



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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June 16, 2025

Janelle Williams  
Williams Land Use Services  
2418 Honolulu Avenue #B  
Montrose, CA 91010

**RE: 1232 S. Glendale Avenue, Unit B  
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-004479-2025  
(Pupuseria El Sabrosito)**

The Director of Community Development will render a final decision on or after **July 2, 2025**, for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to allow the continued on-site sales, service, and consumption of beer and wine (Type 41) at an existing full-service restaurant (Pupuseria El Sabrosito).

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

**DRAFT CONDITIONS**

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 any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.
4. 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 on those same licensed areas.

5. That the facility shall not be rented, leased or otherwise occupied for purposes not specified in this application.
6. That no patron of the restaurant shall be allowed to bring any alcoholic beverages that were purchased off-site, unless the restaurant has an established corkage policy allowing and regulating such.
7. 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.
8. 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.
9. 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.
10. That the service of beer and wine shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
11. That music or noise shall be contained within the edifice of the establishment. The business shall comply with the state and local laws and ordinances concerning excessive noise and disturbing the peace. No amplified sound may be produced without first obtaining an "Amplified Sound Permit."
12. That no live entertainment is permitted without a "Live Entertainment Permit."
13. That the sale of alcoholic beverages for consumption off the premises is strictly prohibited.
14. That the applicant shall comply with the Glendale Water and Power comments dated March 18, 2025.
15. That the applicant shall comply with the Glendale Police Department comments dated June 5, 2025.
16. That the hours of operation shall be limited to 8:00 am to 10 pm, Sunday through Thursday and 8:00 am to 1:00 am, Friday and Saturday.
17. That the restaurant shall remain open to the public during business hours.
18. That the applicant shall apply for Business Registration Certificate (BRC) for the restaurant.

19. That the front and back doors of the establishment shall be self-closing doors such that the noise from the business will not impact the surrounding neighborhood.
20. That no exterior signs advertising the sales/service of alcoholic beverages be permitted.
21. That the business shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
22. That the premises shall be maintained in a clean and orderly condition free of weeds, trash, and graffiti.
23. That access to the premises shall be made available to all City of Glendale Planning and 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.

## **PROJECT BACKGROUND**

### **Previous Permits for the Site:**

- On October 25, 2013, a Conditional Use Permit (PCUP 1320065) was approved to allow the continued sales, service and on-site consumption of alcoholic beverages (beer and wine) at an existing full-service restaurant.
- On March 21, 2006, a Conditional Use Permit (PCUP 2005-057) was approved to allow the sales, service and on-site consumption of alcoholic beverages (beer and wine) at an existing full service restaurant.

**Related Concurrent Permit Application(s):** None on file.

### **Environmental Recommendation:**

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301, because the discretionary permit request is to allow for on-site sales, service and consumption of beer and wine at an existing full-service restaurant and there is no added floor area proposed.

### **General Plan:**

Neighborhood Commercial  
Medium Density

### **Zone:**

C1 – Neighborhood Commercial Zone  
R-2250- Medium Density Residential Zone

## P-Parking Overlay Zone

### Description of existing property and uses:

The subject site is approximately 4 acres and is irregular shaped, with frontages on Glendale Avenue to the west and Mariposa Street to the east. Currently, the site is developed with a 43,044 square-feet of floor area broken down into two main buildings with 270 on-site parking spaces. The parking for the property is located between the buildings and on the eastern portion of the property, accessed off of Glendale Avenue and Mariposa Street. Currently, there are several retail and service uses, including the subject restaurant. The subject property is zoned C1, Neighborhood Commercial on the western portion of the site, along Glendale Avenue and R2250 (Medium Density Residential)/P (Parking Overlay) on the eastern portion, along Mariposa Street. Commercial buildings are located on the C1 portion of the lot and the majority of the parking spaces are on the R2250/P zoned portion of the property.

### Neighboring zones and uses:

	Zoning	Existing Uses
North	C3 I & R-2250	Commercial & Multi-Family Residential
South	C3 I & R-2250	Commercial & Multi-Family Residential
East	R-2250 & P	Multi-Family Residential
West	C3 I	Commercial - Retail and Services
Project Site	C1, R-2250, P	Commercial - Multi-Tenant Shopping Center (Ararat Center)

**COMMENTS FROM OTHER CITY DEPARTMENTS:** No major concerns were received from City divisions/departments for the restaurant to continue on-site sales, service and consumption of beer and wine. Conditions were received from the Police Department to ensure that any potential negative impacts will be appropriately mitigated. Neighborhood Services indicated that a Business Registration Certificate (BRC) is required. These conditions will be made part of the decision letter if the Administrative Use Permit is approved.

