



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

March 4, 2025

Applicant:

Spice Season Glendale
Attn: Panida Chantarasereekul
209 West Wilson Avenue
Glendale, CA 91203

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-003939-2024
209 W Wilson Avenue, Glendale, CA 91203 (Spice Season)**

The Director of Community Development will render a final decision on or after March 18, 2025 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow continuation of the on-site sales, service, and consumption of beer and wine (ABC License Type 41) at an existing full-service restaurant (Spice Season) located in the DSP/OC (Downtown Specific Plan Orange-Central) 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

Previous Permits for the Site:

The site was approved to serve alcoholic beverages within the proposed restaurant through a Conditional Use Permit #10501-CU in July of 2003. The authorization was granted for 7 years until July 2010.

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 Development District

Zone:

DSP/OC (Downtown Specific Plan Orange-Central) Zone

Description of Existing Property and Uses:

The subject tenant is located in a one-story building that is approximately 2,096 square feet adjacent to other one-story commercial buildings on Wilson Ave. There is no existing parking on-site, as there are many public parking lots serving the retail uses in this corridor located at 250 N Orange St and 212 W California Ave. Vehicular access to the site is taken from Wilson Ave. The subject site is a flat lot situated between two commercial buildings and has been operating since 2015 under the current occupant. The restaurant has been in operation at this location for approximately 10 years without major incident. The hours of operation of the existing restaurant are 11:00 a.m. to 9:00 p.m. Monday through Thursday, 11:00 a.m. to 9:30 p.m. on Friday, and 12:00 p.m. to 9:30 p.m. on Saturday and Sunday. The site is surrounded by commercial and residential uses to the north, south, east, and west.

Neighboring Zones and uses

Direction	Zone	Existing Land Use
North	DSP/OC	One-story commercial plaza
South	DSP/BC	Six-story residential building
East	DSP/OC	One-story commercial building
West	DSP/OC	One-story commercial building
Project Site	DSP/OC	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 DSP/OC (Downtown Specific Plan Orange-Central) Zone and the General Plan - Land Use Element designation of "Mixed Use Development District". In comparison to other commercial zones in the city, the DSP/OC zone is intended to provide uses and services that are both beneficial and compatible with the surrounding commercial and residential properties. A full-service restaurant is a permitted use in this zone.

Spice Season Restaurant is located in a one-story building constructed in 2004 and has been operating since 2015 under the current occupant. The restaurant has been in operation at this location for approximately 10 years without major incident. The subject tenant is adjacent to other complementary businesses, including retail and restaurant type uses. Many multi-family residential buildings are located across the street to the south, but not adjacent to the subject property.

The subject site has frontage along Wilson Ave on its southern front. This street is considered a minor arterial road. The site is surrounded by DSP/OC and DSP/BC-zoned properties and located within the Downtown Glendale 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 continuation of 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.

Spice Season Restaurant is surrounded by other commercial and residential developments to the north, south, east, and west. Negative impacts to the residents are also not anticipated with the service and on-site consumption of alcoholic beverages. Through the years Spice Season 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 solely from Wilson Ave. The site is legal non-conforming for the number of on-site parking spaces; however, there are many public parking lots serving the retail uses in this corridor located at 250 N Orange St and 212 W California Ave that have proven to be adequate for the existing restaurant. There is also ample street parking in front of the restaurant and on adjacent streets.

Spice Season is located in census tract 3018.02 which allows for 5 On-Sale establishments. There are currently 30 On-Sale licenses in this tract. Spice Season is one of the existing 30. Based on arrests and Group A crime statistics for census tract 3018.02 in 2023 there were 418 crimes, 32% above the citywide average of 317. Within the last calendar year there were no calls for police service at the location.

