating the occasion with a series of events. The first of these was a ceremony on the South Lawn of the White House, where President Bush and Vice President Cheney would preside over the signing of a proclamation. The proclamation would declare that the United States is a nation of immigrants, and that the success of the country is due to the contributions of all who have called it home. The ceremony would also feature a performance by the National Anthem, and a reading of the Declaration of Independence. The White House announced that it would also be holding a series of events in the days following the ceremony, including a parade in Washington, D.C., and a series of concerts and performances across the country. The White House also announced that it would be releasing a series of postage stamps commemorating the 100th anniversary of the founding of the United States. The stamps would feature various scenes from American history, and would be available for purchase at the White House and at various post offices across the country. The White House also announced that it would be holding a series of events in the days following the ceremony, including a parade in Washington, D.C., and a series of concerts and performances across the country. The White House also announced that it would be releasing a series of postage stamps commemorating the 100th anniversary of the founding of the United States. The stamps would feature various scenes from American history, and would be available for purchase at the White House and at various post offices across the country.

PROJECT	AUP
JOB ADDRESS	4908 SAN FERNANDO RD. GLENDALE, CA 91204

A-1

SECRET



DATE: 08/12/2022
JOB NO: 24-013

DESIGNED BY H
CHECKED BY D

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CONCLUSION

DATE _____

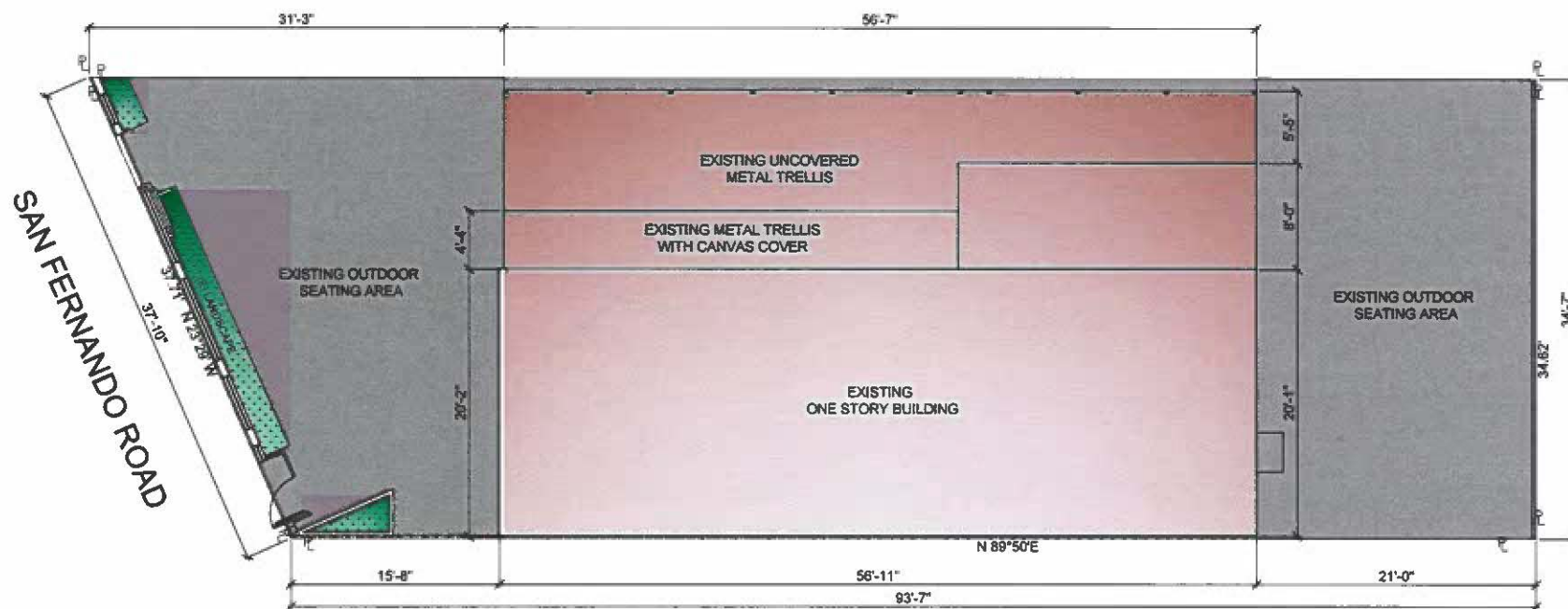
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On the other hand, the fact that the majority of the respondents were male and that the majority of the respondents were from the United States may have influenced the results. The study was conducted in a single institution, which may have limited the generalizability of the findings. The study was conducted in a single institution, which may have limited the generalizability of the findings.

