

**NOTICE OF COMMUNITY DEVELOPMENT DIRECTOR DECISION
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001156-2023**

LOCATION: 825 NORTH CENTRAL AVENUE
(Shell Gas Station)

APPLICANT: Adnan Ayoub and Fairuz Ennabe-Ayoub

ZONE: "C2II" -Community Commercial

LEGAL DESCRIPTION: Portions of Lots 131, 132, and 133, Pioneer Investment and Trust Company's Glendale Place Tract

APN: 5636-013-046

PROJECT DESCRIPTION

Application for an Administrative Use Permit (AUP) to allow the continued sales of beer and wine at an existing 1,850 square foot Shell Gas Station mini market (ABC License Type 20) located in the "C2"- Community Commercial Zone.

CODE REQUIRES

1) The sale of alcoholic beverages requires an Administrative Use Permit in the C2 zone (Section 30.12.020, Table 30.12-A).

APPLICANT'S PROPOSAL

1) To allow the continued on-site sales of alcoholic beverages at an existing gas station mini market.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to Section 15301(e) of the State CEQA Guidelines because the discretionary permit request is to allow the continued sales of beer and wine at an existing gas station and there is no additional floor area proposed.

PENDING DECISION AND COMMENTS

Copies of plans, staff analysis, and the proposed decision letter are available at <http://www.glendaleca.gov/planning/pending-decisions>.

If you would like to review plans, submit comments, or be notified of the decision, please contact case planner Shoghig Yepremian at (818) 937-8135 or SYepremian@glendaleca.gov.

DECISION

On or after **DECEMBER 6, 2023**, the Community Development Director will make a written decision regarding this request.

APPEAL

After the Director has made a decision, any person may file an appeal within 15 days of the written decision. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

Dr. Suzie Abajian
The City Clerk of the City of Glendale