



June 27, 2025

David Hoveyan
622 Acorn Place
Glendale, CA 91206

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-004735-2025
401 North Central Avenue (Evergreen Farms)**

The Director of Community Development will render a final decision on or after Friday, July 11, 2025, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the off-site sales of a full line of alcoholic beverages (Department of Alcoholic Beverage Control [ABC] License Type 21) at a proposed food market (Evergreen Farms), in the DSP/TD (Downtown Specific Plan/Transitional District) 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 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.
3. 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.
4. That the food market shall be operated in full accord with applicable State, County, and local laws.
5. That the sale of alcoholic beverages for off-site consumption shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
6. That the consumption of alcoholic beverages on the premises is strictly prohibited.
7. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
8. That no exterior signs advertising the sales of alcoholic beverages shall be permitted.
9. That signs indicating no loitering or trespassing shall be posted.

10. That signs shall be posted clearly specifying no sales of alcoholic beverages to minors or intoxicated persons.
11. 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.
12. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
13. That the sales of alcoholic beverages shall be permitted only between the hours of 8 a.m. to midnight daily.
14. That individual unit sale of alcoholic beverages shall be restricted. No individual unit sales for beer shall be allowed. No individual unit sales for wine less than a full-sized bottle shall be allowed.
15. That the store shall provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
16. That the store display racks shall be positioned such that they are in a clear line of sight by the management and staff with no restricting view.
17. That appropriate lighting for the display areas where alcoholic beverages are sold shall be required.
18. That the parking area shall be kept adequately illuminated for security purposes during all hours of darkness. No lighting shall be installed or maintained that shines or reflects onto adjacent properties.
19. 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.
20. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services 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 the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
24. That the food market shall remain open to the public during business hours.
25. That the business shall maintain a Business Registration Certificate (BRC).
26. That open code enforcement case #PV-1219-03-2025 shall be addressed to the satisfaction of the Neighborhood Services Division. Cease all unpermitted work immediately and obtain all required approvals, permits and inspections from the City of Glendale for all unpermitted installations and alterations at property.

PROJECT BACKGROUND

The subject site is located at the northwest corner of North Central Avenue and West Lexington Drive. The site is currently developed with an existing one-story commercial building, approximately 4,700 square feet (SF) in size, located at the southeast corner of the site, an existing small detached one-story garage at the northwest corner of the site, and parking lot. The proposed food market will occupy the entire building.

Previous Permits for the Site:

On October 23, 1968, a Certificate of Use and Occupancy was issued for an office building.

On July 15, 1992, a Standards Variance, Case No. 8982-S, was approved to allow the change in use from office to retail without providing the required parking.

From 2003 through August 2013, numerous Zoning Use Certificates were issued for various retail uses.

On November 7, 2006, the Downtown Specific Plan was adopted and established standards and regulations that were less restrictive than previous land use standards for the area, including parking requirements.

On October 11, 2012, a Memorandum to Standards Variance Case No. 8982-S provided a brief overview of the parking review for the site and referenced that retail uses have legally operated on the subject property since 1984.

On March 9, 2021, a Design Review Exemption, PDREXEM2103646, was approved for ADA work related to tenant improvements for the change in use from retail to personal service.

On May 29, 2024, a Design Review Exemption, PDREXEM-003066-2024, was approved for tenant improvements related to the subject food market, which included minor storefront changes and parking lot restriping, and the introduction of new planter areas.

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 off-site sales of alcoholic beverages at a new market in an existing commercial building where there is no additional floor area proposed.

General Plan:

DSP/TD – Downtown Specific Plan, Transitional District

Zone:

DSP/TD – Downtown Specific Plan, Transitional District

Description of Existing Property and Uses:

The subject site is comprised of two parcels tied together (APNs 5637-004-046 and -047), totaling 15,750 SF, located at the northwest corner of North Central Avenue and West Lexington Drive. The existing commercial building is approximately 4,700 SF. The new retail food market (Evergreen Farms) features: a central customer area that occupies most of the building; a bread and pastry counter at the southeast corner; a meat and deli counter at the northeast corner; a kitchen with walk-in freezer and cooler, a back office, dry food storage room, restroom, and electrical room along the north side of the building; and a checkout counter at the southwest corner. Entrances are provided from the parking lot and from North Central Avenue. The parking lot has 19 total spaces (18 standard and 1 ADA). Vehicular access to the site is provided via an existing driveway off of West Lexington Drive, as well as from the alley to the west. The site has

had a long history of retail uses since 1984, and was most recently a personal service use (LA Bodystyling).

Neighboring Zones and Uses

Direction	Zone	Existing Land Use
North	DSP/TD – Downtown Specific Plan, Transitional District	Medical and professional office building
South	DSP/TD – Downtown Specific Plan, Transitional District	Restaurant (across Lexington Drive)
East	DSP/OC – Downtown Specific Plan, Orange-Central District	High density mixed-use development (across Central Avenue)
West	R 1250 PS – High Density Residential Parking Structure	Parking lot
Project Site	DSP/TD – Downtown Specific Plan, Transitional District	Food market

COMMENTS FROM OTHER CITY DEPARTMENTS:

No major concerns were received from the various city divisions/departments specific to the subject request or its operations, as comments received from Neighborhood Services were related to unpermitted work. Conditions have been received from the Police Department to ensure that any potential negative impacts will be appropriately mitigated. These conditions are included in the draft conditions above and will be made part of the decision letter if the AUP is approved.

