



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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January 30, 2019

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

**RE: 701 SOUTH CENTRAL AVENUE
ADMINISTRATIVE USE PERMIT NO. PAUP 1822379
"Metropol Banquet Hall"**

Dear Applicants:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.49, the Community Development Department has processed your application for an administrative use permit to allow the continued on-site sales, service, and consumption of alcoholic beverages (Type 47 Alcoholic Beverage Control license) at an existing banquet hall (Metropol Banquet Hall) in the C3-I (Commercial Service, District I) Zone, located at **701 South Central Avenue**, described as Portion of Lots 29 and 30, Riverside Heights Tract, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) Alcoholic beverage sales, service and consumption requires an Administrative Use Permit in the "C3" (Commercial Service) Zone.

APPLICANT'S PROPOSAL

(1) To allow the continued on-site sales, service, and consumption of alcoholic beverages (Type 47 Alcoholic Beverage Control license) at an existing banquet hall (Metropol Banquet Hall).

ENVIRONMENTAL DETERMINATION

The project is 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.

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 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 based on the following:

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

The continued on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall is consistent with the (9) Elements of the City's General Plan: Land Use, Housing, Circulation, Historic Preservation, Open Space, Conservation, Recreation, Noise, Safety and Air Quality.

Land Use – The project site is located within a C3 (Commercial Service) Zone. This zone offers a full range of goods and services to the community located along commercial thoroughfares within the City. The General Plan calls for flexibility in the range and type of services provided in this zone. The on-site sales, service, and consumption of alcoholic beverages at "Metropol Banquet Hall" will be an ancillary use to its operation as an existing banquet hall. This will augment the range of services provided at this establishment and will serve a public necessity or convenience for the area. The proposal will not result in a full-service restaurant with daily operation, but rather a place maintained for public rental for the purpose of private events where access by the general public is restricted. Therefore, it is consistent with the Land Use Element of the General Plan.

Housing – The project does not feature a housing component, and the existing commercial building has been constructed to comply with all applicable Building & Fire Code Standards (at the time of construction). Therefore, it is consistent with this Element.

Circulation – The Circulation Element designates Central Avenue from San Fernando Road to Glenoaks Boulevard as a major arterial. The predominant use and character of frontage property for this major arterial includes community commercial structures, and the distribution of traffic among major traffic generators. The applicant's request for an Administrative Use Permit to continue the on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall is not anticipated to intensify parking demand and will not require any changes to traffic circulation—the use is appropriate for this street type. Therefore, it is consistent with this Element.

Historic Preservation – The project site is not located within or adjacent to a historic district, and the site buildings are not of historic significance. Therefore, it is consistent with this Element.

Open Space and Conservation –The project site is not located within or adjacent to any open space or natural resource. The proposed continued use being evaluated under this application (on-site sales of alcoholic beverages for consumption at an existing banquet hall) does not directly pertain to the subject of resource conservation. Therefore, it is consistent with this Element.

Recreation – The project site is not identified as parkland by the Recreation Element. Therefore, it is consistent with this Element.

Noise – The proposal is consistent with the Noise Element because the use will be fully conducted within the existing building and is not anticipated to result in any noise impacts. Conditions of approval have been included in the staff recommendations to ensure compliance with all state and local laws and ordinances concerning excessive noise and disturbing the peace. Therefore, it is consistent with this Element.

Safety – The Safety Element calls for ongoing management of local crime by the Police Department. The Police Department reviewed this project and reported it is located within census tract 3024.01, where the suggested limit for on-sale alcohol establishments is five. The applicant holds one (1) of eight (8) licenses in this tract, which permits the sale of alcohol for on-site consumption. This census tract is bordered by Brand Boulevard to the east and the south, Maple Street to the north, and Alger Street to the west. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial and industrial establishments (including—but not limited to—auto dealerships, retail and shopping centers, supermarkets, etc.) and multi-family uses, which tend to have a higher crime rate compared to lower density residential and retail areas. In addition, this portion of south Glendale is within close proximity to the city’s boundary limits between Glendale and Los Angeles. Within the last calendar year there were two calls for police service at the location. On January 21, 2018, a male at the location was arrested for being drunk in public. There was also a false alarm call at the location on September 19, 2018 that did not result in a report being taken. The Police Department has suggested conditions of approval that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare. Therefore, it is consistent with this Element.

Air Quality – The sale of alcoholic beverages for off-site consumption is not a source of or contributor to air pollution. Therefore, it is consistent with this Element.