### PROJECT ANALYSIS

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the continued on-site sales, service, and consumption of beer and wine (Type 41) at an existing 1,482 square foot full-service restaurant. Conditional Use Permit Case No.1320065 was approved with conditions on September 23, 2013 for 10 years and the applicant is requesting to renew the expired approval. The subject site is located in the C1 Neighborhood Commercial Zone and the General Plan Land Use Element designation is Neighborhood Commercial. A portion of the property (easterly side) is

located in R-2250/P Medium Density Residential/Parking Overlay Zone and the General Plan Land Use Element designation is Medium Density Residential. Goods and services offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The on-site sales, service and consumption of beer and wine within an existing restaurant at this location is appropriate in an area of the city zoned for commercial uses and approval of the AUP will continue to provide the option for the dining public to enjoy beer and wine with their meals.

Staff believes that the continued on-site sales, service and consumption of beer and wine at an existing restaurant will be consistent with the elements and objectives of the General Plan. The Land Use Element is the most directly related to the approval of this use. The land use designation of the site is Community Services where retail and restaurant services along major arterials, such as Glendale Avenue, are desired. The project site is already developed, and the applicant's request is to allow the continued on-site sales, service and consumption of beer and wine at an existing full-service restaurant. The project site is surrounded by other complementary businesses, including retail and service type uses. Multi-Family residential is located directly to the north, to the east and to the south. However, the continued restaurant use with incidental serving of beer and wine would not negatively impact the adjacent residential neighborhoods. All other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant's request. This application does not propose any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for this use. The proposal to continue serving beer and wine as an ancillary use will not impact the existing parking and landscaping conditions. The existing 270 parking spaces within the shopping center has proven to be sufficient for the restaurant and has not resulted in conflicts with nearby businesses or residential development. The applicant's request to allow the continued on-site sales, service and consumption of beer and wine with meals is not anticipated to create any negative traffic-related impacts on South Glendale Avenue over and above the existing conditions.

The on-site sales, service, and consumption of beer and wine at the existing full-service restaurant will not be detrimental to the safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3024.01 where the suggested limit for on-sale alcohol establishments is six. Currently, there are 11 on-sale establishments located in this tract. The existing restaurant, Pupuseria El Sabrosito, is one of the existing 11 in this tract. Based on arrests and Group A crime statistics for this Census Tract, there were 1,371 crimes in 2023, 333% above the city-wide average of 317. The subject restaurant is located in the

South Glendale area which has a dense population as well as major commercial thoroughfares, including along Glendale Avenue, which contributes to the higher crime rate. Within the last calendar year, there was one call for police service at the location which did not result in a report being taken. Currently, there is an active Type 41 (On-Sale Beer and Wine-Eating Place) liquor license (No. 434504), per ABC website as noted by the Glendale Police Department. This establishment has been in operation for the last 19 years without creating any negative impact in the community.

The on-site sales, service and consumption of beer and wine at the existing full-service restaurant is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The continued consumption of beer and wine with food at the existing full-service restaurant will not conflict with the adjacent land uses and will be ancillary to the primary restaurant use. Theodore Roosevelt Middle School is located at 222 E. Acacia Avenue (0.24 miles). Horace Mann Elementary is located at 501 E. Acacia Avenue (0.39 miles). Palmer Park is located at 620 E. Palmer Avenue (0.33 miles). Armenian Church of the Nazarene is located at 411 E. Acacia Avenue (0.25 miles). Glendale Christian Church is located at 117 E. Los Feliz Road (0.26 miles). While these facilities and uses are within close proximity, given their orientation in relation to the subject property and the nature of consumption of beer and wine with meal service, it is not anticipated that the applicant's request will impede their existing operations.

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

## **DRAFT FINDINGS**

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

The applicant is requesting to continue providing beer and wine service (Type 41) at the existing 1,482 square foot restaurant. The proposed use will be consistent with the elements and objectives of the General Plan. The subject site is located within the "C1" Neighborhood Commercial Zone, and the General Plan Land Use Element designation as a Community Services Commercial. It is surrounded by retail and service related stores, counter and full-service restaurants, and personal services. Beer and wine for on-site sale, service and consumption at this location is permitted within the "C1" Neighborhood Commercial Zone of the City, subject to approval of an Administrative Use Permit. It will provide an option for the community and clients to purchase beer

and wine for on-site consumption. Retail and service uses are permitted in the “C1” Neighborhood Commercial Zone and are consistent with the Community Service Commercial land use designation. The Land Use Element is the most directly related to the approval of this use and the other elements of the General Plan, including the Open Space, Recreation, Housing, and Noise Elements, will not be impacted because of the applicant’s request. This application does not include any added floor area or modifications to the existing tenant space, therefore, there will be no increase in the required parking for the use.