PROJECT ANALYSIS

The applicant requests approval of an AUP to allow the off-site sales of a full line of alcoholic beverages (ABC License Type 21) at a proposed food market (Evergreen Farms).

The proposed use is appropriate in an area of the city zoned for commercial uses. The subject site is located within the DSP/TD – Downtown Specific Plan Zone, Transitional District. Goods and services offered in this zone generally attract clientele from the adjoining residential neighborhoods, visitors to the Downtown area, as well as the surrounding community. The Land Use Element of the Glendale General Plan designates the subject site as Downtown Specific Plan/Transitional District, where retail and restaurant services along major arterials, such as North Central Avenue, are desired. The Transitional District currently features a variety of lower-scale commercial buildings and several high-density residential and mixed-use projects, with the intent of encouraging ground floor commercial uses along Central Avenue. The applicant's request to operate a food market with the sale of alcoholic beverages for off-site consumption will be consistent with the elements of the General Plan, and in keeping with the goals of the area to promote business and pedestrian-friendly commercial uses.

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. The project site is fully developed and the application does not include any new floor area or significant exterior modifications to the existing building. Adequate utilities, landscaping, and traffic circulation measures are already provided. The Circulation Element identifies North Central Avenue as a major arterial and West Lexington Drive as an urban collector. These streets are fully developed

and can adequately handle the existing traffic circulation around the site. The subject request is not anticipated to create any negative traffic-related impacts along these streets and other businesses over and above the existing conditions.

According to the Glendale Police Department, the subject site is located in Census Tract 3018.01, where the suggested limit for off-sale alcohol establishments is three. Currently, there are five off-sale establishments located in this tract and “Evergreen Farms” would be the sixth license. Based on Part 1 crime statistics for this Census Tract, there were 291 crimes in 2023, 8% below the citywide average of 317. Within the last calendar year, there were no calls for police service at this location. The Glendale Police Department has suggested conditions of approval, including limiting the late-night sales of alcoholic beverages, to ensure that there are no negative impacts to the public health, safety, general welfare, or the environment. The subject request will not adversely conflict with adjacent residential or commercial uses, as conditioned, and this type of use is encouraged in this pedestrian-oriented Downtown area. The proposed food market will not impede normal development within the surrounding area, as the project site is already fully developed; the use should not impede any redevelopment of Central Avenue, given the proposed request is for the sale of alcoholic beverages for off-site consumption at a proposed food market within an existing commercial building.

The subject request is not anticipated to be detrimental to the community or adversely conflict with surrounding properties. The subject site is surrounded by other complementary businesses, including retail and service uses, with residential uses in the vicinity. Multi-family residential uses are located within nearby buildings. There are no sensitive land uses within the immediate vicinity (500’ radius), with the nearest being Doran Gardens Mini Park 700’ to the northwest and Columbus Elementary School 900’ to the northwest. The proposed food market operations are not anticipated to create any impacts above the existing conditions. Further, compliance with the draft conditions of approval will ensure impacts to surrounding properties are avoided.

The subject 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 building 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 sales of alcoholic beverages for off-site consumption at the proposed food market is supportable based on the facts surrounding this application.

DRAFT FINDINGS

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

The proposed use will be consistent with the elements and objectives of the General Plan. The General Plan Land Use Element designation for the subject property is Downtown Specific Plan/Transitional District. The site is located at the northwest corner of North Central Avenue and West Lexington Drive in the DSP/TD – Downtown Specific Plan Zone, Transitional District. The Downtown Specific Plan seeks to preserve and enhance aspects which provide each district its unique character, while improving the attractiveness and livability of the Downtown area. The Transitional District currently features a variety of lower-scale commercial buildings and several high-density residential and mixed-use projects, with the intent of encouraging ground floor commercial uses along Central Avenue. The subject request will be in keeping with the goals of the area to promote neighborhood serving businesses and pedestrian-friendly

commercial uses, and is appropriate in an area of the city zoned for commercial uses.

