



**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

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**April 21, 2025**

**Applicant:**

Arsen Agajanian  
1388 Balmoral Drive  
Glendale, CA 91207

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-004481-2025  
811 EAST COLORADO STREET  
(Level Restaurant & Lounge)**

The Director of Community Development will render a final decision on or after May 7, 2025 for the following project:

**Project proposal:** Application for an Administrative Use Permit to allow the on-site sale, service, and consumption of alcoholic beverages (ABC License Type 47) at a new full-service restaurant (Level Restaurant & Lounge) located in the "C3" (Commercial Service) 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 sale of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
4. 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

business hours.

5. That there shall be no bar or lounge area upon the premises maintained solely for the purpose of sales, service, or consumption of alcoholic beverages by patrons.
6. That an establishment (restaurant) that primarily provides for the on-site sale, service, and consumption of alcoholic beverages and that derives more than 50 percent of gross revenues from the sale of alcoholic beverages is by definition of the zoning code a “tavern” and shall require approval of a separate Conditional Use Permit. Taverns include bars, pubs, cocktail lounges, and similar establishments.
7. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
8. That the on-site sale, service, and consumption of alcoholic beverages shall be permitted only between the hours of 12:00 p.m. and 2:00 a.m. each day of the week.
9. That the areas of sale, service, and consumption of alcoholic beverages shall be limited to the existing 2,420 square-foot building and to the 2,100 square-foot outdoor dining area proposed to be legalized.
10. That all required approvals, permits, and inspections from the City of Glendale shall be obtained for all unpermitted installations, additions, and structures on the exterior of the building that are to remain.
11. That all prohibited and unpermitted signage that does not meet the requirements of Glendale Municipal Code Chapter 30.33—Signs shall be removed from the site.
12. That a current Business Registration Certificate shall be obtained for the business.
13. That a current Tobacco Retailer License shall be obtained for the business.
14. That a current Smoking Permitted Area License shall be obtained for the business.
15. That access to the premises shall be made available to all City of Glendale Planning Division, Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
16. 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.
17. That no live entertainment shall be 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 shall be allowed

where partial clothing of male, female, or any individual for entertainment is provided.

18. That music or noise shall be contained within the edifice of the establishment. The business shall comply with the state and local noise ordinances concerning excessive noise and disturbing the peace.
19. That no lighting shall be installed or maintained that shines or reflects onto adjacent properties.
20. That no alcoholic beverages shall be sold to be taken from the premises by guests and patrons for off-site consumption.
21. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
22. That no exterior signs advertising the sales and service of alcoholic beverages shall be permitted.
23. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
24. That the proprietor and 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.
25. That no patron of the full-service restaurant shall be allowed to bring into the establishment any alcoholic beverages that were purchased from outside of the establishment, unless the facility has an established corkage policy allowing and regulating such.
26. That the establishment shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
27. That any expansion or modification of the facility or use which intensifies this Administrative Use Permit shall require a new Administrative Use Permit application. An 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:**

On April 22, 1965, Conditional Use Permit Case No. 3449-CU was granted by the Board of Zoning Adjustments to allow the operation of a pizza and beer restaurant.

On March 17, 1967, Conditional Use Permit Case No. 4203-CU was granted by the Zoning Administrator to allow the continued operation of a pizza and beer restaurant.

On January 4, 1983, Conditional Use Permit Case No. 7389-CU was granted by the Zoning Administrator to allow liquor service at an existing restaurant.

On April 7, 1986, Conditional Use Permit Case No. 7943-CU was granted by the Zoning Administrator to allow the continued service of liquor at an existing restaurant.

On July 8, 1993, Conditional Use Permit Case No. 9097-CU was granted by the Zoning Hearing Officer to allow the continued service of liquor as well as to allow public dancing at an existing restaurant.

On August 28, 2001, Conditional Use Permit Case No. 10140-CU was granted by the Zoning Hearing Officer to continue the service of alcoholic beverages for on-site consumption as well as continue public dancing at an existing restaurant.

On January 5, 2010, Conditional Use Permit Case No. PCUP 2009-003 was granted by the Zoning Administrator to allow the on-site sale, service, and consumption of alcoholic beverages and to allow for a banquet hall at an existing restaurant.

On July 7, 2017, Administrative Use Permit Case No. PAUP 1705927 was granted by the Planning Hearing Officer to allow the continued on-site sale, service, and consumption of alcoholic beverages.

On July 7, 2017, Conditional Use Permit Case No. PCUP 1701855 was granted by the Planning Hearing officer to allow the continued use of a banquet hall at the project site.

On November 25, 2024, Assembly Bill 2097 Parking Reduction Request No. PAB2097-003108-2024 was approved by City staff to eliminate three existing parking spaces for the improvement of a 2,100 square-foot outdoor dining area.

**Related Concurrent Permit Application(s):**

On February 6, 2025, Design Review Exemption Case No. PDREXEM-004401-2025 was approved by City staff for site improvements such as a 2,100 square-foot unpermitted outdoor dining area, façade and interior remodels, and a new 750 square-foot covered patio for use as a staff rest area.

**Environmental Determination:**

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the discretionary permit request is to allow the on-site sale, service, and consumption of alcoholic beverages at a new full-service restaurant within an existing commercial space and there is no additional floor area proposed.

