



May 14, 2019

Rodney Khan
Khan Consulting, Inc
1111 N. Brand Boulevard, Suite 403
Glendale, CA 91202

**RE: 6410 SAN FERNANDO ROAD
CONDITIONAL USE PERMIT NO. PCUP 1901400 - (Banquet Hall Use)**
(Ambrosia Banquet Hall)

(Also see: Administrative Use Permit NO. PAUP 1901402 - Alcoholic Beverages)

Dear Mr. Khan:

On May 6, 2019, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your application for a conditional use permit to allow the (continued) operation of a banquet hall (Ambrosia Banquet Hall; in conjunction with Administrative Use Permit No. 1901402 for alcoholic beverages) in the "C3" - (Commercial Service) Height District I, located at **6410 San Fernando Road**, described as a Portion of Lot 5, Block 108, Rancho Providencia and Scott Tract, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- 1) Banquet halls are a conditionally permitted use in the C3 Height District I zone.

APPLICANT'S PROPOSAL

- 1) Allow the (continued) operation of a banquet hall in the C3 Height District I zone.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301.

After considering the evidence presented with respect to this application, the Director of Community Development has **APPROVED WITH CONDITIONS** your request based on the following findings:

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development staff thereon, and statements made at the public hearing with respect to this application, this Conditional Use Permit application is **APPROVED** based on the following:

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

The banquet hall use will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Community/Services Commercial. This designation is restrictive in terms of uses allowed, similar to that of Neighborhood Commercial areas, but for a larger market scale. Banquet halls are by their very nature draw customers from a wider geographic area. Operation of the banquet hall will be required to comply with the City's Noise Ordinance, and, as such, will comply with the Noise Element. No other General Plan Elements, including the Open Space and Recreation and Housing Elements, will be impacted as a result of continued operations of the banquet hall.

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 banquet hall will not be detrimental to the safety and public welfare of the neighborhood in general. The banquet hall use is located along the commercially-oriented San Fernando Road corridor. There are no known parks, churches, private or public schools or colleges, day care facilities, libraries or hospitals within a half mile of the existing banquet hall. While the neighborhood where the existing banquet hall is located has more crime than in many other areas of the city, it is highly commercial, which could explain the area's higher crime rate. The Police Department and Neighborhood Services Division did not cite concerns related to this conditional use permit.

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

The continued operation of the banquet hall will not impede the normal development in the surrounding area, since the site is already fully developed and no changes to the site or operation of the use are proposed. The project would not impede any redevelopment of San Fernando Road, given the proposed banquet hall is a commercial use along the heavily-developed commercial street. Residential uses are located north of the site, but the site is buffered from the residential uses by the alley and the surface parking lot for the neighboring bank. No calls for police services or complaints to Neighborhood Services have been reported with regard to the existing banquet hall, which would indicate that the use would continue not to adversely impact the nearby residences.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

The applicant's request to continue the banquet hall operation will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. Continued operation of the banquet hall should not result in an increase in utility use since no operational changes are proposed. San Fernando Road is identified as a major arterial in the city's Circulation Element and this street can adequately handle the traffic circulation adjacent to the site. The site features 38 parking spaces, which fulfilled the code requirement for parking when the previous restaurant was converted to a banquet hall in 2013; no changes to the parking are proposed.

CONDITIONS OF APPROVAL

APPROVAL of this Conditional 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 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 applicant shall comply with all conditions of approval for Administrative Use Permit No. PAUP 1901400.
4. 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.
5. That all music, lighting, noise and odors shall be confined to the occupancy so as not to disturb occupants of other adjacent businesses or properties and patrons on the public right-of-way. The Planning Hearing Officer's opinion shall prevail to arbitrate any conflicts.
6. 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 to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation and criminal activities.
7. That dedicated security staff is required on-site when the banquet hall is in operation.
8. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified.
9. That any expansion or modification of the facility or use that intensifies the existing Conditional Use Permit shall require a new Conditional 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.
10. That no live entertainment is permitted without a "Live Entertainment Permit". No bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor similar activities or events are allowed where partial clothing of male or female entertainment are provided.
11. That the banquet hall shall adhere to the City's Fresh Air Ordinance.
12. That the front and back doors of the establishment shall be self-closing doors such that noise from the business will not impact the surrounding neighborhood.

13. That a new business registration certificate shall be obtained and shall reference this conditional use permit and the associated administrative use permit.
14. That the premises be maintained in a clean orderly condition free of weeds, trash and graffiti.
15. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Planning and Neighborhood Services division, Building and Safety division, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.
16. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS, UNTIL MAY 29, 2029**, at which time, a reapplication must be made.

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 **May 29, 2019**, 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 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.

REVOCACTION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits, and administrative 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 30.4 PROVIDES FOR

Termination

Every right or privilege authorized by an conditional 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 conditional 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 conditional use permit.

Cessation

Any conditional use permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Variance for one year or more in the continuous exercise in good faith of such right and privilege.

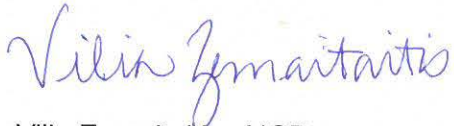
NOTICE – subsequent contacts with this office

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, Roger Kiesel at (818) 937-8152 or rkiesel@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development



Vilia Zemaitaitis, AICP
Planning Hearing Officer

VZ:RK:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/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. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); 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); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna);and case planner – Roger Kiesel.