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. The project site is fully developed and the application does not include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided. The Circulation Element identifies North Central Avenue as a major arterial and West Lexington Drive as an urban collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request is not anticipated to create any negative traffic-related impacts along these streets and other businesses 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 proposed use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. According to the Glendale Police Department, the subject site is located in Census Tract 3018.01, where the suggested limit for off-sale alcohol establishments is three. Currently, there are five off-sale establishments located in this tract and "Evergreen Farms" will be the sixth license. Based on Part 1 crime statistics for this Census Tract, there were 291 crimes in 2023, 8% below the citywide average of 317. Within the last calendar year, there were no calls for police service at this location. The Glendale Police Department has suggested conditions of approval, including limiting late night alcoholic beverage sales, to ensure that there are no 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 proposed use is not anticipated to be detrimental to the community or adversely conflict with community's normal development. The applicant's request for off-site sales of alcoholic beverages at a proposed food market will not conflict with adjacent and surrounding land uses and in fact, this type of use is encouraged in this pedestrian-oriented, Downtown area. The subject site is surrounded by other complementary businesses, including retail and service uses, with residential uses in the vicinity. Multi-family residential uses are located within nearby buildings. There are no sensitive land uses within the immediate vicinity (500' radius), with the nearest being Doran Gardens Mini Park 700' to the northwest and Columbus Elementary School 900' to the northwest. The proposed food market operations are not anticipated to create any impacts above the existing conditions. Further, compliance with the draft conditions of approval will help ensure impacts to surrounding properties are avoided.

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.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use within an existing commercial building on a fully developed site. The subject 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 building will not require any new city services, 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:**

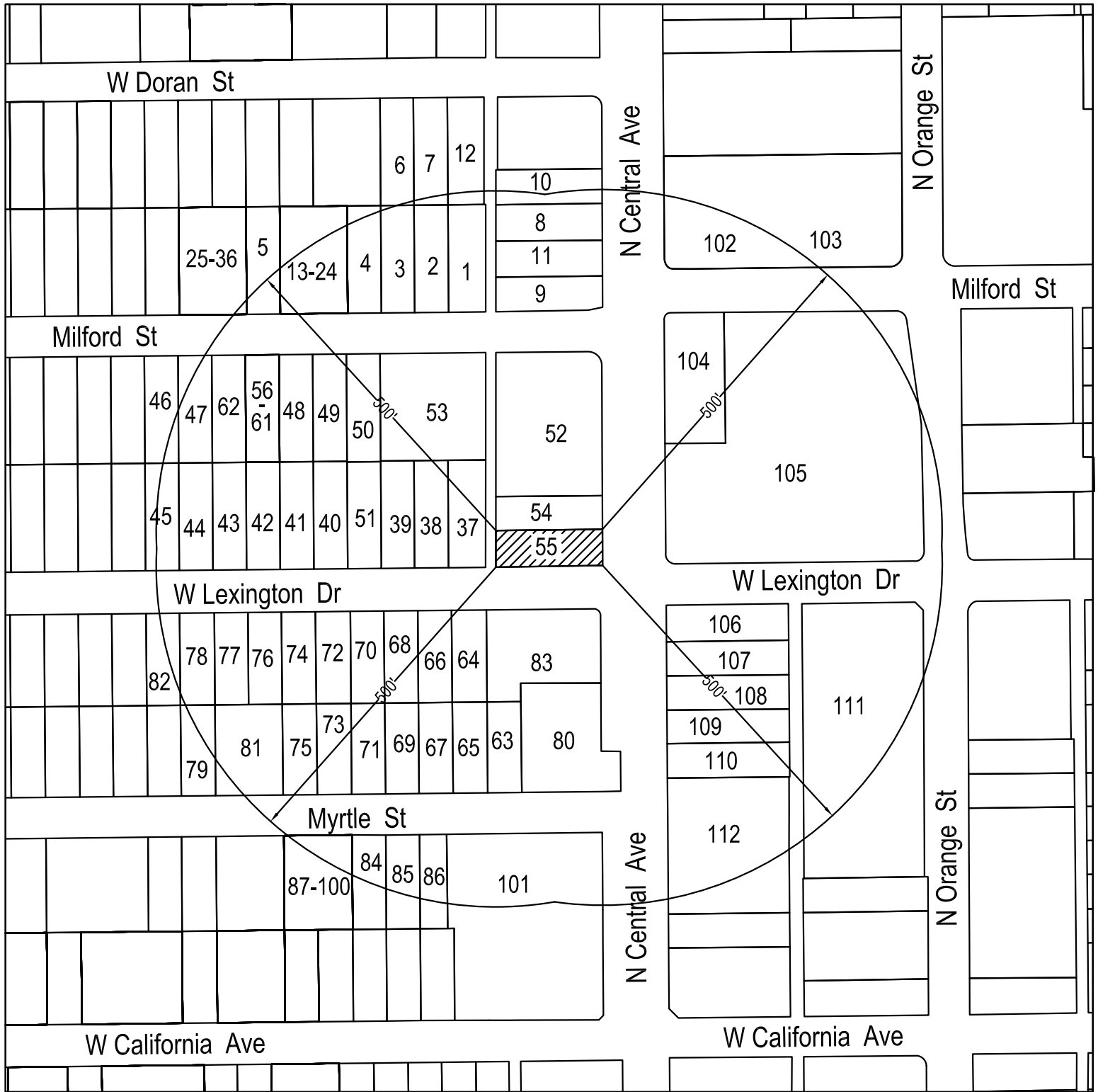
That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsections A through D above have all been met and thoroughly considered:

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.
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, which shows that Part I crimes in the district are less than the City average.
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. There are no known churches, private schools or colleges, day care facilities or hospitals within the immediate area (500' radius), with the nearest school being Columbus Elementary School 900' to the northwest.
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 food market with the off-site sales 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



