



April 4, 2025

Ervand Karakhanian
946 North Brand Boulevard
Glendale, CA 91202

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-004423-2025
946 North Brand Boulevard (Paapaii BBQ)**

The Director of Community Development will render a final decision on or after Friday, April 18, 2025, 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 with sidewalk dining (Paapaii BBQ), in the C3 (Commercial Services) Zone District.

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, Country, 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 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 Planning Hearing Officer, with concurrence from the Director of Community Development.
5. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
6. That the premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.

7. That the sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 11:00 AM to 10:00 PM each day of the week.
8. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
9. That no exterior signs advertising the sales of alcoholic beverages shall be permitted.
10. 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.
11. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
12. That 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.
13. That 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 Alcoholic Beverage Control (ABC) license. Consumption of alcoholic beverages will only be in those same licensed areas.
14. That the sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
15. 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.
16. That 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.
17. That 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.
18. That 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.
19. That there shall be no video machine(s) maintained on the premises.
20. That access to the 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.

21. 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.
22. 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).
23. That 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.
24. A Building Permit for the awning shall be required to be obtained through Building & Safety. All submittals shall be digital through City of Glendale "GlendalePermits" portal. Plans shall be in accordance with the current edition of the City of Glendale Building and Safety Code (GBSC). Additional comments shall follow upon submittal to Building & Safety.
25. That the business shall maintain a Business Registration Certificate (BRC).

PROJECT BACKGROUND

The full-service restaurant, Paapalii BBQ, established in 2024, has 24 indoor and 24 outdoor seats and occupies a 1,192-square-foot tenant space in the Brand Promenade commercial center, located at the southeast corner of the intersection of Brand Boulevard and Fairview Avenue. The restaurant has two outdoor seating areas within the public right of way totaling 24 outdoor seats: on Brand Boulevard, between the sidewalk and the building front approximately 4'-6" deep and 13'-8" long, for approximately 62 SF; and on Fairview Avenue, along the building approximately 5' deep and 38'-5" long, for approximately 187 SF.

Previous Permits for the Site:

On November 30, 2018, a Design Review Exemption, PDREXEM1830228, was approved for the replacement of storefront wood windows with aluminum material, keeping the existing brick sill and edge detail.

On January 20, 2022, a Design Review Exemption, PDREXEM2200778, was approved for minor modifications to the street-front facade, including a door and storefront window.

From 2019 through May 2021, the Glendale Permit Services Division approved plans and inspected interior demolition and tenant improvements, along with permits for mechanical, electric, plumbing, and fire suppression. These were for a change of use to a new B-occupancy restaurant from the previous medical office, with no added square footage. Furthermore, the change in use qualified for a parking exception under 30.32.030(C)(2) as the project did not involve additional area, remained less than 2,000 SF, and the occupancy was interchanged among listed land uses (medical office to full-service restaurant), and therefore did not need to provide additional parking beyond that currently provided.

Thereafter, the space was occupied by a restaurant use (Herand's Kitchen) until it ceased operations circa January 2024.

On February 1, 2024, a Business Registration Certificate, BRC-001770-2024, was issued for the existing restaurant as a fast-food operation. On January 22, 2025, BRC-001770-2024 was renewed and is set to expire February 2, 2026.

On February 14, 2025, an application to update the BRC to a full-service was submitted. On February 25, 2025, BRC-003372-2025 was issued and is set to expire February 25, 2026.

On January 27, 2025, a sidewalk dining permit and license, SWD-003075-2025, was granted for the year 2025. The Glendale Al Fresco Program is coordinated by the Glendale Economic Development Division and administered by the Glendale Public Works Department.

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, services, and consumption of alcoholic beverages at an existing restaurant within an existing commercial space and there is no additional floor area proposed.

General Plan:

Community Services

Zone:

Commercial Service (C3), Height District III

Description of Existing Property and Uses:

The full-service restaurant (Paapaii BBQ), established in 2024, is a tenant in the Brand Promenade commercial building that includes other retail, service, and restaurant uses within renovated storefronts along Brand Boulevard. Permits were issued between 2019 and 2021 to convert a previous tenant space from a medical office to a restaurant use, with construction completed in 2021. Thereafter, the space was occupied by a restaurant use (Herand's Kitchen), without alcohol service, until it ceased operations circa January 2024. The subject restaurant (Paapaii BBQ) opened to the public the following month in February 2024. The 1,192 SF tenant space features public amenity areas, totaling approximately 249 SF, along the building frontages on Brand Boulevard and Fairview Avenue, flanking the restaurant's corner entrance. The primary entrance for the restaurant is located at the space's northwest corner, facing the intersection of Brand Boulevard and Fairview Avenue, with an ancillary exit to the alley, in case of emergency, at the rear of the tenant space through the hallway.

Neighboring Zones and Uses

Direction	Zone	Existing Land Use
North	Commercial Service (C3), Height District III; and Medium-High Density Residential (R-1650)	Retail, service, restaurant, places of worship, and multifamily residential uses
South	Commercial Service (C3), Height District III	Retail, service, and restaurant uses
East	Commercial Service (C3), Height District III; and Medium-High Density Residential (R-1650)	Retail, service, and multifamily residential uses
West	Commercial Service (C3), Height District III; and Community Commercial (C2), Height District II	Retail and restaurant uses and places of worship, multifamily residential, and off-street parking uses
Project Site	Commercial Service (C3), Height District III	Full-service Restaurant

COMMENTS FROM OTHER CITY DEPARTMENTS:

City departments and/or divisions documented no major concerns. Police provided crime statistics of this location's census tract and suggested standard conditions.