PRODUCT	ALUM
FOR ADDRESS	MISS DAN FERNANDO DEL GLENDALE, CA 91204
CLIENT/OWNER	EDWIN T. BARTMAN

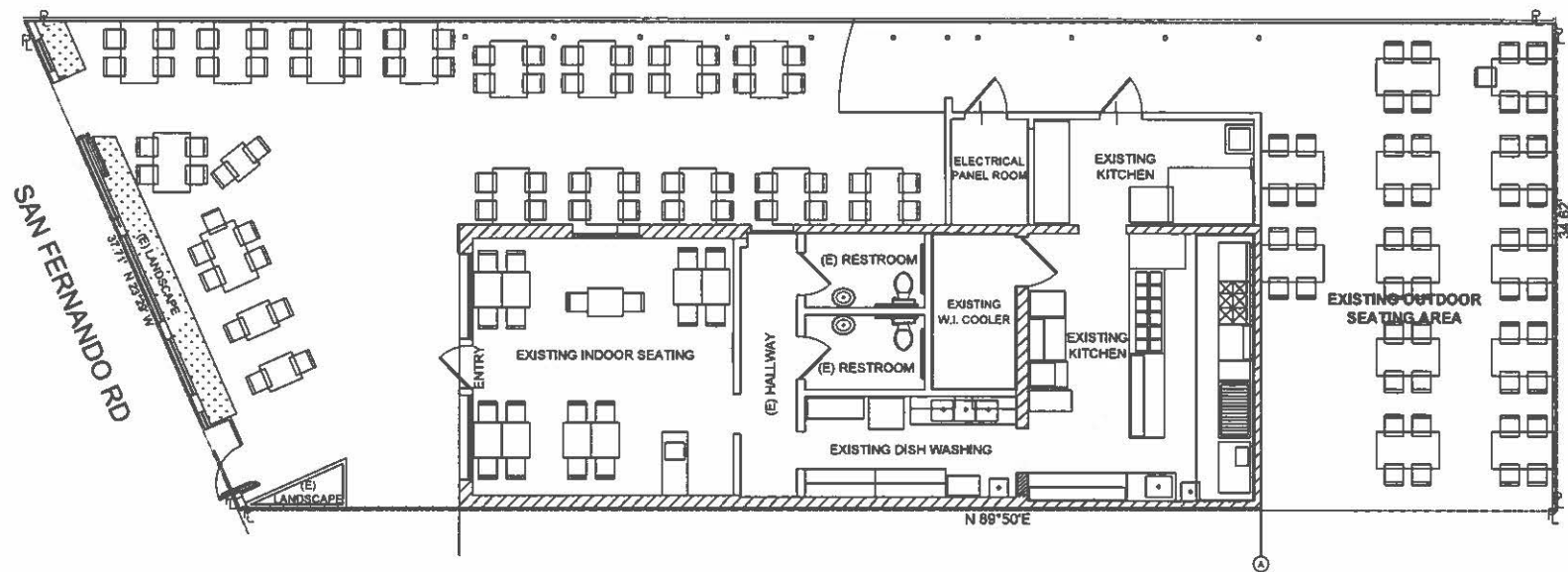
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Imp. 0.7 0.5 0.3 0.1



COLORED SITE PLAN





FLOOR PLAN



DATE 09/12/2023
JOB NO 24-033

DESIGNED BY HY
CHECKED BY DM

REV	DATE	DESCRIPTION
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For the purpose of this plan, the existing conditions are as shown. The plan is based on the information provided by the client. The plan is not to be used for any other purpose without the written consent of the designer. The plan is not to be used for any other purpose without the written consent of the designer.

PROJECT	ANP
JOB ADDRESS	400 SAN FERNANDO RD. OLDHOLE CA 91204
CLIENT/OWNER	EDWIN TAYLOR/AN

A-3

SHEET NUMBER