The approval of the AUP to allow continuation of 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, including mixed use developments across the street to the south and along Central Avenue to the west, these residential uses have not and will not be impacted by the restaurant's request to continue its ancillary service sales, service and on-site consumption of beer and wine at a restaurant; this request is considered low-intensity

and would not negatively impact residents. There are similar uses in the existing vicinity that have an alcohol beverage component that have proven not to be disruptive or detrimental to nearby residential and commercial uses.

No church, school, library, hospital or day care facility is known to be located within close proximity or adjacent to the project site. Given the commercial nature of the area and the fact that the administrative use permit is only for the continued on-site sales, service and consumption of alcohol service at the existing restaurant, the proposed project would not adversely impact public facilities. The consumption of alcoholic beverages with food at the existing full-service restaurant will be ancillary to the primary restaurant use and therefore, will not conflict with the adjacent land uses, including existing residential uses to the south. While public facilities are not abutting the site, there are a few facilities located less than one mile from the subject site. For example, there are two public facilities within the immediate area of the subject site: Glendale Public Library located at 201 E Colorado St (less than 0.5 miles to the southeast) and Harvard Park located at 425 W Harvard St (0.5 miles to the southwest). Also, there is a church located approximately 0.3 miles to the east on the northwest corner of North Louise and East Wilson Avenue. In addition, Allan F. Daily High School is located approximately 0.4 miles east of the 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.

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 about 10 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. Overall, the applicant's desire to serve beer and wine at Spice Season 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 continued on-site sale and service 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 DSP/OC (Downtown Specific Plan Orange-Central) zone, and the General Plan Land Use Element designation is Mixed Use Development District. The DSP/OC zone provides for a full range of goods and services to the community located along portions of commercial retail thoroughfares. This zone is appropriate for a mix of commercial 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 DSP/OC (Downtown Specific Plan Orange-Central) zone and are consistent with the Mixed-Use Development District land use designation. The Circulation Element identifies Wilson Avenue as a Minor 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 south and commercial uses to the north, south, and west. The applicant's request to serve beer and wine with meals is not anticipated to create any negative traffic-related impacts on Wilson Avenue. 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, Spice Season, 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 3018.02 where the suggested limit for on-sale alcohol establishments is 5. Currently, there are 30 on-sale establishments located in Census Tract 3018.02, and the applicant's establishment is already one of the existing 30. 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. The Glendale Police Department has reviewed the request to serve alcoholic beverages and has recommended appropriate conditions to safeguard the health, safety, and general welfare of the public. Within the last calendar year, there were no 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 10 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: Glendale Public Library located at 201 E Colorado St (less than 0.5 miles to the southeast) and Harvard Park located at 425 W Harvard St (0.5 miles to the southwest). Also, there is a church located approximately 0.3 miles to the east on the northwest corner of North Louise and East Wilson Avenue. In addition, Allan F. Daily High School is located approximately 0.4 miles east of the 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 about 10 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 is located within a one-story building, originally built in 2004. Wilson Avenue is considered a Minor Arterial and serves 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