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 banquet hall is not anticipated to be detrimental to the public health or safety and general public welfare of the neighborhood in general. The proposal has been reviewed by the Police Department and the Neighborhood Services Division, Building & Safety, and Planning within the Community Development Department to identify potential negative impacts of the project on the public health, safety, general welfare, and the environment. As more fully described in Finding A, the project is not a likely source of harmful environmental, noise, or safety impacts to the community. The Police Department reviewed this project and reported it is located within census tract 3024.01, where the suggested limit for on-sale alcohol establishments is five. The applicant holds one (1) of eight (8) licenses in this tract, which permits the sale of alcohol for on-site consumption. Based on arrests and Part 1 crime statistics for census tract 3024.01 in 2017, there were 501 crimes, 178% above the city wide average of 180. This census tract is bordered by Brand Boulevard to the east and the south, Maple Street to the north, and Alger Street to the west. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial and industrial establishments (including—but not limited to—auto dealerships, retail and shopping centers, supermarkets, etc.) and multi-family uses, which tend to have a higher crime rate compared to lower density residential and retail areas. In addition, this portion of south Glendale is within close proximity to the city’s boundary limits between Glendale and Los Angeles. Within the last calendar year there were two calls for police service at the location. On January 21, 2018, a male at the location was arrested for being drunk in public. There was also a false alarm call at the location on September 19, 2018 that did not result in a report being taken. The Police Department has suggested conditions of approval that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare.

In addition, no public facilities are located in the immediate area. The closest public park is Maryland Avenue Park at 812 Maryland Avenue, which is 0.25 south-east of the subject site. The closest public school (Thomas Edison Elementary School) and public community center (Pacific Park) are both located approximately 0.6 miles north-west from the subject site. Saint Mary's Armenian Apostolic Church (north-east) and Iglesia Dios Restaura Church (west) are 0.2 miles away from "Metropol Banquet Hall." Conditions include measures to help prevent any such potential impacts on the community from this project. Given these facts, the use and its associated structures and facilities will not be detrimental to the public health or safety, the 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 continued on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall will be ancillary to the primary use and will not conflict with the adjacent land uses or impede the normal development of surrounding property. Properties on all corners of the Central Avenue and Maple Street intersection feature low to medium-scale commercial buildings (primarily medical and dental uses) and are zoned C3 (Commercial Service); the properties to the west are zoned "R-2250" (Medium Density Residential); the properties to the north, south, and east are zone C3 (Commercial Service). For the past 10 years, "Metropol Banquet Hall" has operated at the site with a conditional use permit without major incident on record. The closest public park is Maryland Avenue Park at 812 Maryland Avenue, which is 0.25 south-east of the subject site. The closest public school (Thomas Edison Elementary School) and public community center (Pacific Park) are both located approximately 0.6 miles north-west from the subject site. Saint Mary's Armenian Apostolic Church (north-east) and Iglesia Dios Restaura Church (west) are 0.2 miles away from "Metropol Banquet Hall." Given that these facilities and uses are not adjacent to the subject site, it is not anticipated that the applicant's request will impede their existing operations. Residential uses are within close proximity, west of the lot adjacent to the subject site. However, the location and orientation of the banquet hall face Central Avenue; therefore, approval of the administrative use permit will not adversely impact these residential uses nor impede the development of surrounding properties. In addition, the subject application requests the continuance of the sale of alcoholic beverages for on-site consumption without modifications to the building, site plan or business operation. The applicant does not propose changes to the current hours of operation. Overall, the Glendale Police Department did not cite major concerns regarding this proposal.

The proposal will not conflict with or negatively impact adjacent residential or commercial uses. Conditions include measures to help prevent any such potential impacts on the community from this project. Given these facts, the use and its associated structures and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of the surrounding property. The applicant's request to allow the sale of alcoholic beverages for on-site consumption at an existing banquet hall can be supported 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.

This proposed project does not include any new floor area or modifications to the existing site. Adequate public and private facilities, such as utilities, landscaping, parking spaces, and circulation are provided for the use and are existing. Associated utilities exist within the public right-of-way and are adequate to continue services to the site. The proposal is not

anticipated to intensify parking demand. Consequently, no changes are proposed to the eighteen (18) existing on-site parking spaces to the rear of the building that service patrons only. There is street parking along Central Avenue and Maple Street. Therefore, the proposal will not require any new city services, or changes to landscaping, 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 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 on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall does not or will not tend to encourage or intensify crime within this reporting district as noted in the "Safety" section of Finding A, and 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 20 percent of the city average for Part 1 crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district.**