**General Plan:**

Commercial—Community Services

**Zone:**

C-3—Commercial Service

**Description of Existing Property and Uses:**

The project site is approximately 19,329 square feet in area and is located at the northeast corner of East Colorado Street and South Everett Street. The project site is developed with a one-story 2,420 square-foot building and is used as a full-service restaurant (Level Restaurant & Lounge). A total of 24 parking spaces are available on the project site and can be accessed from East Colorado Street and South Everett Street. An unpermitted 2,100 square-foot outdoor dining area is proposed to be legalized along the south elevation which significantly abuts a sidewalk. As discussed above, a 750 square-foot covered patio is also proposed for use as a staff rest area. The request is to allow the on-site sale, service, and consumption of alcoholic beverages within the existing one-story 2,420 square-foot building and on the 2,100 square-foot outdoor dining area proposed to be legalized.

While Level Restaurant & Lounge has been in operation for approximately three years, according to City records, a full-service restaurant with alcoholic beverage service has operated at this location since 1983. The hours of operation of Level Restaurant & Lounge are 12:00 p.m. to 2:00 p.m. Monday through Sunday. Level Restaurant & Lounge does not propose a banquet hall use.

**Neighboring Zones and Uses:**

Direction	Zone	Existing Land Use
North	R-2250	Multi-family residential
South	C3	Retail
East	C3	Pharmacy/medical offices
West	C3	Car wash
Project Site	C3	Full-service restaurant

**COMMENTS FROM OTHER CITY DEPARTMENTS:**

No significant concerns were received from the various city divisions and departments. Conditions have been received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. These conditions will be made part of the decision letter if the Administrative Use Permit is approved.

**PROJECT ANALYSIS**

The applicant is requesting an Administrative Use Permit to allow the on-site sale, service, and consumption of alcoholic beverages (ABC License Type 47) at a new full-service restaurant (Level Restaurant & Lounge) located in the “C3” (Commercial

Service) Zone.

The request to serve and sell alcoholic beverages is consistent with the various elements and objectives of the General Plan. The Land Use Element of the General Plan designates the project site as Community Services. Further, the C3 zone is intended to offer a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive general plan. The Circulation Element of the General Plan also designates East Colorado Street as a Major Arterial street. The project site is located in a commercial area along East Colorado Street that is suitable for the proposed use. Other elements of the General Plan, such as Housing, Open Space, and Recreation, will not be affected by the request.

The request will not be detrimental to public health and safety because the on-site sale, service, and consumption of alcoholic beverages will be ancillary to the full-service restaurant. According to the Glendale Police Department, the project site is in census tract 3022.01, where the suggested limit for on-site establishments is four. There are currently 29 on-site licenses in this census tract, with the previous full-service restaurant (Marquis Club Restaurant) being one of the existing 29 on-site establishments. In 2023, there were 392 crimes in this census tract, which is 24 percent above the city-wide average of 317. Within the last year, there were nine calls for police service at the project site, ranging from noise, trespassing, and fighting. Two police reports have also been filed within the last year at the project site. While the project site is located in a crime reporting district with a crime rate that exceeds 20 percent of the city average, the Glendale Police Department did not cite any concerns about the request as it relates to crime statistics and the number of establishments serving alcoholic beverages. Further, the conditions of approval suggested by the Glendale Police Department will ensure that any potential negative impacts relating to crime and safety will be appropriately mitigated.

The request will not adversely affect or conflict with adjacent sensitive uses. The project site is surrounded by other complementary businesses, including retail and service uses. A multi-family residential use also abuts the project site to the north. The proposed conditions of approval will serve to mitigate any potential impacts on the adjacent multi-family residential use. While there are also several public facilities, schools, and churches within the immediate area of the subject site, the request will not adversely impact these sensitive land uses because the on-site sale, service, and consumption of alcoholic beverages will be incidental to the full-service restaurant use.

The request to allow the on-site sale, service, and consumption of alcoholic beverages at Level Restaurant & Lounge also will not result in inadequate public or private facilities. The project site is developed and the request does not require new utilities and landscaping. No additional parking is required in order to legalize the existing outdoor dining area, and the Assembly Bill 2097 (AB 2097) request to eliminate three existing parking spaces was approved by City staff. Traffic circulation is also not impacted by the request to allow the ancillary sale and service of alcoholic beverages at the new full-

service restaurant.

In summary, the request to allow the on-site sale, service, and consumption of alcoholic beverages at Level Restaurant & Lounge is supportable based on the facts surrounding this application and findings. Conditions of approval are recommended to ensure that any potential negative impacts will be appropriately mitigated.

## **DRAFT FINDINGS**

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

The request to allow the on-site sale, service, and consumption of alcoholic beverages at a new full-service restaurant will be consistent with the various elements and objectives of the General Plan. A full-service restaurant is a permitted use in the C3 zone, however, the on-site sale, service, and consumption of alcoholic beverages in this zone requires approval of an Administrative Use Permit. The project site is zoned C3 (Commercial Service) and is within the Community Services designation of the Land Use Element of the General Plan. Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The sale and service of alcoholic beverages 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.

The project site located at the northeast corner of East Colorado Street and South Everett Street. The Circulation Element of the General Plan identifies East Colorado Street as a Major Arterial street. According to the Public Works Department, this portion of East Colorado Street will be rehabilitated as a Complete Streets project and is scheduled to be completed by the end of 2026. The request to sell and serve alcoholic beverages is ancillary to the full-service restaurant use and will not impact these street improvements. In addition, East Colorado Street can accommodate the existing traffic circulation around the site. The project site is also adjacent to commercial uses to the east, west, and south, as well as multi-family residential uses to the north. The project site is already fully developed and Level Restaurant & Lounge is surrounded by other complementary businesses, including retail and service uses. The proposed conditions of approval will serve to mitigate any potential impacts on surrounding properties, including the adjacent multi-family residential uses. Other elements of the General Plan, such as Housing, Noise, Safety, and Recreation, will not be impacted by the request.