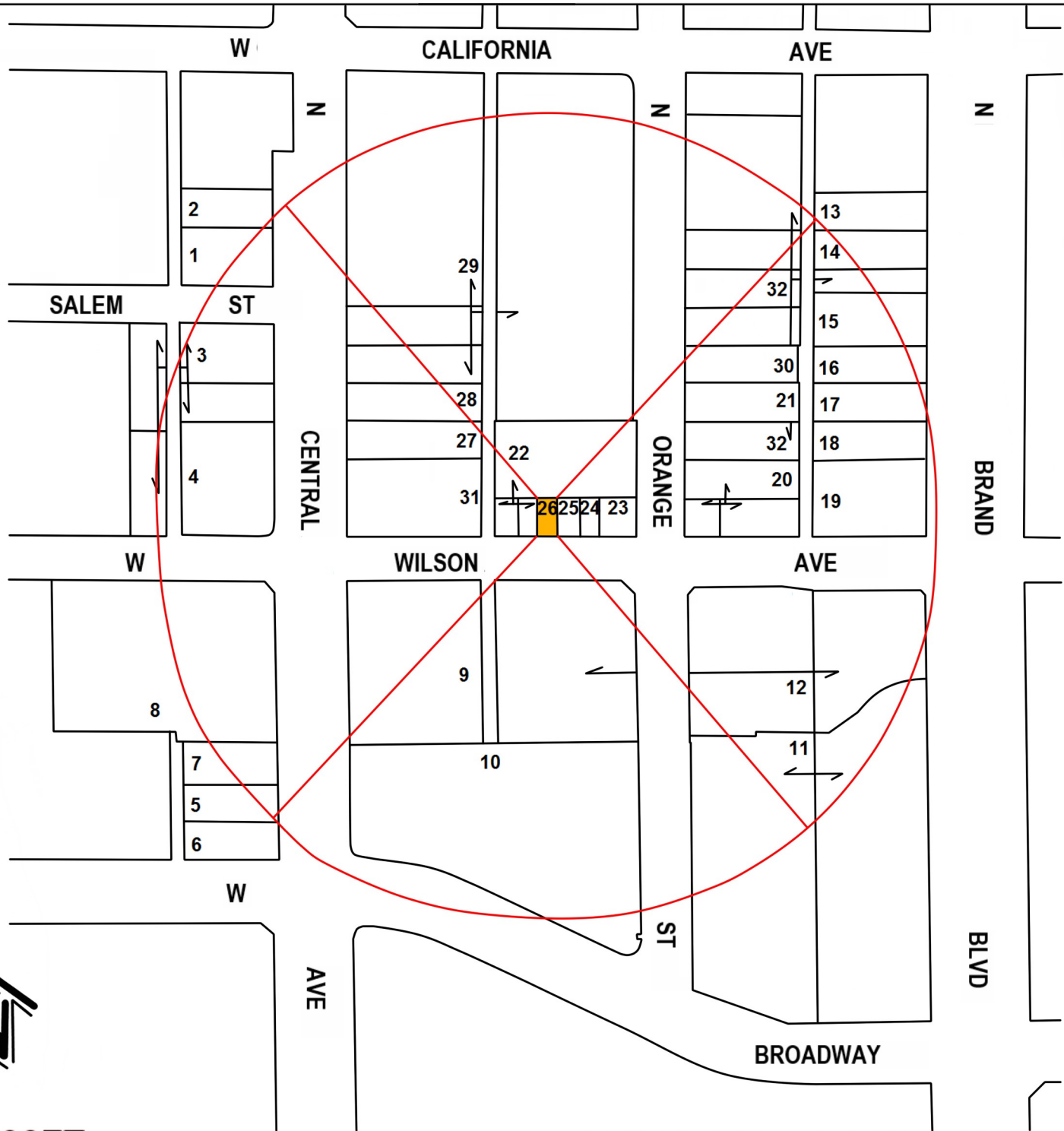
recommended by the California Department of Alcoholic Beverage Control (ABC), such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration as described in Finding B above.

- 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



1" = 200FT

500 FOOT RADIUS MAP

CONTINENTAL MAPPING SERVICE

LOCATED AT:

21220 DEVONSHIRE ST #205
CHATSORTH, CA 91311
(818) 787-1663

SUBJECT PROPERTY:

209 W WILSON AVE

DATE: 9-11-2024
CMS 24-8459



$1/4'' = 1'' - 0''$	A
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EXTERIOR ELEVATION NOTES

EXTERIOR ELEVATION NOTES

MISCELLANEOUS

1. SEE SHT. A1.2 "WINDOW TYPE" FOR WINDOW ELEVATIONS.

E.F.F.S:

1. USE 3/4" MIN. INSULATION BOARD - PER SPECS.
2. APPLY INSULATION BOARD W/ APPROVED ADHESIVE - PER SPECS.
3. E.F.F.S. FINISH SHALL BE "FINE FINISH"
ALTERNATE: "MEDIUM DASHED" - MACHINE APPLIED.
4. PROVIDE "HIGH-IMPACT" MESH FROM FIN. FLOOR TO 8'-0" A.F.F. -
TYPICAL ENTIRE BUILDING.
5. BACKWRAP ALL EDGE CONDITIONS - PER SPECS.
6. MESH OVERLAPS SHALL NOT COINCIDE WITH INSULATION BOARD JOINTS-PER SPECS.