As noted in the "Safety" section of Finding A, based on arrests and Part 1 crime statistics for census tract 3024.01 in 2017, there were 501 crimes, 178% above the city wide average of 180. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial and industrial establishments (including—but not limited to—auto dealerships, retail and shopping centers, supermarkets, etc.) and multi-family uses, which tend to have a higher crime rate compared to lower density residential and retail areas. In addition, this portion of south Glendale is within close proximity to the city's boundary limits between Glendale and Los Angeles. Within the last calendar year there were two calls for police service at the location. On January 21, 2018, a male at the location was arrested for being drunk in public. There was also a false alarm call at the location on September 19, 2018 that did not result in a report being taken. No evidence has been presented that would indicate that the continued on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall would encourage or intensify crime within the area. Suggested conditions of approval from the Police Department have been incorporated into the staff recommendations to ensure any potential negative impacts will be appropriately mitigated.

- 3) **That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (churches, public or private schools or colleges, day care facilities, public parks, libraries, hospitals, or residential uses).**

As noted in finding C, no public facilities are located in the immediate area. The closest public park is Maryland Avenue Park at 812 Maryland Avenue, which is 0.25 south-east of the subject site. The closest public school (Thomas Edison Elementary School) and public community center (Pacific Park) are both located approximately 0.6 miles north-west from the subject site. Saint Mary's Armenian Apostolic Church (north-east) and Iglesia Dios Restaura Church (west) are 0.2 miles away from "Metropol Banquet Hall." As noted in finding C, the properties to the west are zoned "R-2250" (Medium Density Residential). The nature of the proposed use will not impede the existing operations of the neighboring uses. Conditions of approval have been incorporated into the staff recommendations to ensure that any potential negative impacts on surrounding uses will be appropriately mitigated.

- 4) **That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use.**

The applicant's request for an Administrative Use Permit to continue the on-site sales, service, and consumption of alcoholic beverages at the existing banquet hall is not anticipated to intensify parking demand. The project site has existing limited parking and a defined loading area in the rear parking lot, and there is street parking along Central Avenue and Maple Street. Furthermore, Central Avenue is classified as a major arterial meant for the distribution of traffic among major traffic generators. The applicant's proposal is not anticipated to intensify parking demand and will not require any changes to traffic circulation.

- 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 for an Administrative Use Permit to allow the continued on-site sales, service, and consumption of alcoholic beverages as an ancillary use at the existing banquet hall is consistent with the land use promoted in C3 (Commercial Service) Zones. This zone offers a full range of goods and services to the community located along commercial thoroughfares within the City. The General Plan calls for flexibility in the range and type of services provided in this zone. The proposal will augment the range of services provided at this establishment and will serve a public necessity or convenience for the area. Conditions placed on the approval of the project will ensure 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 and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.

2. That all necessary licenses as required from Federal, the State Alcohol Beverage Control, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That music or noise shall be contained within the building. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
4. 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.
5. That the sale of alcoholic beverages at the banquet hall shall be incidental to the serving of food.
6. That the sale of alcoholic beverages for consumption off the premises is strictly prohibited.
7. That a minimum of two (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.
8. 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).
9. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
10. That the existing banquet hall adhere to the City's Fresh Air (smoking) Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
11. 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.
12. That the parking areas shall be illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking areas where street lights do not effectively illuminate the premises. No lighting shall reflect onto adjacent properties.
13. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
14. That adequate means be provided for the collection of solid waste generated at the site and that all recyclable items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator. That no trash containers shall be stored in any parking, driveway or landscaping area.

15. 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 changes as determined by the Planning Hearing Officer, with concurrence by the Director of Community Development.
16. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing and loitering onto adjacent properties or otherwise making disturbances in the area. An emergency telephone number shall be posted and provided for nearby residents and clients to report any concerns or complaints to the proprietor.
17. That the premises shall be operated in full accord with applicable State, County, and local laws.
18. That no outside storage shall be allowed on the site.
19. That no speaker system shall be installed in the parking areas.
20. That sufficient measure shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
21. That the facilities shall not be rented, leased or otherwise occupied for the purposes not specified in this application.
22. That service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
23. That no exterior signs advertising the sales/service of alcoholic beverages shall be permitted.
24. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Planning Division, Neighborhood Services Section, Building and Safety Division, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.
25. That at all times when the premises are open for business, the services of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be in those same licensed areas.
26. That authorization granted herein shall be valid for a period of 10 years until **January 30, 2029.**

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 **February 14, 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.

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 an administrative 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 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, Betty Barberena at (818) 937-8162 or bbarberena@glendaleca.gov.

Sincerely,
Philip Lanzafame
Director of Community Development


Laura Stotler
Planning Hearing Officer

LS:BB: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. 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/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna);and case planner – Betty Barberena.