The Circulation Element identifies Glendale Avenue as a Major Arterial. Glendale Avenue can adequately handle the existing traffic circulation around the site. Mariposa Avenue is identified as a Local Street which provides access to adjacent properties generally to single and multiple family residential uses. The project site is surrounded by commercial and residential uses and the applicant’s request to allow the on-site sale, service and consumption of beer and wine beverages is not anticipated to create any negative traffic related impacts on these streets and the surrounding uses over and above the existing 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 continued sale of beer and wine for on-site consumption will not be detrimental to the health, safety, and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3024.01 where the suggested limit for on-sale alcohol establishments is six. Currently, there are 11 on-sale establishments located in this tract. The existing restaurant, Pupuseria El Sabrosito, is one of the existing 11 in this tract. Based on arrests and Group A crime statistics for this Census Tract, there were 1,371 crimes in 2023, 333% above the city-wide average of 317. Within the last calendar year, there was one call for police service at the location which did not result in a report being taken. Currently, there is an active Type 41 (On-Sale Beer and Wine-Eating Place) liquor license #434504, per the ABC website as noted by the Glendale Police Department. The Glendale Police Department did not cite any concerns with the applicant’s request to allow the existing restaurant to offer the on-site sale, service and consumption of beer and wine at this location and suggested conditions of approval have been included to mitigate any potential negative impacts.

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

It is not anticipated that the applicant's request to continue to provide on-site sales, service and consumption of alcoholic beverages will be detrimental to the community or adversely conflict with the community's normal development of surrounding properties, as conditioned. The existing tenant space is surrounded by various commercial uses that feature other complementary businesses, including retail and service uses. Theodore Roosevelt Middle School is located at 222 E. Acacia Avenue (0.24 miles). Horace Mann Elementary is located at 501 E. Acacia Avenue (0.39 miles). Palmer Park is located at 620 E. Palmer Avenue (0.33 miles). Armenian Church of the Nazarene is located at 411 E. Acacia Avenue (0.25 miles). Glendale Christian Church is located at 117 E. Los Feliz Road (0.26 miles). It is not anticipated that any negative impacts to the community would occur based on the applicant's request to continue providing beer and wine sales for on-site consumption within an existing restaurant. While these facilities and uses are within close proximity, given their orientation in relation to the subject property and the nature of consumption of beer and wine with meal service, it is not anticipated that the applicant's request will impede their existing operations. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that the approval of a Type 41 Alcoholic Beverage License for the existing full-service restaurant would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties. The restaurant has been in operation for the last 19 years at this location without creating any detriment to the neighborhood.

**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 Administrative Use Permit request for beer and wine sales, service and on-site consumption will not require any new city services, nor will it require any changes to the landscaping, parking or traffic circulation. The commercial buildings were built in 1959 and had a retail/service establishment since then. The existing uses at the location will be serviced with utilities for water, electricity, sewer, and trash. For the current request, the ability to sell, serve and consume beer and wine at the existing restaurant will remain a complementary use and is not anticipated to increase the need for public or private facilities. No changes are anticipated for the parking demand, as the



request does not propose to add additional floor area to the building. The surrounding neighborhood is also developed with adequate public and private facilities and infrastructure. The Circulation Element identifies Glendale Avenue as a Major Arterial and Mariposa Street as a local street. These streets are fully developed and can adequately handle the existing traffic circulation around the site.

## **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. That the existing restaurant is located in a census tract with more than the recommended maximum concentration of on-site uses 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.
2. That such use will not tend to encourage or intensify crime with the district. The existing restaurant use is located in a crime reporting district with a crime rate which is 333.33 percent above the citywide average of 317, 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 in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above. Furthermore, the existing restaurant has been in operation for 19 years without creating any negative impact in the community.
3. That the existing use does not or 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), as described in Finding C above. The full service restaurant will continue to serve food in conjunction with the alcohol sales (beer and wine), service and consumption. The majority of the area surrounding the subject site is developed with similar land uses. Residential uses are located to the east of the subject building across the parking lot and along Mariposa Street. However, the existing restaurant has not created any adverse impact in the last 19 years.

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. There are 270 on-site parking spaces which provide sufficient parking for the use. Glendale Avenue is identified as a Major Arterial, which adequately handles the existing traffic circulation around the site. Mariposa Avenue is identified as a Local Street which provides access to adjacent properties generally to single and multiple family residential uses.
5. That notwithstanding consideration in subsections 1 through 4 above, the continued operation of existing full-service restaurant with the sale of beer and wine for on-site sale, service, and consumption 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, Shoghig Yepremian, at 818-937-8135 or [syepremian@glendaleca.gov](mailto:syepremian@glendaleca.gov).***

**ATTACHMENT:**

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