SEALERS (REFER TO SPECIFICATION SECTION 07920)

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.

MISCELLANEOUS


1. SEE SHT. A1.2 "WINDOW TYPE" FOR WINDOW ELEVATIONS.

E.I.F.S.:

1. USE 3/4" MIN. INSULATION BOARD - PER SPECS.
2. APPLY INSULATION BOARD W/ APPROVED ADHESIVE - PER SPECS.
3. E.I.F.S. FINISH SHALL BE "FINE FINISH"
4. ALTERNATE: "MEDIUM DASHED" FINISH APPLIED.
5. PROVIDE "HIGH-IMPACT" MESH FROM FIN. FLOOR TO 6'-0" A.F.F. - TYPICAL ENTIRE BUILDING.
6. BACKUP ALL EDGE CONDITIONS - PER SPECS.
7. MESH OVERLAPS SHALL NOT COINCIDE WITH INSULATION BOARD JOINTS-PER SPECS.

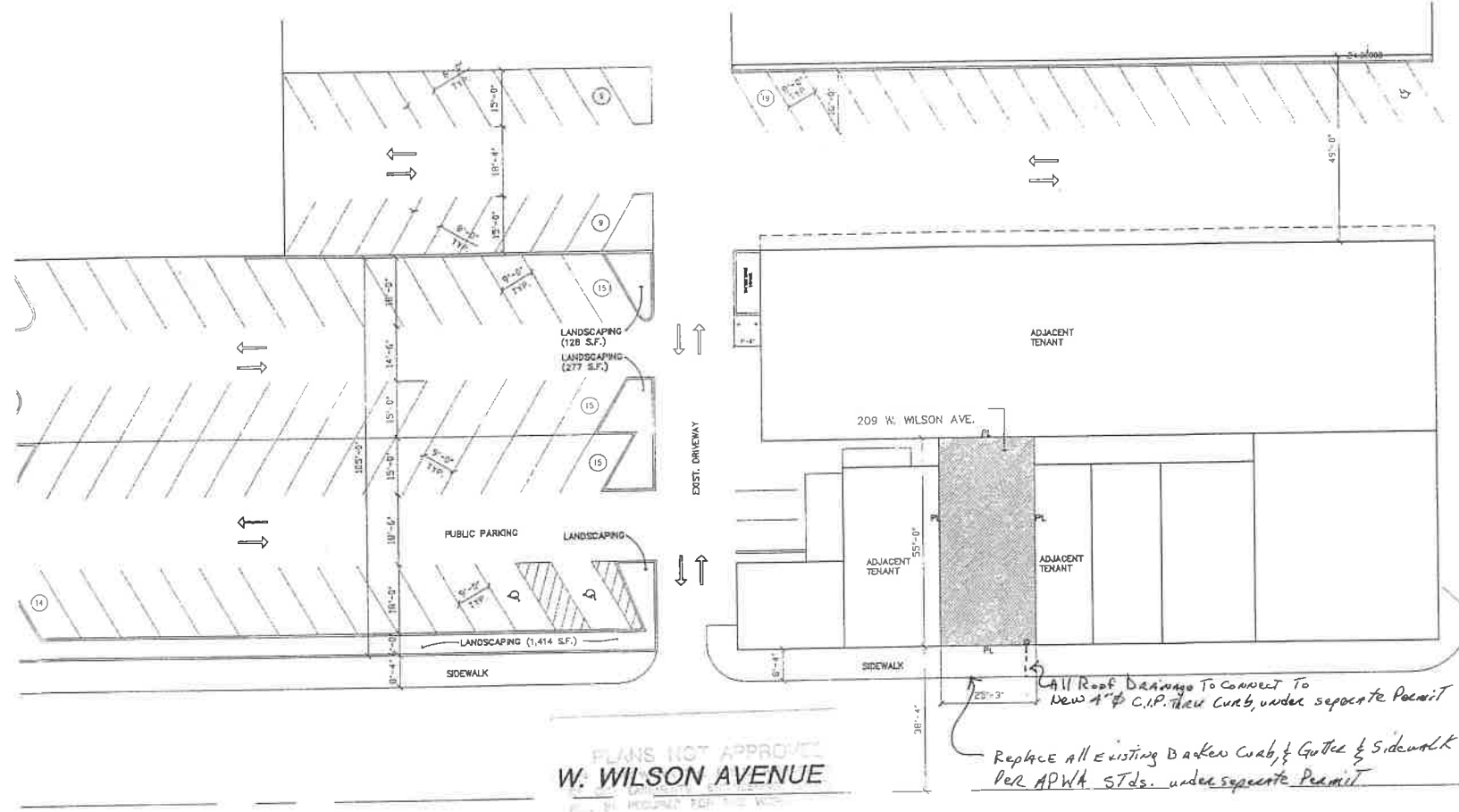
SEALERS (REFER TO SPECIFICATION SECTION 07920)

