



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

January 19, 2024

Ha Nguyen
Stoel Rives, LLP
500 Capitol Mall, Suite 1600
Sacramento, CA 95814

For Elyse Cook
Assistant Secretary
American Golf Corporation and its subsidiary, American Golf of Glendale

**RE: 3800 East Glenoaks Boulevard
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-002530-2023**

Dear Ha Nguyen:

The Director of Community Development will render a final decision on or after January 29, 2024, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the continued on-site sales, service, and consumption of beer and wine at an eating place (ABC License Type 41) at the existing full-service restaurant in the clubhouse of the Scholl Golf Course and Tennis Complex in the SR (Special Recreation) Zone District.¹

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 all necessary licenses, approvals, and permits as required from Federal, State, Country, or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That the restaurant shall be operated in full accord with applicable State, County, and local laws.

¹ This type of use no longer needs approval of a conditional use permit; instead, it requires an administrative use permit. City of Glendale, California. (2013.) Zoning Code Chapter "Administrative Use Permit," §30.49. Glendale Municipal Code. City of Glendale: <https://ecode360.com/43354941>

4. 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.
5. That approval of this permit is not equivalent to official review and approval of plans by Glendale Building & Safety Division, that any change, made or proposed, to the building interior and/or exterior and/or site, occupancy, and/or use require official submittal to said authority.
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.
7. Sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
8. 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.
9. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
10. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an Alcoholic Beverage Control (ABC) license. Consumption of alcoholic beverages will only be in those same licensed areas.
11. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
12. The American Golf Corporation shall be the sole permittee, and no other entity, including a sublessee, shall be able to sell alcohol on site.
13. No separate bar area shall be maintained on the premises.
14. Sales, service, or consumption of alcoholic beverages shall be permitted only between the hours of 6 a.m. to 10 p.m. each day of the week.
15. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
16. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
17. That the applicant will provide all current and future employees with training designated to help them recognize intoxicated or underage patrons.

18. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
19. That no exterior signs advertising the service of alcoholic beverages shall be permitted. Consumption of alcoholic beverages will only be on those same licensed areas.
20. No live entertainment is permitted without a "Live Entertainment Permit". 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, female, or any individual for entertainment is provided.
21. There shall be no video machine maintained on the premises.
22. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Service Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with the laws and conditions of this approval.
23. 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.
24. The Manager and or Staff shall enforce the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).
25. An establishment that primarily provides for the on-premises sale, serving, and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a separate conditional use permit. Taverns include bars, pubs, cocktail lounges, and similar establishments.
26. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
27. The business shall apply for a Business Registration Certificate (BRC). Apply at GlendalePermits.org. To learn more, visit the Community Development Department on the Internet and search for "Business Registration."

PROJECT BACKGROUND

The Scholl Canyon Golf Course and Tennis Complex has an ancillary full-service restaurant in its one-story 3,893 square foot clubhouse with an indoor eating area seating approximately 12 patrons and an outdoor eating area seating approximately 15 patrons. Access to the property is from East Glenoaks Boulevard. Off-street parking is adjacent to the west of the clubhouse. The subject site is in the eastern portion of the Glenoaks Canyon neighborhood, secluded from the nearby hillside developments; the closest residential use is 0.5 mile due west across the mountain.

Previous Permits for the Site:

Certificate of Use and Occupancy No. BP 58044 was issued on December 27, 1979 for the Scholl Canyon Golf Course clubhouse.²

On April 6, 1993, the City Manager of Glendale and the CEO of American Golf of Glendale, a California Corporation, executed an agreement naming the latter as lessee of parcel(s) of real property constituting the Scholl Canyon Golf Course and granting latter the exclusive right to finance, design, construct and operate the Scholl Canyon Golf Course.³

On February 28, 1995 the Zoning Hearing Officer granted Conditional Use Permit Case No. 9351-CU with conditions to permit the continued service of alcoholic beverages at an existing clubhouse. This CUP expired on February 28, 1999.⁴

On May 30, 1995, the California Department of Alcoholic Beverage Control granted a business, "Scholl Canyon Golf Course," a Type 41 liquor license (On-Sale Beer and Wine – Eating Place), license #307707. Currently, the primary owner of this license is American Golf Corporation, and its primary stockholder is New AGC, LLC. The license status is active, 12-month terms, and current expiration date is December 31, 2023. Found no operating restrictions, disciplinary action, disciplinary history, holds, or escrows.⁵

Certificate of Use and Occupancy No. UO-18806 was issued on February 11, 1998 for the Scholl Canyon Golf Course.⁶

On February 3, 2014, the Planning Hearing Officer granted a conditional use permit, PCUP-1320083 with conditions to allow the sales, service and consumption of beer and wine (ABC License Type 41), at an existing golf course with clubhouse facilities. This CUP expires on February 3, 2024.⁷

Related Concurrent Permit Application(s):

Since the Scholl Canyon Golf and Tennis Club with its established restaurant, "the Clubhouse," has been operating without a business registration certificate (BRC), the applicant must apply for a BRC to the Glendale Licensing Division.⁸

² Ezzati, V. (2014, January 22.) Planning Hearing Officer Staff Report, PCUP-1320083, p. 1. City of Glendale.