PUBLIC NOTICE RADIUS MAP

LEGEND

MAILING LABEL #

SUBJECT PROPERTY(IES) 

SITE LOCATION: 401 N CENTRAL AVE
GLENDALE, CA 91203

APN: 5637-004-047

DATE: Mar 05, 2025

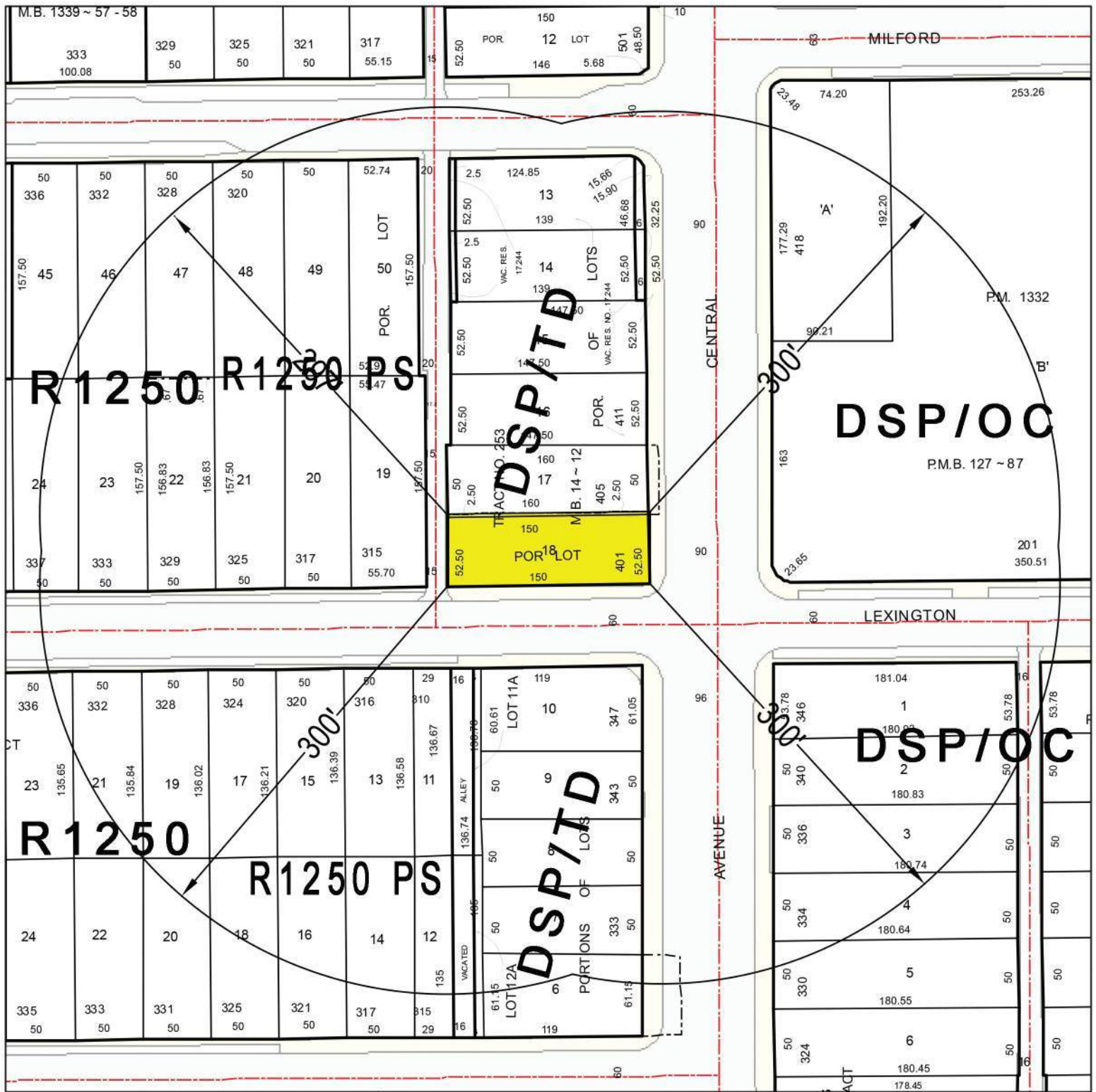


SCALE: 1"=200'

PREPARED BY:



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



300' LOCATION MAP

LEGEND

SUBJECT PROPERTY(IES)



