



September 20, 2017

Shoghig Yepremian  
P.O. Box 583  
Sierra Madre, CA 91025

**RE: 1236 SOUTH CENTRAL AVENUE  
ADMINISTRATIVE USE PERMIT NO. PAUP 1708404  
(RENAISSANCE RESTAURANT)**

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.49, the Director of Community Development processed your application for Administrative Use Permit No. PAUP 1708404 to continue the on-site sales, service and on-site consumption of alcoholic beverages (Type 47) at an existing full-service restaurant, located at **1236 South Central Avenue**, in the "C3" - Commercial Service Height District I Zone, described as Lots 17, 18 and 19, Tract No. 2482, in the City Glendale, in the County of Los Angeles.

CODE REQUIRES

Administrative Use Permit

- (1) Sales, service and on-site consumption of alcoholic beverages requires an administrative use permit in the "C3" - Commercial Service zone.

APPLICANT'S PROPOSAL

Administrative Use Permit

- (1) An administrative use permit to continue the on-site site sales, service and consumption of alcoholic beverages (Type 47) at an existing full-service restaurant.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of the existing use beyond its current existing conditions.

**REQUIRED/MANDATED FINDINGS**

After thorough consideration of the statements contained in the application, the plans submitted therewith, the above analysis by Community Development Department staff, and any comments received from the public with respect to this application, this Administrative Use Permit application is **APPROVED WITH CONDITIONS**, based on the following:

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

The applicant is requesting approval of an Administrative Use Permit to allow the continued on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant. According to City records, the existing full-service restaurant, "Renaissance

Restaurant", has operated at this location since 2002. The subject site is located in the C3-Commercial Service Zone and the General Plan Land Use Element designation is Community Services. The C3 zone is an area that offers a full range of goods and services to the community along commercial thoroughfares within the city in conformance with the comprehensive general plan. A restaurant use and the on-site sales, service and consumption of alcoholic beverages at the existing restaurant will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Community Services where retail and restaurant services along major arterials, such as South Central Avenue, are desired and suitable for this type of use.

The project site is already developed and the applicant's request is to allow the continued on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant. The project site is surrounded by other complementary businesses, including retail and service type uses. Residential neighborhoods are located nearby, across the alley to the east and to the west, but do not abut the project site. 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 include 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 operating the full-service restaurant and offer alcoholic beverages as an ancillary use will not impact the existing parking and landscaping conditions. The existing on-site parking 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 alcoholic beverages with meals is not anticipated to create any negative traffic-related impacts on South Central Avenue 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 on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant will not be detrimental to the public health or safety and the general 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 five. Currently, there are nine on-sale establishments located in this tract, including "Renaissance Restaurant". This administrative use permit request to allow the continued service of alcoholic beverages will not add to the existing on-sale establishments in its census tract. Further, it is not anticipated to generate any adverse impacts on the surrounding area caused by over concentration. Based on Part 1 crime statistics for this Census Tract, in 2016, there were 550 crimes, 184 percent above the citywide average of 194. This census tract encompasses San Fernando Road to Maple Street and a portion of South Brand Boulevard to the east. While this area has more crime than in many other areas of the city, it has a high concentration of large retail establishments (e.g., drug stores/pharmacies, supermarkets, etc.) and multi-family uses, which tend to have a higher crime rate compared to lower density residential and retail areas. Within the last calendar year, there were eight calls for police service at this location. The majority of the calls were related to noise or other incidents, which did not involve crime and reports were not taken.

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

The on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant is not anticipated to adversely conflict with adjacent uses or with the community's normal development. The consumption of alcoholic beverages with food at the existing full-service restaurant will not conflict with the adjacent land uses and will be ancillary to the primary use. Renaissance Restaurant has operated at this location since 2002 while offering alcoholic beverages for on-site consumption since 2004. The closest church, St. Mary's Armenian Apostolic Church, is located approximately 0.6 mile to the north along Central Avenue. Also, there is a public hospital, Glendale Memorial Hospital, located 0.2 mile to the south, and a public elementary school (Cerritos Elementary School) and a public park (Cerritos Park) located 0.6 mile southeast of the site. While these facilities and uses are in the neighborhood, they are not adjacent to the subject site, and it is not anticipated that the applicant's request will impede their existing operations. Further, while there are residential uses within close proximity, across the alley to the east, given the location and orientation of the restaurant facing Central Avenue, the approval of the administrative use permit will not adversely impact these residential uses nor impede the development of surrounding properties since the subject application requests the continuance of the ancillary service of alcoholic beverage service without modifications to the building, site plan or business operation.