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

The request to allow the on-site sale, service, and consumption of alcoholic beverages

at a new full-service restaurant will not be detrimental to the public health or safety, the general welfare, or the environment. According to the Glendale Police Department, the project site is in census tract 3022.01, where the suggested limit for on-site establishments is four. There are currently 29 on-site licenses in this census tract, with the previous restaurant (Marquis Club Restaurant) being one of the existing 29 on-site licenses. While the request is above the suggested limit for on-site establishments in this census tract, the incidental sale and service of alcoholic beverages at the Level Restaurant & Lounge is unlikely to cause issues of public drunkenness or other alcohol-related crimes. The Glendale Police Department did not cite any concerns about the request as it relates to crime and the number of establishments serving alcohol in this census tract.

Based on arrests and Part I crime statistics for census tract 3022.01 in 2023, there were 392 crimes, 24 percent above the city-wide average of 317. Within the last year, there were nine calls for police service at the project site, ranging from noise, trespassing, and fighting. While two police reports have been filed within the last year at the project site, the Glendale Police Department did not cite any major concerns related to the on-site sale, service, and consumption of alcoholic beverages at Level Restaurant & Lounge. Several suggested conditions submitted by the Glendale Police Department are incorporated into the list of conditions of approval as part of this request.

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

The request to allow the on-site sale, service, and consumption of alcoholic beverages at a new full-service restaurant will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. According to City records, the project site was developed with a pizza and beer restaurant in 1965. The project site has also operated as a full-service restaurant use with alcoholic beverage service since 1983. A banquet hall use that was previously entitled is no longer operating at the project site.

Level Restaurant & Lounge proposes to operate from 12:00 p.m. to 2:00 a.m. Monday through Sunday. The request to serve and sell alcoholic beverages will be ancillary to the full-service restaurant use. The project site is surrounded by other complementary businesses, including retail and service uses. A multi-family residential use also abuts the project site to the north. As noted above, within the last year, there were nine calls for police service at the project site, ranging from noise, trespassing, and fighting. While two police reports have been filed within the last year at the project site, the request will be conditioned to ensure Level Restaurant & Lounge will mitigate any potential adverse impacts on surrounding property and residents.

There are several public and private facilities located within the immediate area of the subject site: Elk Mini-Park (<0.1 mile to the south); Glendale Heritage Garden (0.1 mile to the north); Iglesia Adventista del Séptimo Día de Glendale (0.2 miles to the north);



Expression58 Church (0.3 miles to the east); Bethel Assembly of God (0.3 miles to the northeast); Islamic Center of Glendale (0.3 miles to the southeast); Maple Park (0.3 miles to the south); First Lutheran Church (0.4 miles to the east); The Church of Jesus Christ of Latter-Day Saints (0.4 miles to the northeast); United Community Church (0.4 miles to the west); First United Methodist Church of Glendale (0.4 miles to the northwest); Holy Family Catholic Church (0.3 miles to the southwest); Glendale Central Park (0.4 miles to the west); Wilson Mini-Park (0.4 miles to the northeast); Tufenkian Pre-School (0.4 miles to the northeast); Glendale Presbyterian Church (0.5 miles to the northwest); John Marshall Elementary School (0.5 miles to the northeast); and Allan F. Daily Continuation High School (0.5 miles to the northwest). While these facilities and uses are located within the immediate area, the request to allow the on-site sale, service, and consumption of alcoholic beverages will be ancillary to the full-service restaurant use and will not adversely impact these adjacent uses.

**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 request to allow the on-site sale, service and consumption of alcoholic beverages at a new full-service restaurant will not result in inadequate public and private facilities such as utilities, landscaping, parking spaces, and traffic circulation. The project site is developed and associated public and private facilities such as utilities and landscaping are existing. Glendale Water and Power did not cite any concerns relating to utilities and landscaping and the request.

Assembly Bill 2097 (AB 2097) and Government Code Section 65863.2 prohibit a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within a half-mile of a high-quality public transit stop. On November 25, 2024, AB 2097 Parking Reduction Request No. PAB2097-003108-2024 was approved by City staff to eliminate three existing parking spaces for the legalization of a 2,100 square-foot outdoor dining area. While the outdoor dining area proposes to eliminate three existing parking spaces, the project site is located within a half-mile of a high-quality public transit stop. Per Glendale Municipal Code (GMC) 30.32.060.C.5, parking also need not be provided for outdoor dining areas which are associated with a full-service restaurant use and which substantially abut a public sidewalk. The outdoor dining area proposed for legalization meets the intent of this subsection of the zoning ordinance. As such, the request to allow the on-site sale, service, and consumption of alcoholic beverages within the building and on the outdoor dining area will not result in inadequate parking facilities.

East Colorado Street is designated as a Major Arterial street in the Circulation Element of the General Plan. The request to allow the on-site sale, service, and consumption of alcoholic beverages at Level Restaurant & Lounge will be ancillary to the full-service restaurant use and will not impact existing traffic circulation measures. While East Colorado Street at this location will be rehabilitated as a Complete Streets project, the

Public Works Department did not cite any major concerns about the request.