SITE LOCATION: 401 N CENTRAL AVE
GLENDALE, CA 91203

APN: 5637-004-047

DATE: Mar 05, 2025

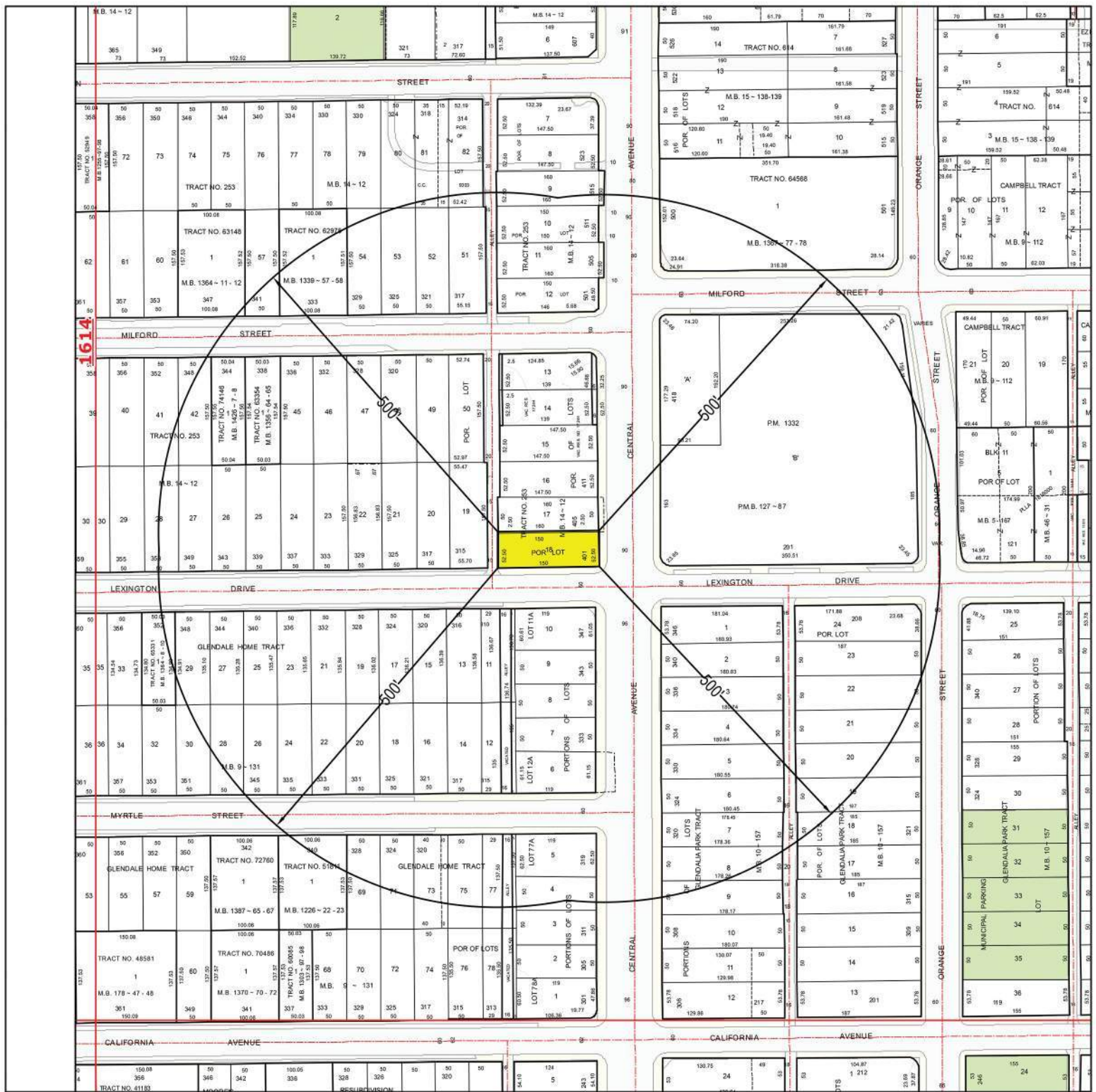


SCALE: 1"=100'

PREPARED BY:



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



500' LOCATION MAP

LEGEND

SITE LOCATION: 401 N CENTRAL AVE
GLENDALE, CA 91203

APN:

5637-004-047

DATE: Mar 05, 2025



SCALE: 1"=200'

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

TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICTS

- TOD I - TRANSIT ORIENTED DEVELOPMENT DISTRICT I
- TOD II - TRANSIT ORIENTED DEVELOPMENT DISTRICT II

MIXED USE DISTRICTS AND DSP (DOWNTOWN SPECIFIC PLAN)

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

OVERLAY ZONES

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

FAR DISTRICTS (ROS, R1R & R1 ONLY)