Since 2002, Renaissance Restaurant has operated at the subject site with an approved conditional use permit without major incident. While there are multi-family residential units in the area, across the alley to the east and across the street to the west along Magnolia Avenue, the facility's main entry faces west towards Central Avenue, away from the residential properties. The restaurant proposes to maintain its current hours of operation, which are 11:00 a.m. to 12:00 a.m. Sunday through Thursday, 11:00 a.m. to 2:00 a.m. Friday and Saturday and special holidays. The eight calls for service within the last calendar year at this location related to noise including loud music, loud groups, valet bringing cars around at high rate of speed, etc. Conditions are included to mitigate these concerns. Overall, the Glendale Police Department did not cite major concern regarding this proposal. The applicant's request to allow the continued on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant, is supportable based on the facts surrounding this application and the findings.

**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 and traffic circulation measures are provided for the site and the use. In 2002, a building permit was issued to construct a multi-level parking structure on the site. Currently, this parking structure accommodates 55 parking spaces, including tandem parking. Previous records indicate that 56 spaces are required to be provided in the parking structure. The last conditional use permit approval included a condition where the applicant was required to "maintain an additional leased parking space to run with this Conditional Use Permit." Therefore, because the one-space parking shortfall still exists, the same condition is included in this administrative use permit. Overall, since the establishment of the restaurant and the parking structure, there have been no records of any parking-related incidents or impacts to the surrounding neighborhood. This application does not propose any added floor area to the existing building or changes to the establishment's operations, so no increase in parking

demand is being created. As a result, the existing utilities, landscaping, parking spaces, and traffic circulation measures are adequate as they are already in place.

**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 off-site 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 based on the comments submitted by the City of Glendale Police Department. The continued ancillary service of alcoholic beverages incidental to food service at the existing full-service restaurant does not, or will not, tend to encourage or intensify crime within this reporting district as noted in Finding B above.
- 2) Based on Part 1 crime statistics for this census tract, there were 550 crimes, above the city wide average of 194 (approximately 184 percent above the city average). The Glendale Police Department did not cite concern regarding the continued operation of the existing full-service restaurant offering the continued on-site consumption of alcoholic beverages. Within the last calendar year, a total of eight separate calls for service were reported to this location regarding loud music, group noise, valet bringing cars around at high rate of speed, etc. and no reports were taken. Conditions are included to mitigate these reported concerns.
- 3) That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (church, public or private school or college, day care facility, public park, library, hospital or residential use). As noted in Finding C above, there is a church, a public hospital, a public elementary school and a public park within close proximity to the subject restaurant. While these facilities and uses are nearby, given the location of these uses in relation to the subject property, north and southeast of the subject site, it is not anticipated that the applicant's request will impede their existing operations.
- 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 noted in Findings C and D above, the applicant's request is not anticipated to increase the need for public or private facilities. The continued ancillary service of alcoholic beverages at the existing full-service restaurant, "Renaissance Restaurant" is not anticipated to intensify traffic circulation or parking demand. The site is fully developed and adequate parking and loading facilities are currently provided.
- 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales, service and on-site consumption does serve a public convenience for the area. The applicant's request to allow the continued on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant

does serve a public convenience 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.

## CONDITIONS OF APPROVAL

**APPROVAL** of this Administrative Use Permit shall be subject to the following conditions:

- 1) That the development shall be in substantial accord with the plans submitted with the application 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 sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
- 4) That the sale of alcoholic beverages at the restaurant shall be incidental to the selling of food to be consumed on the premises.
- 5) That the service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
- 6) That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
- 7) That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
- 8) That any expansion or modification of the facility or use which intensifies the existing business shall require a Conditional Use Permit and an 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.
- 9) That no alcoholic beverages shall be sold to be taken from the premises by patrons for off-site consumption.
- 10) That the facilities shall not be rented, leased or otherwise occupied for purposes not specified in this application.
- 11) That patrons shall not be permitted to remain in the parking area after closure or to loiter in the parking area while the business is open.
- 12) That no patrons of the 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.