PROJECT ANALYSIS

The applicant requests approval an AUP to allow the on-site sales, service, and consumption of beer and wine (ABC License Type 41) at an established restaurant (Paapaii BBQ).

The on-site sale, service, and consumption of beer and wine is appropriate in an area of the city zoned for commercial uses, and approval of the AUP will provide the option for the dining public to enjoy beer and wine with their meals. The subject site is located within the Commercial Service (C3) Zone, Height District III. The site's land use designation is Community Services, where retail and restaurant uses along minor arterials, such as North Brand Boulevard, are desired. One of the purposes of this designation is to encourage the clustering of uses for mutual benefit and to limit more intense uses in a number of locations, to ensure compatibility among varied uses and to prevent the string-out of businesses along arterials, collectors, or local streets. The subject site is a storefront tenant among others at the Brand Promenade.

There is no anticipation of any negative traffic-related impacts associated with the approval of the requested AUP. Brand Boulevard north of Glenoaks Boulevard is a minor arterial street, fully developed for adequate traffic circulation. This is a desirable location for retail and restaurant uses, with fewer parking limitations and access controls, with some on-street parking. The area is pedestrian-friendly, conducive to sidewalk dining, and near high-quality transit. The addition of beer and wine service to the restaurant's operation is not anticipated to entail any negative noise-related impacts because the majority of restaurant activity is inside the building, sidewalk dining-related

noise would be dispersed across the wide Brand Boulevard, and the city enforces an ordinance that limits excessive noise. There is no anticipation of negative impacts pertaining to open space, recreation, and housing.

Full-service restaurants typically do not exacerbate crime. Generally, the on-site sales, service, and consumption of beer and wine at a full-service restaurant will have 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 on-site sale, service and consumption of beer and wine at the existing full-service restaurant at this location. The subject restaurant 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.

There is no anticipation that the operation of a full-service restaurant with ancillary on-site sales, service, and consumption of beer and wine will be detrimental to the community, nor will it adversely conflict with surrounding properties. Nearby land uses typically incompatible with the subject use are a place of worship and multifamily residences; however, potential cumulative impacts are negligible because these land uses are situated north of downtown in a commercial service neighborhood, intermingled with other restaurant uses, and the existing restaurant is across the street from, rather than adjoining to, the nearby church. There were no concerns or comments submitted by the Neighborhood Services Division that would indicate a negative impact from this full-service restaurant with the addition of on-site beer and wine sales and consumption on the surrounding area. The proposed conditions of approval intend to mitigate any potential negative impact on the surrounding properties.

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

Overall, the applicant's request to allow the on-site sales, service, and consumption of beer and wine at the existing full-service restaurant, Paapalii BBQ, is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

A. The proposed use will be consistent with the various elements and objectives of the General Plan.

The on-site sales, service, and consumption of beer and wine at an existing full-service restaurant (Paapalii BBQ) will be consistent with the various elements and objectives of the General Plan. The subject site is located within the Commercial Service (C3) Zone, Height District III. The Land Use Element of the General Plan is most directly related to the subject request, as it designates the subject site Community Services. One of its programmatic goals is to "continue to emphasize within the framework of regional economic growth improved commercial activities within the Central Glendale area"

(Land Use Element, page 7). Goods and services offered in this zone generally serve community shopping and personal service functions (GMC Section 30.12.010), and the Brand Promenade is a destination conducive to said services. The on-site sales, service, and consumption of alcoholic beverages are appropriate in an area of the city zoned for commercial uses, and approval of the AUP will provide the option for the dining public to enjoy beer and wine with their meals. The subject site's land use designation is Community Commercial Service/Center, where retail and restaurant use along minor arterials, such as North Brand Boulevard, are desired. One of the purposes of this designation is to encourage the clustering of more intense uses for mutual benefit and to limit more intense uses in several locations, to ensure compatibility among varied uses and to prevent the stringing-out of businesses along arterials, collectors, or local streets (Land Use Element, page 23).

There is no anticipation that the applicant's request to operate a full-service restaurant with the sale of beer and wine for on-site consumption will increase traffic nor create any negative traffic-related impacts along this street and to other businesses. The Circulation Element Street Classification Map identifies Brand Boulevard north of Glenoaks Boulevard as a minor arterial street. Compared to major arterials, this type of street has fewer parking limitations with some on-street parking and fewer access controls to adjacent land uses (Circulation Element, pp 2-7). This street is fully developed and can adequately handle the existing traffic circulation around the site. A land use pattern that serves activity centers within the City surrounds the project site. This section of Brand Boulevard is within a ½ mile of high-quality transit and has pedestrian-oriented streetscape features such as curb extensions and wide sidewalks conducive to sidewalk dining.

All other elements of the General Plan, including Open Space, Recreation, and Housing Elements will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The proposal to allow the sale and service of beer and wine for on-site consumption at the established, full-service restaurant 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.

The on-site sales, service, and consumption of beer and wine at the full-service restaurant will have no detriment to the neighborhood's health, safety, and public welfare. According to the Glendale Police Department, the subject property is in Census Tract 3011.00 where the suggested limit for on-sale establishments is six. Currently, there are four on-sale licensed establishments, and the subject restaurant will bring the total to five. Based on statistics of violent crimes and property crimes, for Census Tract 3011.00 in 2023, there were 123 crimes, sixty-one percent (61%) below the city-wide average of 317. Within the last calendar year there were two calls for police service at the location: both calls were parking complaints. Dispatch notes were unclear if the calls came from the business. The Glendale Police Department did not cite any concerns with the applicant's request to allow for the sale and service of beer and wine for on-site

consumption at the existing full-service restaurant at this location. The Police Department suggested conditions of approval, included herein, to mitigate any potential negative impacts to the public health, safety, general welfare, or the environment.