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

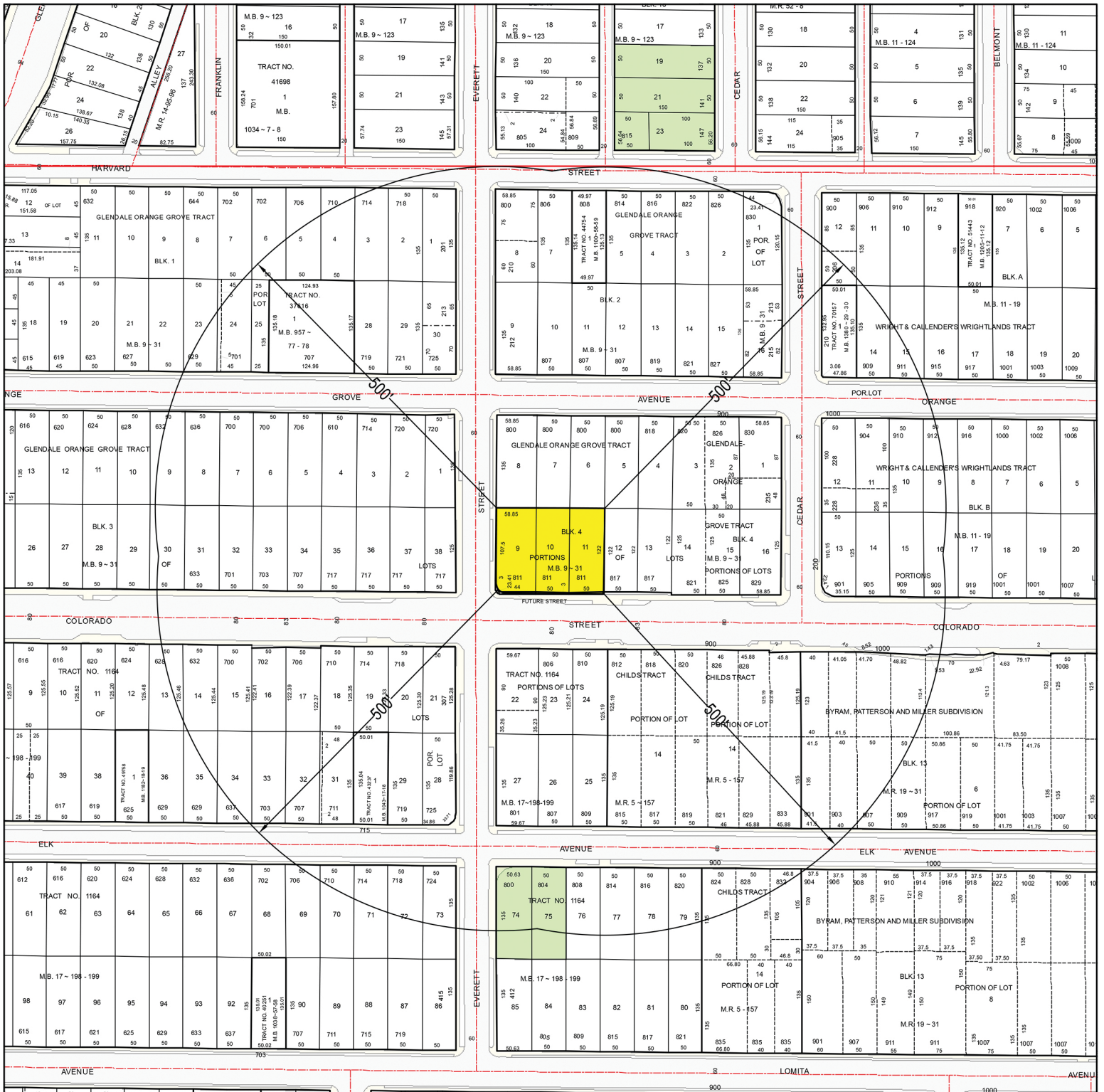
That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A. through D. above have all been met and thoroughly considered:

1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or that where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of offsite uses, both as recommended by the California Department of Alcoholic Beverage Control, such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration. The Glendale Police Department did not cite any concerns relating to the request.
2. That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 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. Conditions have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated.
3. That the existing or proposed use does not or will not adversely impact any church, public or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area. The sale and service of alcoholic beverages will be ancillary to the full-service restaurant use and is not anticipated to adversely impact any adjacent uses.
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. The project site will provide adequate parking and loading facilities based on the submitted AB 2097 application.
5. That notwithstanding consideration of the criteria in subsections 1. through 4. above, the existing or proposed use does or will serve a public necessity or provide public convenience purpose for the area. Conditions placed on the approval of the request 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,  
Wyatt Berger, at 818-937-8171 or [WBerger@glendaleca.gov](mailto:WBerger@glendaleca.gov).***

**ATTACHMENTS:**

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



# 500' LOCATION MAP

## LEGEND

SUBJECT PROPERTY(IES)



SITE LOCATION: 811 E COLORADO ST  
GLENDALE, CA 91205

APN:

5674-019-020

DATE: Jan 30, 2025



SCALE: 1"=200'