- 13) That at all times when the premises are open for business, the service of alcoholic beverages shall be made only in the areas as designated with the Alcoholic Beverage Control (ABC) license.
- 14) That the restaurant shall remain open to the public during business hours.
- 15) That the front and back doors to the restaurant shall be kept closed at all times while the location is open for business, except in case of emergency.
- 16) That all music, lighting, noise and odors shall be confined to the occupancy so as not to disturb occupants of other businesses or properties and patrons on the public right-of-way.
- 17) That the existing full-service restaurant adhere to the City's Fresh Air (smoking) Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
- 18) That noise shall be contained to the site, such that persons of normal sensitivity off-site are not disturbed. The Director of Community Development's opinion shall prevail to arbitrate any conflicts.
- 19) 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.
- 20) That there shall be no video machines maintained upon the premises.
- 21) That no speaker systems shall be installed in the parking area.
- 22) That the applicant shall maintain an additional leased parking space to run with this Administrative Use Permit. Any changes to the parking contract agreement shall be made known and approved to the satisfaction of the Director of Community Development.
- 23) 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.
- 24) That the business establishment will be responsible to provide for adequate parking to include free valet service if needed to accommodate patrons.
- 25) That the applicant will provide all current and future employees with training designated to help them recognize obviously intoxicated or underage patrons (The state Alcohol Beverage Control Department is able to assist with this training).
- 26) That the parking area shall be kept adequately illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking area in those areas where street lights do not effectively illuminate the premises. No lighting shall be installed or maintained which shines or reflects onto adjacent properties.
- 27) 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.

- 28) 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.
- 29) That no exterior signs advertising the service of alcoholic beverages shall be permitted.
- 30) 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.
- 31) That banquets or private parties held at this facility and the sales, service and consumption of alcoholic beverages shall adhere to the following hours of operation: 11:00 a.m. to 12:00 a.m. Sunday through Thursday and 11:00 a.m. to 2:00 a.m. Friday and Saturday and other holidays which do not fall on a Friday or Saturday.
- 32) That live entertainment is permitted with the exception that 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 or female entertainment is provided. A Live Entertainment permit must be obtained in accordance with G.M.C 5.60.
- 33) That free valet service and signs according to the Glendale Municipal Code shall be provided to inform patrons of such complementary service. The valet parking attendant shall be present at the premises during hour of operation of an event.
- 34) That a valet plan shall be submitted for review and approval to the Traffic and Transportation Division.
- 35) That the proprietor and his/her employees shall ensure that the valet service shall obey all traffic laws including but not limited to the following: do not exceed the maximum posted speed limit, do not double park, park vehicles in designated parking areas only, do not block on-street traffic, do not block driveways, etc., and comply with all provisions in the Vehicle Code.
- 36) That a minimum of 2 security guards and 1 Banquet Manager shall be present for events exceeding 100 patrons, so that they may intervene in disturbances and be a direct contact for a police response.
- 37) That authorization granted herein shall be valid for a period of **TEN (10) YEARS UNTIL SEPTEMBER 20, 2027.**

#### **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in

person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **OCTOBER 5, 2017**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5:00 p.m.

**APPEAL FORMS available on-line:** <http://www.glendaleca.gov/appeals>

### **TRANSFERABILITY**

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

### **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

### **REVOCAION, CONTINUING JURISDICTION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, administrative use permits, and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a conditional use permit at least ten (10) days notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

### **GMC CHAPTER 30.41 PROVIDES FOR**

#### Termination

Every right or privilege authorized by an administrative use permit shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

#### Extension

An extension of the administrative use permit may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and



demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative use permit.

Cessation

An Administrative Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

**NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Milca Toledo at (818) 937-8181 or [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov).

Sincerely,  
Phil Lanzafame  
Director of Community Development



Roger Kiesel  
Planning Hearing Officer

RK:MT:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Milca Toledo.