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.


 CITY OF GLENDALE
 BUILDINGS & SAFETY DEPT.
 APPROVED
 OCT 24 2008
 I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the City of Glendale, California, records.
 Mayor of Glendale

209 W. Wilson Ave., Glendale, California

ISSUED FOR	
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Project Number:	
TT0103	
Sheet Number:	
A4	



ADDITIONAL
PUBLIC PARKING STRUCTURE
222 ORANGE STREET

NOTE:
PORTABLE SIGNS,
BANNERS, BALLOONS,
AND FLAGS ARE
PROHIBITED BY THE
GLENDALE MUNICIPAL
CODE.

SIGNAGE UNDER
DIFFERENT PERMIT.

PROCESSED
ENGINEERING SECTION

ORANGE STREET

PLANS NOT APPROVED
W. WILSON AVENUE

ALL ROOF DRAINAGE TO CONVERT TO
NEW 4" C.I.P. DRAIN CURB, UNDER SEPARATE PERMIT
REPLACE ALL EXISTING DRAIN CURB & GUTTER & SIDEWALK
PER APWA STDs. UNDER SEPARATE PERMIT

SITE PLAN

1:25

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July 21, 2003

Arma Petrosian
221 East Elmwood Avenue
Burbank, CA 91502

Re: Conditional Use Permit Case No. 10501-CL
209 West Wilson Avenue

Dear Ms. Petrosian:

On July 2, 2003, the Zoning Administrator conducted and closed a public hearing, pursuant to the provisions of Glendale Municipal Code, Title 20, Chapter 20.16, Article VI, on your application for a Conditional Use Permit to allow the serving and consumption of alcoholic beverages within a proposed restaurant in the CBD Central Business District Zone at 209 W. Wilson Avenue, described as a portion of Lot 12, Block 7, Glendale Boulevard Tract.

Code Requirements:

1. A Conditional Use Permit is required to allow the serving and consumption of alcoholic beverages within a restaurant in the CBD zone (G.M.C. Sec. 20.64.030).

Applicant's Proposal:

1. To allow the serving and consumption of alcoholic beverages within a proposed restaurant.

After considering the evidence presented with respect to this application, the Zoning Administrator has GRANTED WITH CONDITIONS your request, based on the following findings:

a. The proposed use will be consistent with the various elements and objectives of the General Plan. The establishment is located in the CBD zone where a mixture of uses, including restaurants, are encouraged and are permitted as a primary use in accordance with the Land Use Element of the General Plan. Moreover, the consumption of alcoholic beverages may be permitted with a conditional use permit.