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

The operation of a full-service restaurant with ancillary on-site sales, service, and consumption of beer and wine will not be detrimental to the community, nor will it adversely conflict with surrounding properties. The subject restaurant is located in the Brand Promenade commercial center amongst complementary businesses, including retail, service, and residential uses in the immediate vicinity. Nearby land uses typically incompatible with the subject use are a place of worship and multifamily residences; however, potential cumulative impacts are negligible because these land uses are situated north of downtown in a commercial service neighborhood, intermingled with other restaurant uses, and the proposed use is across the street from, rather than adjoining to, the nearby church. Otherwise, no public facilities and schools are near the subject site. There were no concerns or comments submitted by the Neighborhood Services Division that would indicate a negative impact from the addition of beer and wine service to existing full-service restaurant 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.

The applicant's request to allow the on-site sales, service, and consumption of beer and wine at an existing full-service restaurant will not result in inadequate public or private facilities. The project site is developed and associated facilities exist.

As previously stated, at the time of the change of use from medical office to full-service restaurant, the project qualified for a parking exception and did not need to provide additional parking beyond that currently provided.

While the subject site has no on-site parking, it is located within ½ mile of high-quality transit and has vehicular access from the surrounding streets, including East Fairview Avenue. These streets are fully developed and can adequately handle the traffic circulation around the site. There is no anticipation that the restaurant with on-site beer and wine sales will result in a significant increased demand for vehicle parking. Accordingly, the applicant's request to allow the operation of a new full-service restaurant with on-site sales, service, and consumption of alcoholic beverages 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:

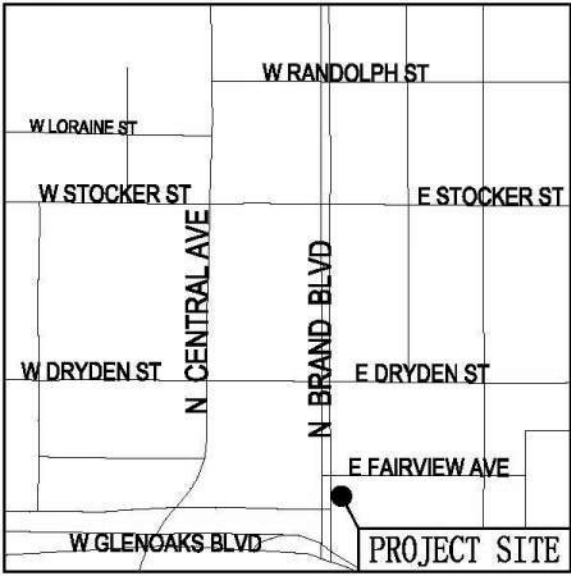
That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsections A through D above have all been met and thoroughly considered:

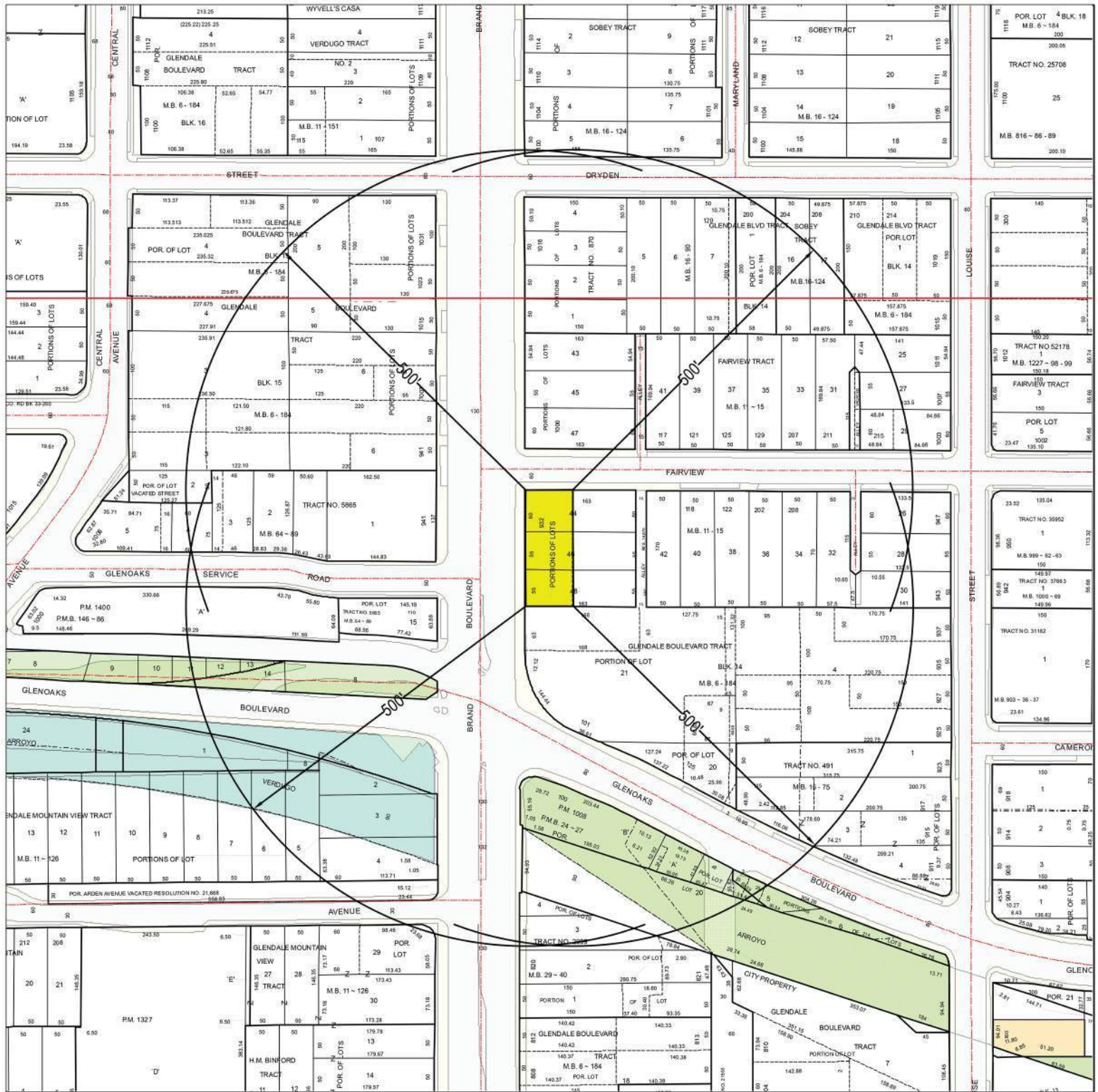
1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of off-site uses, both as 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.
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 operation of a full-service restaurant with the on-site sales, service and consumption of alcoholic beverages 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, Soc Yumul, at 818-937-8166 or SYumul@glendaleca.gov