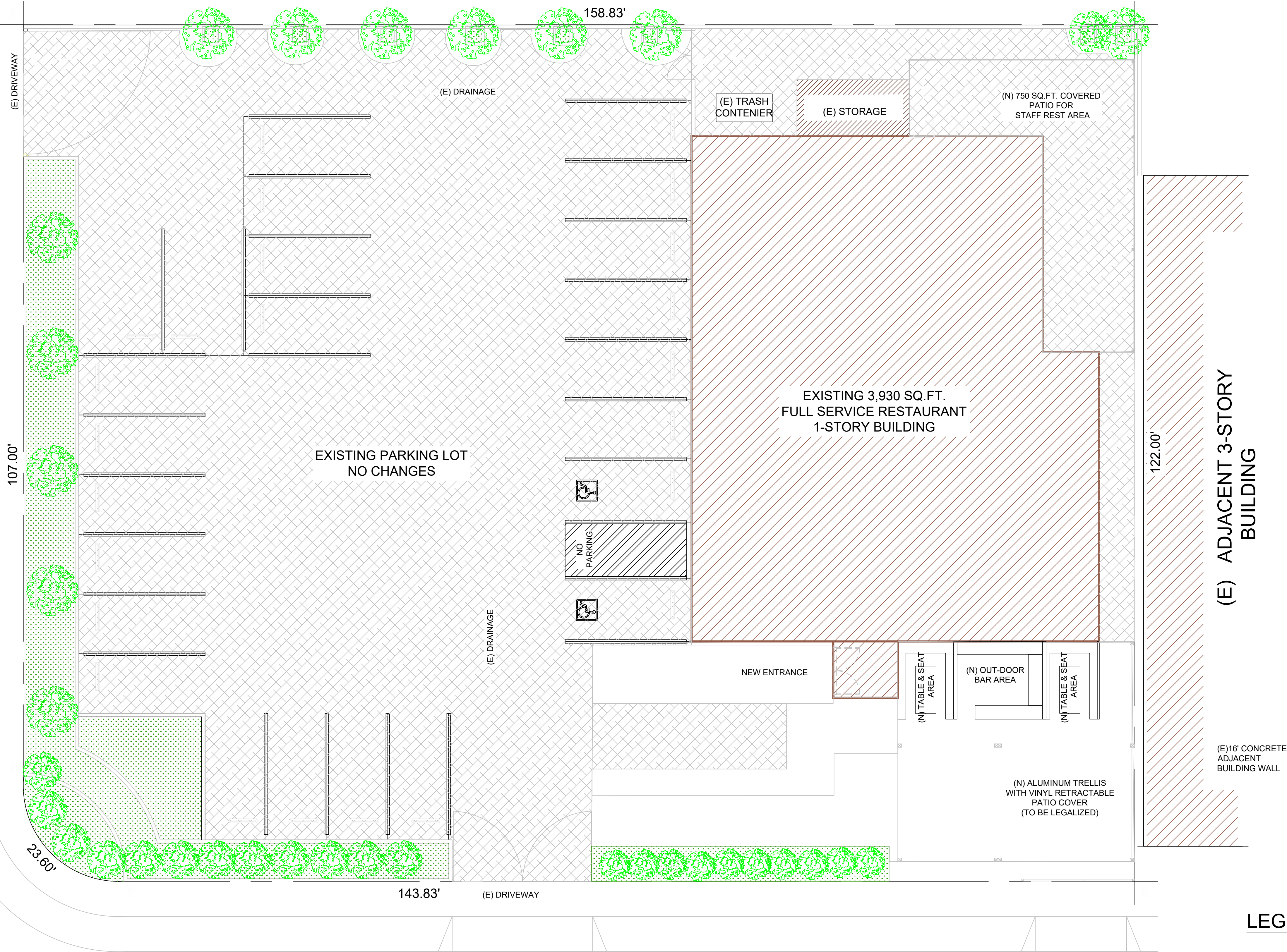
PREPARED BY:



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



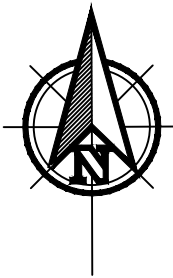
ADAMS



COLORADO ST

LEGEND.

- EXISTING BUILDING
- EXISTING LANDSCAPE
- EXISTING HARDSCAPE



EXISTING SITE PLAN

SCALE:  
1/8"=1'-0"

1

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND CONDITIONS OF THE SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND CONDITIONS OF THE SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND CONDITIONS OF THE SITE.

**Art Designs**  
ARCHITECT AND INTERIOR DESIGN SERVICES  
178 S. VICTORY BLVD. #210, BURBANK CA 91502  
Tel.: 818-389-3888 email: artdesigns97@gmail.com

PROJECT TITLE: OUT-DOOR DINING AND SMOKING AREA  
OWNER: MARQUIS BANQUET HALL  
JOB ADDRESS: 811 E COLORADO ST. GLENDALE, CA 91205