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 Glendale Police Department reports that the census tract where this facility is located currently has an excessive amount of "on-sale" establishments according to a formula established by the Alcoholic Beverage Control Department of the State of California. However, because the applicant, who currently operates such an establishment in the subject property located at 209 W. Wilson Avenue, has clarified at the hearing that the existing license to sell alcoholic beverages would be transferred to the subject site, the proposal would not result in an increase in the number of such licenses within the subject census tract. Moreover, no evidence was presented which would indicate that the establishment will adversely impact any church, public or private school or college, day care

Case No. 10501-CL
209 West Wilson Avenue

facility, public park, library, hospital, or residential use within the surrounding area. Accordingly, it is the assessment of the Glendale Police Department that the proposed use will not be detrimental to the public health, safety or general welfare.

c. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. The incidental serving of alcoholic beverages in conjunction with the subject restaurant is not expected to cause any conflict with the existing surrounding development. Moreover, the Glendale Municipal Code (Section 20.16.610) contains provisions that provide conditioning/justification over the use so that any adverse effects can be addressed and discontinued.

d. Adequate public and private facilities such as utilities, landscaping, parking spaces, and traffic circulation measures are provided for the proposed use. The site is located in an unimproved area with adequate infrastructure to support the proposed use. Moreover, parking for the facility will be provided by a large nearby public parking facility. It can also be established that the existing restaurant used to have an alcoholic beverage license and transferring of the license to the nearby location does not and would not serve the public necessity or public convenience.

Approval of this Conditional Use Permit shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein.
2. That all licenses, permits as required or approvals from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That adequate means be provided for the collection of solid waste generated at the site and that all recyclable items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administration of the City of Glendale.
5. That any expansion or modification of the facility or use which interferes with the existing Conditional Use Permit shall require a new Conditional Use Permit application. Expansion shall constitute adding of additional use, floor area, increased hours of operation, or any physical change as determined by the Zoning Administrator.
6. That no exterior signs advertising the service of alcoholic beverages be permitted.
7. That the sale of alcoholic beverages at the restaurant shall be incidental to the selling of food.
8. That live entertainment shall be prohibited.

Case No. 10501-CL
209 West Wilson Avenue

9. That the facilities shall not be rented, leased, or otherwise occupied for purposes not specified in this application.
10. That the facilities shall be maintained to effectively eliminate interior and exterior lighting, parking congestion, disturbing noise, disturbing light, loud conversation and criminal activities.
11. That evidence of license from the State of California Department of Alcoholic Beverage Control be presented to the Permit Services Administrator prior to the issuance of a Zoning Use Certificate.
12. That the existing license allowing the serving of alcoholic beverages at 209 W. Wilson Avenue be transferred to 209 W. Wilson Avenue.
13. That no speaker systems shall be installed on the outside of the building.
14. That the authorization granted herein shall be valid for a period of seven (7) years until July 31, 2010.

Under the provisions of Glendale Municipal Code, Title 20, Chapter 20.16, Article III, any person affected by the above decision has the right to appeal said determination to the Board of Zoning Adjustments if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented at the hearing. Any appeal must be filed within fifteen (15) days following the annual date of such action. Information regarding appeals and appeal forms will be provided by the Building and Safety Section upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before August 5, 2003 at the Building and Safety Section, 533 E. Broadway, Room 101.

The rights and privileges granted by this Conditional Use Permit shall expire two (2) years from the date of this grant unless promptly commenced and used in compliance with the law and the above conditions of approval. Section 20.16.610 of the Glendale Municipal Code, 1995, provides for the Zoning Administrator to have continuing jurisdiction over any Conditional Use Permit which is or has been granted and may revoke any Conditional Use Permit in whole or in part at any time for failure to comply with any condition or requirement imposed at the time of approval.