ATTACHMENT:

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





500' LOCATION MAP

LEGEND

SUBJECT PROPERTY (IES)



SITE LOCATION: 946 N BRAND BLVD
GLENDALE, CA 91202

APN:

5644-014-033



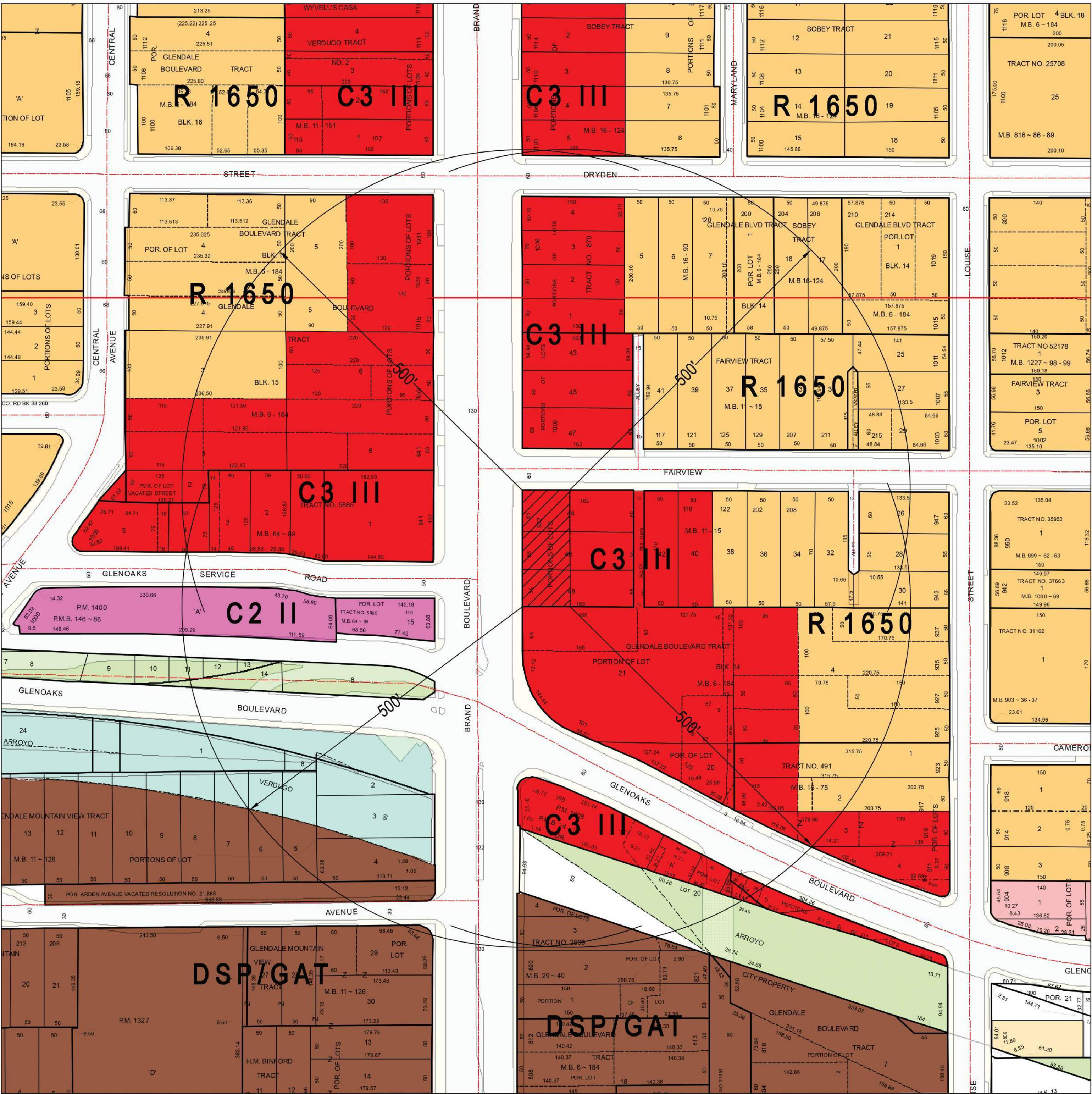
SCALE: 1"=200'