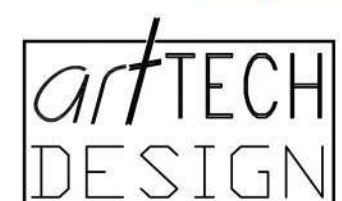
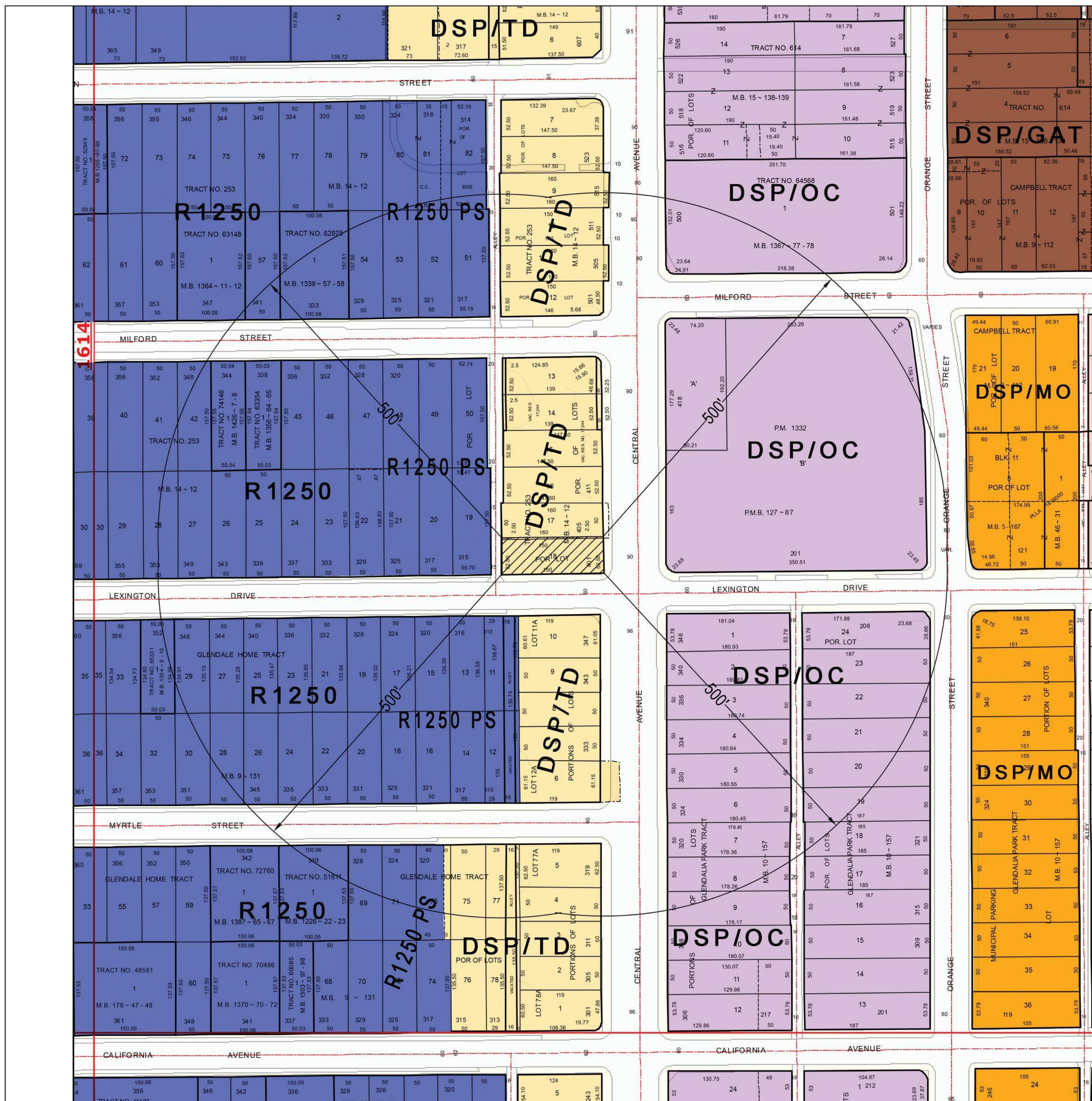
- I
- II
- III

HEIGHT DISTRICTS (C2 & C3 ONLY)