Should you have any questions regarding this issue, please do not hesitate to contact the undersigned.

Sincerely,

Edith M. Fuentes
Zoning Administrator

ENCLOSURE

Case No. 10501-CL
209 West Wilson Avenue

City Clerk, Building Official, Building Inspector, City Engineer, Dir. of Public Works, Water & Power Admin., Building and Safety Section, Legal Division (Attn: Greg Powers), Neighborhood Services, Integrated Waste Management, Street and Field Services, Traffic & Transportation, Police Lt. Montecarlo A. de Tom (Lt. de Tom), Development Services, TEPHAI Corp., Dept. of Alcoholic Beverage Control

CITY OF GLENDALE
BUILDINGS & SAFETY SECTION
APPROVED

OCT 3 4 2003



Spice Season

DP
DESIGN GROUP

DEMOLITION FLOOR PLAN
209 W. Wilson Ave., Glendale, California

DATE	ISSUED FOR	
07.02.03	PLAN CHECK SUBMITTAL	
CORRECTIONS		
REVISIONS		
NO	DATE	DESCRIPTION
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CONDITIONS OF APPROVAL

NTS

Sheet Number:
A0.01

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

DATE: 2-21-25

DUE DATE: 3-07-24

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

FROM: Paulina Safarian, Planner

Tel. # 818-937-8301

PROJECT ADDRESS: 209 W WILSON AVENUE

Applicant: Panida Chantarasereekul (Spice Season)

Property Owner: Patchara Tavornwattana

PROJECT DESCRIPTION: To allow the sale of beer and wine (Type 41) at an existing full-service restaurant (Spice Season).

PLEASE CHECK:

<p>_____ A. CITY ATTORNEY</p> <p>_____ B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none">• (1) Building & Safety<input checked="" type="checkbox"/> (2) Neighborhood Services_____ (3) Design Review & Historic_____ (4) Economic Development_____ (5) Housing_____ (6) Urban Design & Mobility <p>_____ D. COMMUNITY SERVICES/PARKS:</p> <p>_____ E. FIRE ENGINEERING (PSC)</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>_____ H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none">• (1) Engineering & Land Development_____ (2) Traffic_____ (3) Facilities (city projects only)_____ (4) Integrated Waste•_____ (5) Maintenance Services/Urban Forester <p style="text-align: center;"><input checked="" type="checkbox"/></p> <p>_____ J. GLENDALE POLICE</p> <p>_____ K. OTHER:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)_____ (2) Tribal Consultations (EIFs)_____ (3) City Clerk's Office
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ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: PAUP-003939-2024

ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

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

Project

Address: 209 W WILSON AVENUE

Project

Case No.: PAUP-003606-2024

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: February 27, 2025

Print Name: Josh Wofford

Title: Police Lieutenant **Dept.** Police **Tel.:** 818-548-3120

a. ADDITIONAL COMMENTS:

- ☒ 1. Applicant Panida Chantaraserekul is in the process of obtaining an Administrative Use Permit to allow the sale of beer and wine (Type 41 ABC license) at an existing full-service restaurant located at 209 W. Wilson Avenue DBA Spice Season.

Spice Season is located in census tract 3018.02 which allows for 5 On-Sale establishments. There are currently 30 On-Sale licenses in this tract. Spice Season is one of the existing 30. Based on arrests and Group A crime statistics for census tract 3018.02 in 2023 there were 418 crimes, 32% above the citywide average of 317.

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

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

- ☐ 1.

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



1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
9. No live entertainment is permitted without a "Live Entertainment Permit". No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male, female or any individual for entertainment is provided.
10. Music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
11. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. An establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.
13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.

14. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
15. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates)

CITY CLERK – KAREN CORTES

COMMUNITY DEVELOPMENT:

Building and Safety – COLIN LEUNG, ARA SARGSYAN and CELINE SARKISLOO

Neighborhood Services – JESSICA SADA

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

Economic Development – MARK BERRY

Housing – PETER ZOVAK, MIKE FORTNEY and AARON BROWNELL

Urban Design & Mobility – FRED ZOHREVAND (For VMT Analysis)

COMMUNITY SERVICES AND PARKS – TEREZA ALEKSANIAN and AMIRAH LIMAYO

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – JOVAN DIAZ, SITA PARTAMIAN and DAVE STIMSON

GLENDALE WATER AND POWER:

Water – SEDA BOGHOSIAN, EDEN HAKOUPIANI and KEVIN RUNZER

Electric – CATHERINE BABAKHANLOU, SEDA BOGHOSIAN and EDEN HAKOUPIANI (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. ALEX KRIKORIAN and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – ARMEN AVAZIAN, SARKIS OGANESYAN, and RUEL VILLALUNA

Traffic – PASTOR CASANOVA and AREK HARMANDAYAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – LOREN KLICK, CARLOS LINARES, and ORLANDO URQUIDEZ

Facilities (City projects) – KEVIN TODD

OTHERS:

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

TRIBAL CONSULTATION (EIF Applications Only) –

THCP Officer (Tribal Historic and Cultural Preservation Department, Fernandeno Tataviam Band of Mission Indians)

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

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

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

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

DATE: 2-21-25

DUE DATE: 3-07-24

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

FROM: Paulina Safarian, Planner

Tel. # 818-937-8301

PROJECT ADDRESS: 209 W WILSON AVENUE

Applicant: Panida Chantarasereekul (Spice Season)

Property Owner: Patchara Tavornwattana

PROJECT DESCRIPTION: To allow the sale of beer and wine (Type 41) at an existing full-service restaurant (Spice Season).

PLEASE CHECK:

<input type="checkbox"/> A. CITY ATTORNEY	<input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)
<input type="checkbox"/> B. COMMUNITY DEVELOPMENT:	<input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):
<input type="checkbox"/> (1) Building & Safety	<input type="checkbox"/> (1) Engineering & Land Development
<input checked="" type="checkbox"/> (2) Neighborhood Services	<input type="checkbox"/> (2) Traffic
<input type="checkbox"/> (3) Design Review & Historic	<input type="checkbox"/> (3) Facilities (city projects only)
<input type="checkbox"/> (4) Economic Development	<input type="checkbox"/> (4) Integrated Waste
<input type="checkbox"/> (5) Housing	<input type="checkbox"/>
<input type="checkbox"/> (6) Urban Design & Mobility	<input type="checkbox"/> (5) Maintenance Services/Urban Forester
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> D. COMMUNITY SERVICES/PARKS:	<input type="checkbox"/> J. GLENDALE POLICE
<input type="checkbox"/> E. FIRE ENGINEERING (PSC)	<input type="checkbox"/> K. OTHER:
<input type="checkbox"/> F. GLENDALE WATER & POWER:	<input checked="" type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)
<input type="checkbox"/> (1) Water	<input type="checkbox"/> (2) Tribal Consultations (EIFs)
<input type="checkbox"/> (2) Electric	<input type="checkbox"/> (3) City Clerk's Office

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Variance Case No.: _____

AUP/CUP Case No.: PAUP-003939-2024

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Tentative Tract/Parcel Map No.: _____

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Other: _____

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PROJECT CONDITIONS AND COMMENTS**

Project

Address: 209 W WILSON AVENUE

Project

Case No.: PAUP-003606-2024

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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:02/28/2025

Print Name:Jessica Sada

Title:Admin Assoc. Dept.:CDD, Neighborhood Services Tel.:(818)937-8167

a. ADDITIONAL COMMENTS:

- ☒ 1. Business operating without a required Business Registration Certificate (BRC).

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.

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates)

CITY CLERK – KAREN CORTES

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