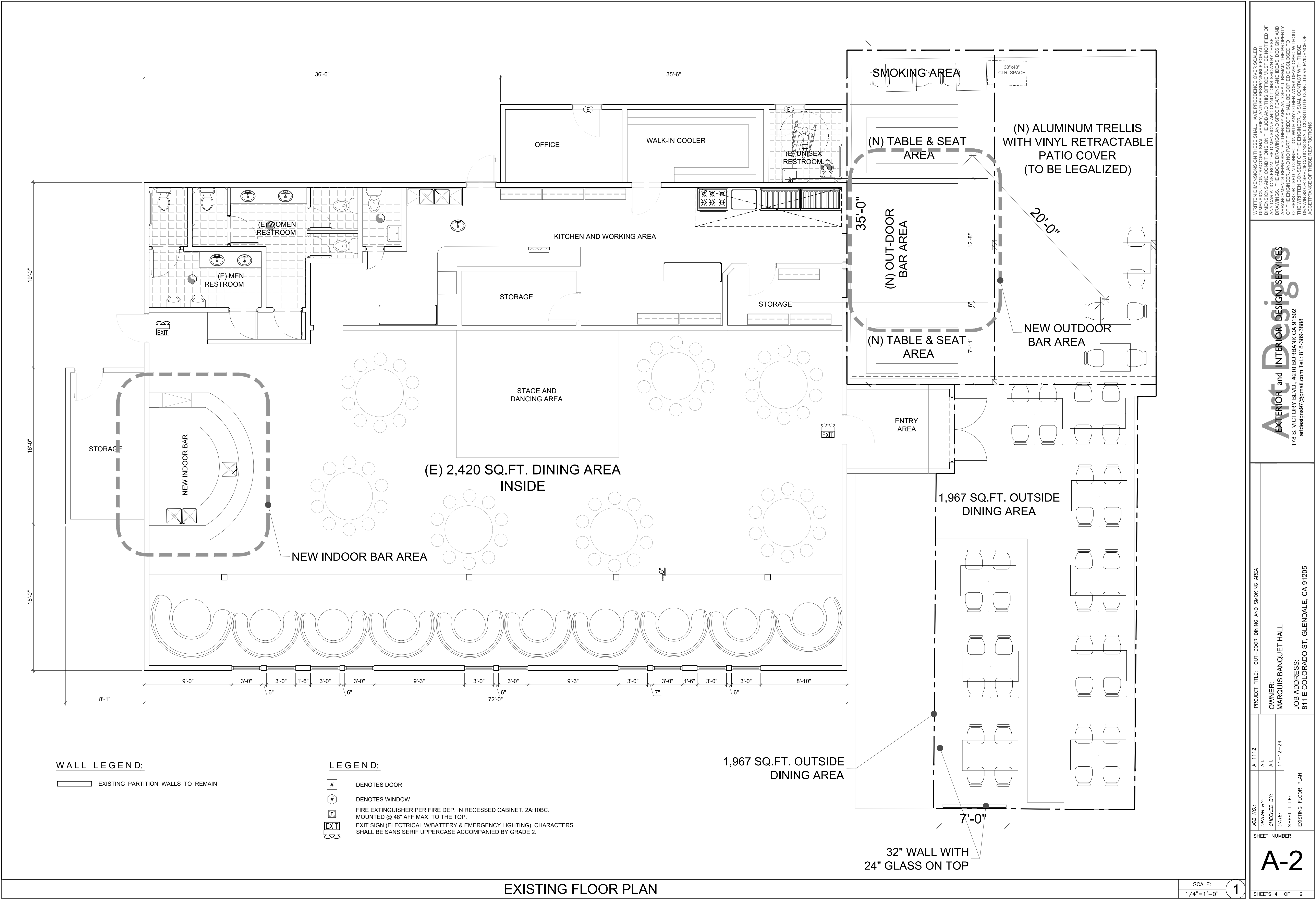
JOB NO.: A-1112  
DRAWN BY: A.L.  
CHECKED BY: A.L.  
DATE: 11-12-24  
SHEET TITLE: EXISTING SITE PLAN

SHEET NUMBER

A-1

SHEETS 2 OF 9





WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING. NO PART OF THE DRAWINGS OR SPECIFICATIONS SHALL BE USED FOR ANY OTHER PURPOSES. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF ART DESIGN AND INTERIOR DESIGN SERVICES. NO PART OF THE DRAWINGS OR SPECIFICATIONS SHALL BE USED IN CONNECTION WITH ANY OTHER WORK DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**Art Design and Interior Design Services**  
EXTERIOR and INTERIOR DESIGN SERVICES  
178 S. VICTORY BLVD. #210 BURBANK CA 91502  
artdesigns7@gmail.com Tel.: 818-389-3888

PROJECT TITLE: OUT-DOOR DINING AND SMOKING AREA  
OWNER: MARQUIS BANQUET HALL  
JOB ADDRESS: 811 E COLORADO ST. GLENDALE, CA 91205

JOB NO.: A-1112  
DRAWN BY: A.I.  
CHECKED BY: A.I.  
DATE: 11-12-24  
SHEET TITLE: EXISTING FLOOR PLAN  
SHEET NUMBER

**A-2**

SCALE:  
1/4"=1'-0"

1

SHEETS 4 OF 9

CITY OF GLENDALE  
**INTERDEPARTMENTAL COMMUNICATION**

**DATE:** February 12, 2025

**TO:** Wyatt Berger, Community Development Department

**FROM:** Kevin Runzer, GWP Water Engineering  
Catherine Babakhanlou, GWP Electric Engineering

**SUBJECT: PAUP-004481-2025**  
**811 E Colorado Street**

Glendale Water & Power (GWP) Engineering has reviewed the plans.  
Requirements are as follows:

**Electric Engineering**

**Customer Service (818) 548-3921**

- No conflict.

**Fiber Optics (818) 548-3923**

- No conflict.

**Street Lighting (818) 548-4877**

- No Conflict

**Transmission & Distribution (818) 548-3923**

- No conflict.

**Water Engineering**

**Recycled Water (818) 548-2062**

- No conflict.

**Backflow Prevention (818) 548-2062**

- No conflict.

**Potable Water (818) 548-2062**

- No conflict.