- I
- II
- III
- IV

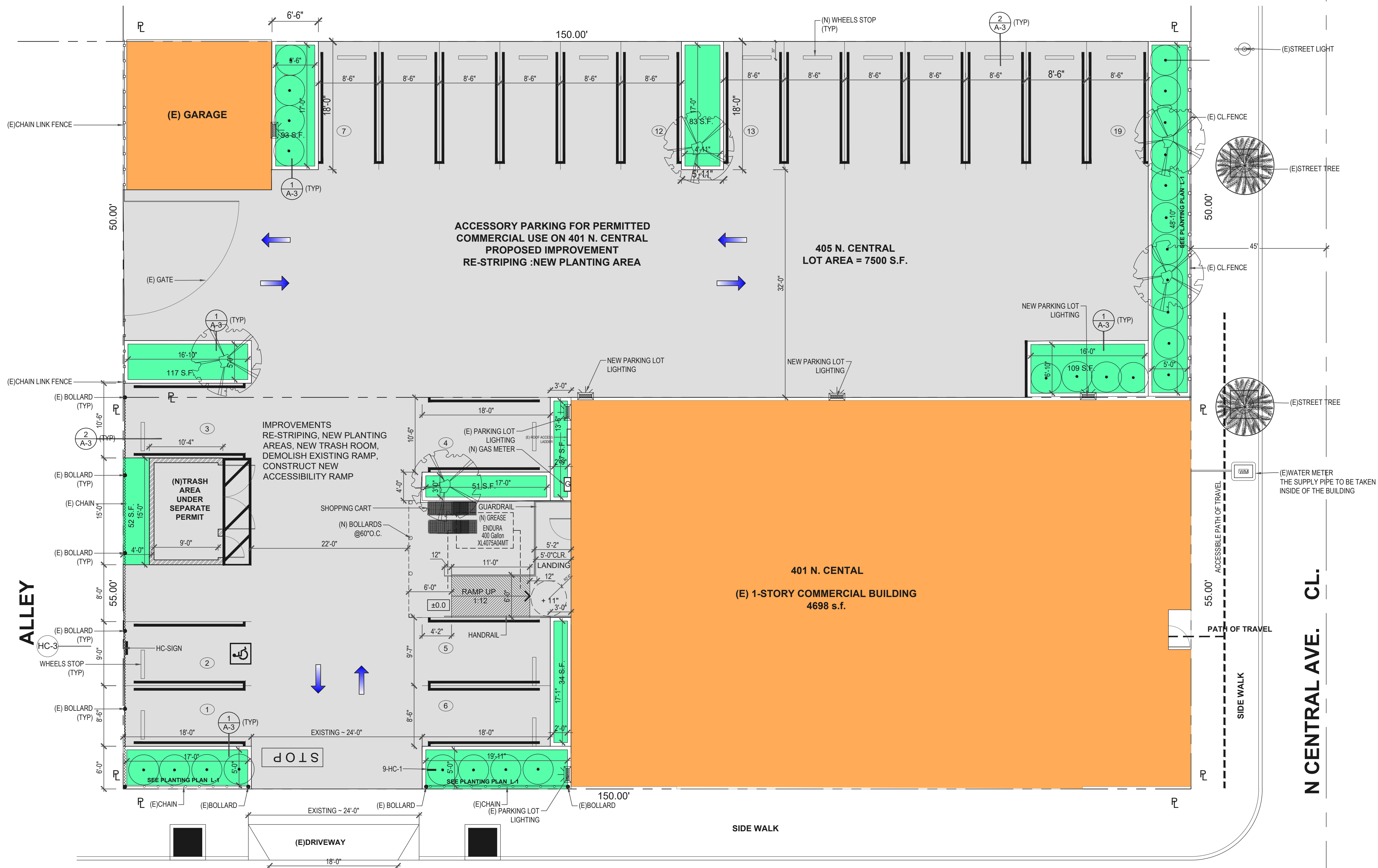
SITE LOCATION:  SUBJECT PROPERTY

401 N CENTRAL AVE
GLENDALE, CA 91203
APN: 5637-004-047

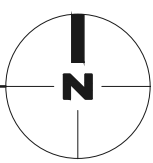


412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921

DATE: Mar 05, 2025



COLORED SITE PLAN
Scale: 1/8"=1'-0"