DATE: Jan 03, 2025

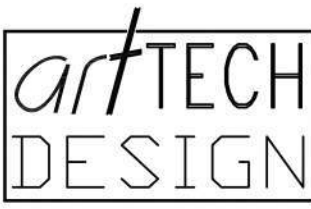
PREPARED BY:



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



PREPARED BY:



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

- CE - COMMERCIAL EQUESTRIAN SERVICES
- CEM - CEMETERY
- MS - MEDICAL SERVICE
- SR - SPECIAL RECREATION

MIXED USE DISTRICTS AND DSP (DOWNTOWN SPECIFIC PLAN)

- SFMU - COMMERCIAL/RESIDENTIAL MIXED USE
- IMU - INDUSTRIAL/COMML. MIXED USE
- IMU R - INDUSTRIAL COMML.-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)

- I
- II
- III
- IV

SITE LOCATION:

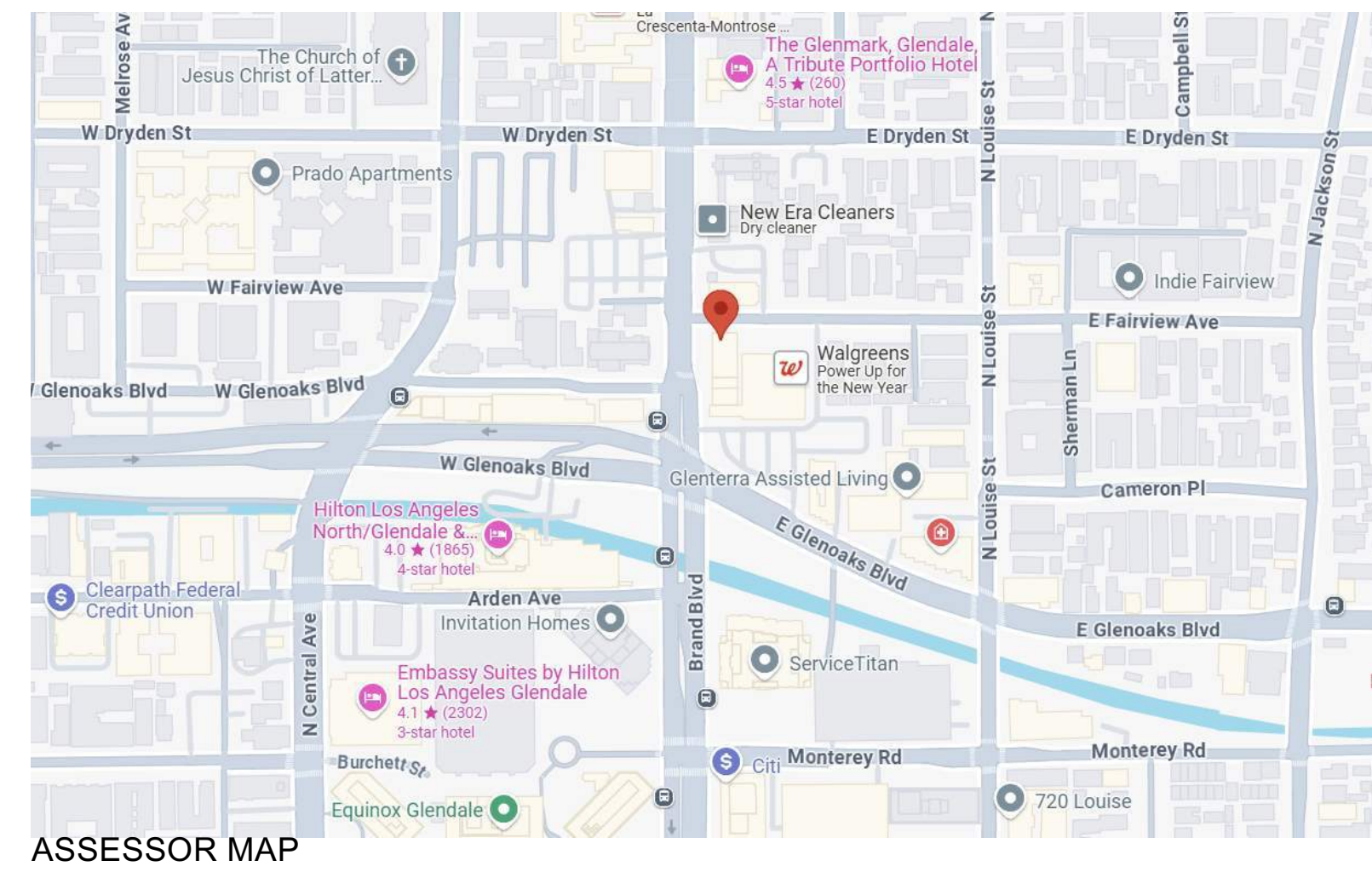
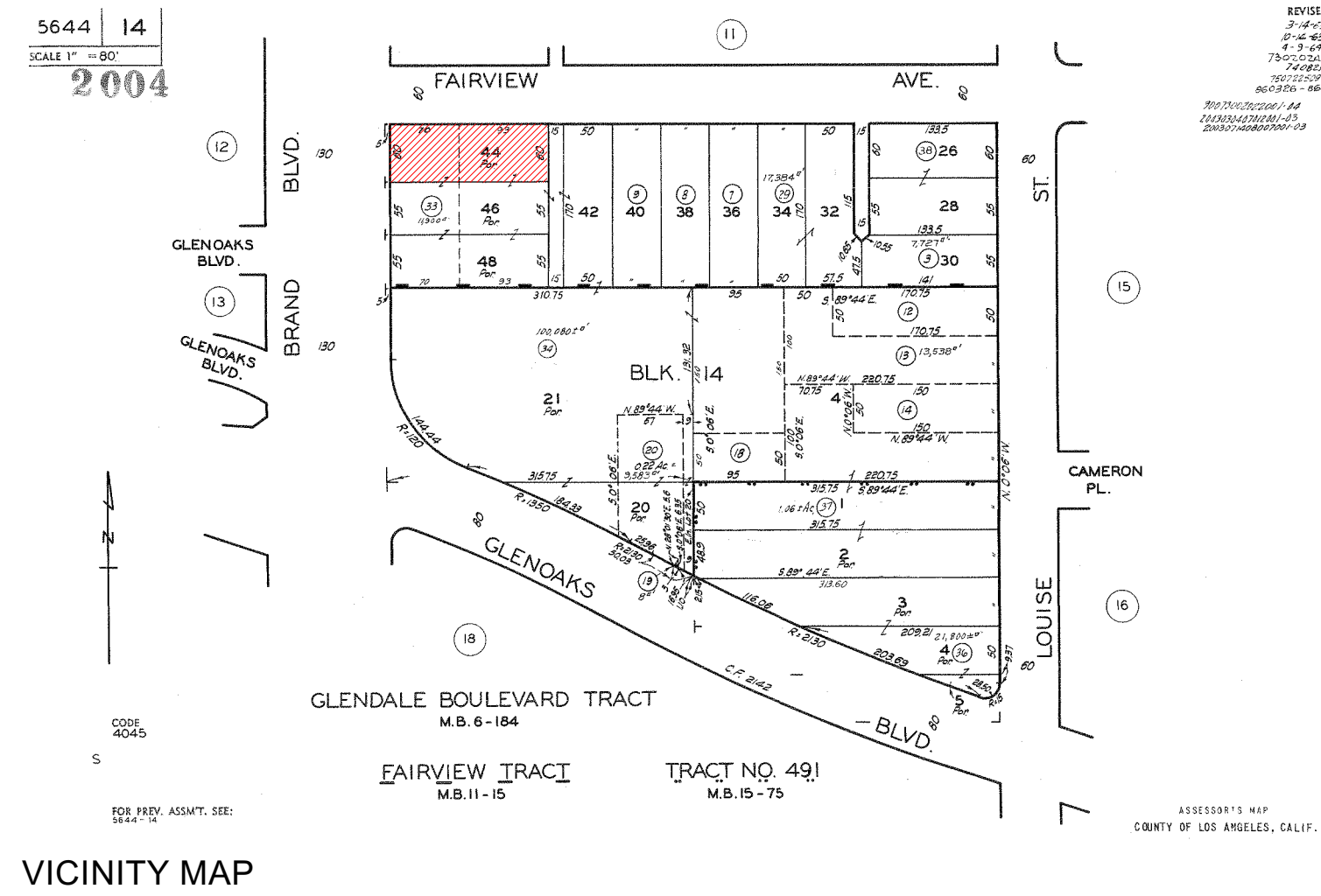
946 N BRAND BLVD
GLENDALE, CA 91202