Catherine Babakhanlou  
Principal Electrical Engineer

Kevin Runzer  
Senior Civil Engineer

CB/KR:sb/eh



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**Re: 811 East Colorado Street - PAUP-004481-2025 request for comments**

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**From** Villaluna, Ruel <RVillaluna@Glendaleca.gov>

**Date** Wed 2/26/2025 4:54 PM

**To** Berger, Wyatt <WBerger@Glendaleca.gov>

Hi Wyatt,

PW - Land Development have no comments.



**Ruel Villaluna** | Senior Civil Engineer

Public Works

633 E. Broadway, Room 205, Glendale, CA 91204

P: +1 (818) 937-8251

**[rvillaluna@GlendaleCA.gov](mailto:rvillaluna@GlendaleCA.gov) | [GlendaleCA.gov](http://GlendaleCA.gov) | Follow us!**

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**From:** Berger, Wyatt <WBerger@Glendaleca.gov>

**Sent:** Monday, February 10, 2025 4:42 PM

**To:** Leung, Colin <CLEung@Glendaleca.gov>; Sargsyan, Ara <ASargsyan@Glendaleca.gov>; Sarkisloo, Celine <CSarkisloo@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; Aleksanian, Tereza <TAleksanian@Glendaleca.gov>; Diaz, Jovan <jodiaz@Glendaleca.gov>; Partamian, Sita <SPartamian@GlendaleCA.gov>; Stimson, Dave <DStimson@Glendaleca.gov>; Boghosian, Seda <SBoghosian@Glendaleca.gov>; Hakoupiani, Eden <EdenHakoupiani@Glendaleca.gov>; Runzer, Kevin <KRunzer@Glendaleca.gov>; Babakhanlou, Catherine <CBabakhanlou@Glendaleca.gov>; Wofford, Joshua <JWofford@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>; Avazian, Armen <AAvazian@Glendaleca.gov>; Oganessian, Sarkis <soganesyan@Glendaleca.gov>; Sheikhlari, Soroush <SSheikhlari@Glendaleca.gov>; Villaluna, Ruel <RVillaluna@Glendaleca.gov>; Casanova, Pastor <PCasanova@Glendaleca.gov>; Harmandayan, Arek <AHarmandayan@Glendaleca.gov>; Hardgrove, Daniel <DHardgrove@Glendaleca.gov>; Patricia.Halpin@abc.ca.gov <Patricia.Halpin@abc.ca.gov>

**Subject:** 811 East Colorado Street - PAUP-004481-2025 request for comments

Good afternoon, all,

Your comments are requested for the following Administrative Use Permit for alcoholic beverage sales. Please note the comment deadline in red below.

1. **Location:** 811 East Colorado Street
2. **Case Number:** PAUP-004481-2025
3. **Project Description:** To allow the continued sales, service, and on-site consumption of beer, wine, and distilled spirits (ABC License Type 47) at an existing full-service restaurant.

**Requested comment deadline: February 24, 2025**



Attachments:

- Architectural plan set
- Photographic survey
- Location/zoning map



**Wyatt Berger** | Planner

Community Development

633 E. Broadway, Room 103, Glendale, CA 91206

P: +1 (818) 937-8171

**wberger@GlendaleCA.gov | GlendaleCA.gov | Follow us!**

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

**DATE:** 2/10/2025

**DUE DATE:** 2/24/2025

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

**FROM:** Wyatt Berger (Planner)

**Tel. #** x8171

**PROJECT ADDRESS:** 811 E Colorado St

Applicant: Arsen Agajanian

Property Owner: 2 B INC

**PROJECT DESCRIPTION:** To allow the continued sales, service, and on-site consumption of beer, wine, and distilled spirits (ABC License Type 47) at an existing full-service restaurant.

**PLEASE CHECK:**

<p><input type="checkbox"/> <b>A. CITY ATTORNEY</b></p> <p><input type="checkbox"/> <b>B. COMMUNITY DEVELOPMENT:</b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> (1) Building &amp; Safety</li><li><input checked="" type="checkbox"/> (2) Neighborhood Services</li><li><input type="checkbox"/> (3) Design Review &amp; Historic</li><li><input type="checkbox"/> (4) Economic Development</li><li><input type="checkbox"/> (5) Housing</li><li><input type="checkbox"/> (6) Urban Design &amp; Mobility</li><li><input type="checkbox"/> (7) Long Range Planning</li></ul> <p><input checked="" type="checkbox"/> <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p><input checked="" type="checkbox"/> <b>E. FIRE ENGINEERING (PSC)</b></p> <p><input type="checkbox"/> <b>F. GLENDALE WATER &amp; POWER:</b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> (1) Water</li><li><input checked="" type="checkbox"/> (2) Electric</li></ul>	<p><input type="checkbox"/> <b>G. INFORMATION SERVICES</b> (Wireless Telecom)</p> <p><input type="checkbox"/> <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> (1) Engineering &amp; Land Development</li><li><input checked="" type="checkbox"/> (2) Traffic</li><li><input type="checkbox"/> (3) Facilities (city projects only)</li><li><input checked="" type="checkbox"/> (4) Integrated Waste</li><li><input type="checkbox"/> (5) Maintenance Services/Urban Forester</li></ul> <p><input checked="" type="checkbox"/> <b>J. GLENDALE POLICE</b></p> <p><input checked="" type="checkbox"/> <b>K. OTHER:</b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)</li><li><input type="checkbox"/> (2) Tribal Consultations (EIFs)</li><li><input type="checkbox"/> (3) City Clerk's Office</li></ul>
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**ENTITLEMENT(S) REQUESTED**

Variance Case No.:

AUP/CUP Case No.: PAUP-004481-2025

ADR/DRB Case No.:

Tentative Tract/Parcel Map No.:

Zone Change/GPA:

Other:

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

**Project**  
**Address: 811 E Colorado St**

**Project**  
**Case No.: PAUP-004481-2025**

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***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: 2/24/2025**

**Print Name: Celine Sarkisloo**

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

**a. ADDITIONAL COMMENTS:**

1. Submitted Architectural plans indicate new Trellis, patio cover, outdoor bar area, covered patio for staff and new entrance.
2. 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>
3. The following separate permits will be required to be obtained through Building & Safety
  - a. Building
  - b. Mechanical
  - c. Electrical
  - d. Plumbing
  - e. Fire Permit
  - f. Exterior Signage
4. Obtain approvals from the following City of Glendale departments/divisions:
  - a. Building and Safety
  - b. Planning and Zoning
  - c. GWP-Water and Electric
  - d. Public Works
  - e. Glendale Fire Department
  - f. LA County Health Department
5. The following are common comments observed for this type of project. This is by no means a complete review. ***A complete review shall be conducted upon official submittal To Building & Safety for review and obtain permits for construction. Additional plan check comments may follow.***
  - a. All plans shall be stamped and signed by California registered professional Architects or Engineers

- b. All architectural, structural, civil, mechanical, electrical, plumbing, fire plans, etc. plans must be stamped and signed by a California licensed Architect or Engineer and shall be responsible for overall reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building as per GBSC 107.3.4.
  - c. Identify the type(s) of construction of the building per CBC Chapter 5 & 6, and CBC Section 1511.
  - d. Identify all occupancies and uses for all areas, rooms, and exterior facilities per CBC Chap. 2 & 3.
  - e. Mechanical, electrical, and plumbing designs are separate submittal requiring review, and it is suggested that you submitted for review and issued permits at same time as building permit to avoid delays in project during construction.
  - f. Provide a plumbing fixture count analysis on plans for the required number of toilets, urinals, sinks, etc. per CA Plumbing Code (CPC) Chapter 4.
6. Plans must comply to the current California Building Code Chapter 11B
7. Plans shall be in accordance with the current edition of the City of Glendale Building and Safety Code (GBSC)

**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.

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Applicant: Arsen Agajanian

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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: 02/14/2025**

**Print Name: Jessica Sada**

**Title: Admin. Associate Dept Neighborhood Services, CDD Tel.: 818-937-8167**

**a. ADDITIONAL COMMENTS:**

- ☒ 1. There is an open code case at this address. Case # NLPV2117417.

**Violation:** Allowing smoking in the outdoor dining area without a smoking permitted area license.

**Remedy:** Apply online at GlendalePermits.org or contact Licensing at (818)937-8300.

**Code Section:** GMC.8.52.120

**Violation:** Offering/Hookah service without required Tobacco Retailer License.

**Remedy:** Apply online at GlendalePermits.org or contact Licensing at (818)937-8300.

**Code Section:** GMC.5.44.010.A

**Violation:** Operating a business without required Business Registration Certificate. (Level Cafe and Hookah Lounge)

**Remedy:** Apply online at GlendalePermits.org or contact Licensing at (818)937-8300.

**Code Section:** GMC.5.04.030.A

**Violation:** Violations listed below were installed without required permits/approvals. Exterior of original building for Level Cafe and Hookah Lounge. 1. Large patio cover attached to building. 2. Outdoor kitchen - Cabinets, counter tops, sinks, electrical and plumbing. 3. Raised deck, archway door, walls and new wrought iron gates.

**Remedy:** Obtain all required approvals, permits and inspections from the City of Glendale or remove all unpermitted installations, additions and structures on the exterior of the building and restore property back to its original condition. Contact Planning Department at 818-548-2140 and Permit Services at 818-548-3200 for information.

**Code Section:** BSC.V1.114.1

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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:** February 19, 2025

**Print Name:** Josh Wofford

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

**a. ADDITIONAL COMMENTS:**

- ☒ 1. Applicant Arsen Agajanian is in the process of obtaining an Administrative Use Permit to allow the continued sales, service and on-site consumption of beer, wine and distilled spirits (ABC Type 47) at an existing full-service restaurant at 811 E. Colorado Street DBA Level Restaurant & Lounge.

Level Restaurant & Lounge is located in census tract 3022.01 which allows for 4 On-Sale establishments. There are currently 29 On-Sale licenses in this tract. Marquis Club Restaurant is one of the existing 29. Based on arrests and Group A crime statistics for census tract 3022.01 in 2023, there were 392 crimes, 24% above the city-wide average of 317.

Per the ABC website, Level Restaurant & Lounge has an "active" Type 47 (On-Sale General Eating Place) liquor license, license #557106 under the name of Marquis Club Restaurant.

Within the last calendar year there were 9 calls for police service at the location:

- 03/12/24 – Noise Complaint (extremely loud music coming from restaurant possibly from hookah lounge on patio of restaurant; police were told music would be turned off, no DR)
- 03/13/24 – Fight (fight between customer and security guard, all parties non-desirous of police report, no DR)
- 07/13/24 – Violation of Restraining order (male inside club in violation of restraining order, DR #24-9052)
- 07/25/24 – Trespass (customers refusing to leave hookah lounge)
- 08/14/24 – 415 (customer refusing to leave, no DR)
- 10/20/24 – Trespass (customer refusing to leave, no DR)
- 12/22/24 – 415 (transient making threats at location, no DR)
- 12/26/24 – Trespass (female transient refusing to leave location, no DR)



**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).