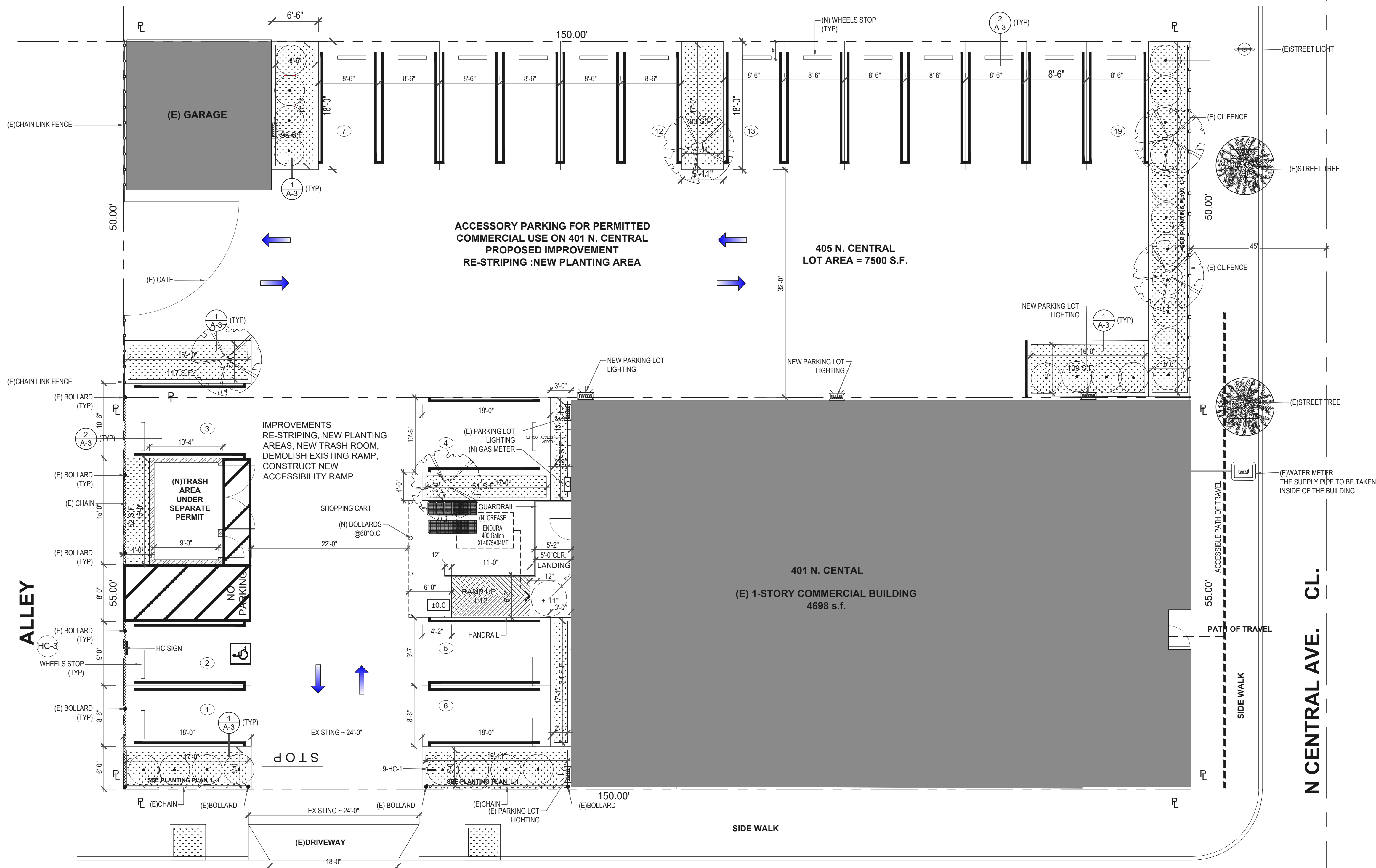
REVISION	BY
2-25-2025	

OWNER
CENTRAL ASSOCIATION 411 N. CENTRAL # 600 GLENDALE, CA 91203

PROJECT
401 & 405 N CENTRAL AVE. GLENDALE, CA 91023

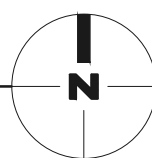
DRAWING TITLE
PROPOSED SITE PLAN

DATE: 2-25-2025
SCALE: 1/8"=1'-0"
DRAWN: XXX
APPROVED:
JOB: 2023-21
SHEET: A-2
OF SHEETS



SITE PLAN

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



REVISION	BY
2-25-2025	

DRAWING TITLE	PROJECT	OWNER
PROPOSED SITE PLAN	401 & 405 N CENTRAL AVE. GLENDALE, CA 91023	CENTRAL ASSOCIATION 411 N. CENTRAL # 600 GLENDALE, CA 91203

DATE:	2-25-2025
SCALE:	1/8"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2023-21
SHEET:	A-1
OF	SHEETS

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

Project
Address: 401 N Central Ave

Project
Case No.: PAUP-004735-2025

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: 05/02/2025

Print Name: Jessica Sada

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

a. ADDITIONAL COMMENTS:

- ☒ 1. There is an open code enforcement case #PV-1219-03-2025, assigned to Code Compliance Inspector, Jay Kjartanson, (818)548-4832.

Violation:

Permits required to construct enlarge, alter, repair, move, demolish or change the occupancy of a building or structure to include all trades, electrical gas, mechanical or plumbing systems.

Remedy:

Cease all unpermitted work immediately and obtain all required approvals, permits and inspections from the City of Glendale for all unpermitted installations and alterations at property.

Code section:

BSC.V1.105.1 - Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Parking lots shall not be paved, improved, striped, or restriped unless a separate permit for each parking lot has first been obtained from the building official.

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: 401 N Central Ave

Project
Case No.: PAUP-004735-2025

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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: May 21, 2025

Print Name: Chris Spencer

Title: Lieutenant **Dept.:** Police **Tel.:** 818-937-8728

a. ADDITIONAL COMMENTS:

- ☒ 1. Applicant David Hoveyan is in the process of obtaining an Administrative Use Permit to allow the sale of alcoholic beverages for off-site consumption (ABC License Type 21) at a new food market in the DSP/D zone located at 401 North Central Avenue DBA Fresh Market LLC.

Fresh Market is located in census tract 3018.01 which allows for 3 Off-Sale establishments. There are currently 5 Off-Sale licenses in this tract. Fresh Market will bring the total to 6. Based on arrests and Group A crimes in 2023 there were 291 crimes, 8% below the city wide average of 317.

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

Per the ABC website, Fresh Market has a “pending” double transfer of the Type 21 liquor license (Off-Sale General), person to person as well as premise to premise, license #668663.

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. The sale of alcoholic beverages should be restricted to avoid late night sales.
2. Sales of alcoholic beverages shall be permitted only between the hours of _____ and _____ each day of the week (hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered).
3. Individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
4. The store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
5. Store display racks should be positioned such that they are in a clear line of sight by management and staff with no restricting view.
6. Signs should be posted clearly specifying no sales to minors or intoxicated persons.
7. Appropriately lighting for the display areas where alcoholic beverages would be sold should be required.
8. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
9. The sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
10. Signs indicating no loitering or trespassing should be posted.
11. 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: 401 N Central Ave

Project
Case No.: PAUP-004735-2025

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: 05/28/2025

Print Name: Colin Leung

Title: Principal Code Specialist Dept. CDD / BSD Tel.: 818-937-8183

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.