APN: 5644-014-033



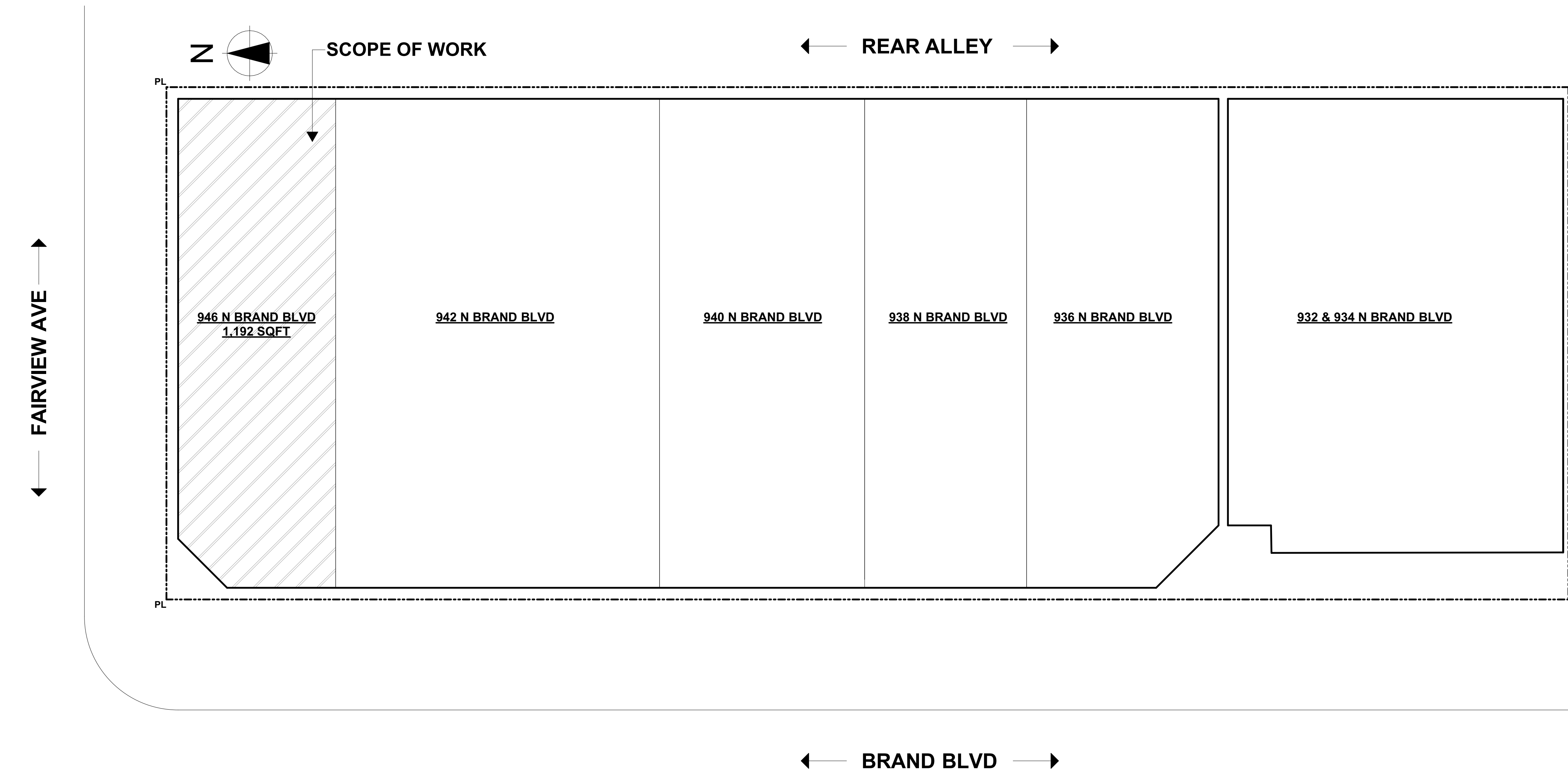
SUBJECT PROPERTY
DATE: Jan 03, 2025

APN: 5644-014-033
ZONE: C3 III
BUILDING SIZE: 7,691 SQFT



THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT AND FOR WHICH THE DESIGNER HAS BEEN RETAINED BY THE CLIENT. THE DESIGNER'S DESIGN, DRAWINGS, SPECIFICATIONS, VISUAL CONCEPTS, AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

REV	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			



EXISTING SITE PLAN
1/8" = 1'-0"

NOTE:

TOTAL FLOOR AREA OF RESTAURANT 1,192 SQFT

SITE PLANS

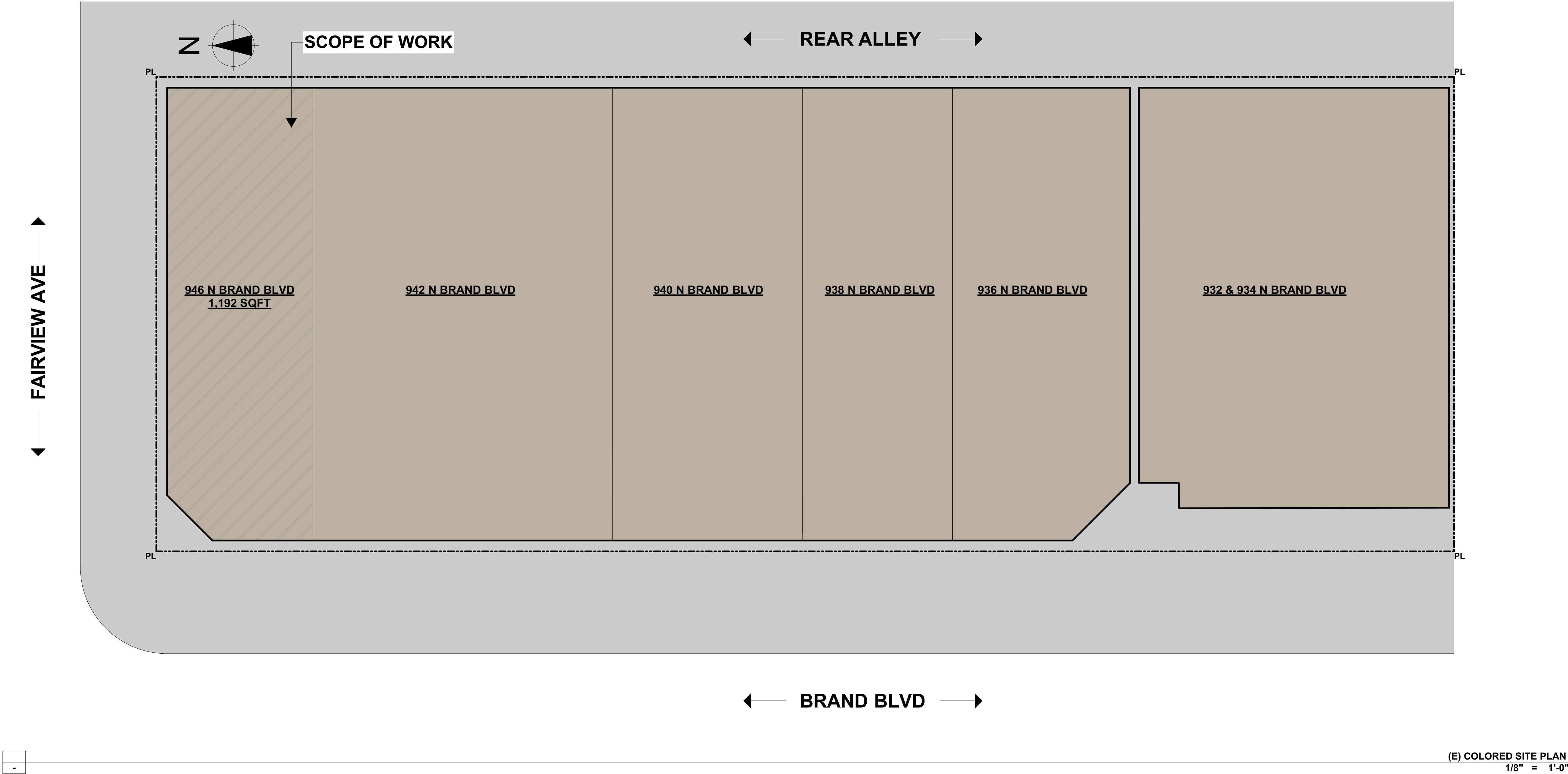
A-1

SHEET NUMBER

1

NOTE:

NO CHANGE TO EXISTING FLOOR AREA OR EXTERIOR
TOTAL FLOOR AREA OF RESTAURANT 1,192 SQFT



(E) COLORED SITE PLAN
1/8" = 1'-0"



DATE:09/27/2022
JOB NO: AD22-006

THE ABOVE DRAWINGS AND SPECIFICATIONS ARE IDEAS, DESIGNS AND MANAGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS OR EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE DRAWINGS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. BY THESE DRAWINGS, SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

REV DATE DESCRIPTION BY

1			
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DESIGNED BY: EP
CHECKED BY: HY

946 N BRAND BLVD GLENDALE CA 91202

PROJECT

COLORED SITE

A-2

SHEET NUMBER
2



NOTE:

NO CHANGE TO EXISTING FLOOR AREA OR EXTERIOR

TOTAL FLOOR AREA OF RESTAURANT 1,192 SQFT



DATE:09/27/2022
JOB NO: AD22-006

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT DISCLOSED TO WHICH THEY RELATE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. ANY UNAUTHORIZED DISCLOSURE OR CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE DRAWINGS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION.

REV	DATE	DESCRIPTION	BY
1			
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DESIGNED BY: EP
CHECKED BY: HY

<div style="text-align: center; font-size: 2em; font-weight: bold;">A-3</div>		<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 1.5em; font-weight: bold;">EXISTING FLOOR PLAN</div>
<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em; font-weight: bold;">CLIENT/OWNER</div>	<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em; font-weight: bold;">JOB ADDRESS</div>	
<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em; font-weight: bold;">PROJECT</div>		<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em; font-weight: bold;">946 N BRAND BLVD GLENDALE CA 91202</div>
<div style="text-align: center; font-size: 0.8em; font-weight: bold;">SHEET NUMBER</div>		
<div style="text-align: center; font-size: 1.2em; font-weight: bold;">3</div>		

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

**Project
Address:**

**Project
Case No.:**

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: 02-07-2025

Print Name: Jessica Sada

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

a. ADDITIONAL COMMENTS:

- ☐ 1.

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

- ☐ 1.

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

- ☐ 1.

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

Project
Address: 946 N. Brand Blvd.

Project
Case No.: PAUP-004423-2025

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

a. ADDITIONAL COMMENTS:

- ☒ 1. Applicant Samvel Amiraghyan is in the process of obtaining an Administrative Use Permit for the on-site sales, service and consumption of beer and wine (ABC License Type 41) at existing restaurant with sidewalk dining at 946 North Brand Boulevard DBA Paapaiii BBQ.

Paapaiii BBQ is located in census tract 3011.00 which allows for 6 On-Sale establishments. There are currently 4 On-Sale licenses in this tract. Paapaiii BBQ will bring the total to 5. Based on arrests and Group A crime statistics for census tract 3011.00 in 2023 there were 123 crimes, 61% below the citywide average of 317.

Within the last calendar year there were two calls for police service at the location. Both calls were parking complaints. CAD notes were unclear if the calls came from the business.

12/23/24 – Parking complaint (veh UTL, NEOC)

02/17/25 – Parking complaint (vehicle cited)

Per the ABC website, Paapaiii BBQ does not have an “pending” or “active ABC license.

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).

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

**Project
Address:**

**Project
Case No.:**

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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: 3/4/2025

Print Name: Celine Sarkisloo

Title: Building Code Specialist III Dept. Building and Safety Tel.: 818-937-8101

a. ADDITIONAL COMMENTS:

1. All submittals shall be digital through City of Glendale **GlendalePermits** portal at
 - a. <https://www.glendaleca.gov/government/departments/community-development/building-safety/permit-services-center>
2. The following permit will be required to be obtained through Building & Safety.
 - a. Building permit for the awning
3. The following documents/plans shall be submitted to Building and Safety for review (After initial review, additional requirements may follow accordingly):
 - a. Architectural plans
 - b. Structural plans and calculations
4. Additional comments shall follow upon submittal to Building & Safety.
5. Plans shall be in accordance with the current edition of the City of Glendale Building and Safety Code (GBSC).
6. Approval from Public Works Department is required for the outdoor seating.

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.