³ City of Glendale and American Golf Corporation, Lease Agreement for Scholl Canyon Golf Course (1993).

⁴ Ezzati, p. 1.

⁵ State of California. (2024, January 3.) "License Details #307707," California Department of Alcoholic Beverage Control. <https://www.abc.ca.gov/licensing/license-lookup/single-license/?RPTTYPE=12&LICENSE=307707>

⁶ Ezzati, p. 1.

⁷ Collin, B.M. (2014, February 3.) Planning Hearing Officer Decision Letter, PCUP-1320083. City of Glendale.

⁸ Sada, J. (2023, December 28.) Email from Neighborhood Services Administrative Associate to Planner Alan Lamberg. City of Glendale.

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 continued on-site sales, service, and consumption of beer and wine at the existing full-service restaurant in the clubhouse of a recreational facility with no additional floor area proposed.

General Plan:

Recreation / Open Space

Zone:

Special Recreation (SR) Zone

Description of Existing Property and Uses:

The Scholl Canyon Golf Course, established in 1973 by the American Golf Corporation, and reconstructed in 1993 its subsidiary and current lessee, American Golf of Glendale, has a full-service restaurant in its one-story 3,893 square foot clubhouse with an indoor eating area that seats approximately 12 patrons and an outdoor eating area that seats approximately 15 patrons. The clubhouse includes a retail pro shop for patrons and is ancillary to the golf course, driving range and tennis courts. The facility is now referred to as the Scholl Canyon Golf Course and Tennis Complex. Access to the property and parking is from East Glenoaks Boulevard. Off-street parking comprises 157 spaces, including five accessible stalls adjacent to the west of the clubhouse. The subject site is in the eastern portion of the Glenoaks Canyon neighborhood that is secluded from the nearby hillside developments; the closest residential uses are 0.5 mile due west across the mountain.

Neighboring Zones and Uses

Direction	Zone	Existing Land Use
North	Special Recreation (SR)	Vacant hillside land
South	Special Recreation (SR)	Vacant hillside land
East	City of Pasadena – Planned Development Zone	Single-family residential uses
West	Special Recreation (SR)	Vacant hillside land
Project Site	Special Recreation (SR)	Golf course, driving range, and related facilities

COMMENTS FROM OTHER CITY DEPARTMENTS:

City departments and divisions documented no significant concerns. Police provided crime statistics of this location’s census tract and suggested standard conditions. Neighborhood Services commented that the business needs to apply for a business registration certificate. Community Services and Parks stated that American Golf of Glendale should be the sole permittee. Building and Safety requires other permits if

there are any changes to the building interior, exterior, or occupancy. All documented concerns will be stated as conditions and part of the decision letter if the Administrative Use Permit (AUP) is approved.

PROJECT ANALYSIS

The applicant requests an AUP to allow continued on-site sales, service, and consumption of beer and wine at an eating place (ABC License Type 41) at the existing full-service restaurant in the clubhouse of the Scholl Golf Course and Tennis Complex.

The request is appropriate in an area of the city zoned for recreational uses, and approval of the AUP will continue to provide an option for the dining public to enjoy beer and wine with their meals. The subject site is within the Special Recreation (SR) Zone. The site land use designation is Recreation / Open Space, desirable for recreational uses. One of the programmatic goals of this designation is to capitalize on the cultural resources and facilities of Glendale and the greater Los Angeles area to provide maximum cultural, historical, recreational, and entertainment opportunities to residents. The City of Glendale leases the subject facility and land to the applicant for the purpose of operating “a public 18-hole executive golf course and for other activities customarily associated with or incidental to the operation” of it, including “sales of food and beverages, including liquor sales.”⁹

There is no anticipation that the applicant’s request will increase traffic nor create any negative traffic-related impacts along this street and nearby residential area beyond the existing conditions. East Glenoaks Boulevard is a community collector street, fully developed for adequate traffic circulation. This section of Glenoaks Boulevard has limited mobility, other than passenger vehicles and ride share for hire, since there are no transit options to the San Rafael Hills.

The Open Space and Conservation Element identifies Scholl Canyon as a City-owned open space and proximate to natural resource ridgelines. The Recreation Element identifies Scholl Canyon Golf & Tennis Complex as a public park site. The full-service restaurant and on-site consumption of beer and wine are an ancillary use for the recreational facility, which supports goals, objectives, and policies providing for city-managed public recreational opportunities while ensuring that the design of community facilities within open space areas is harmonious and integrated with the natural environment.

The proposal will have noise levels consistent with existing noise associated with the subject area, with no significant impact. There is no anticipation of negative impacts pertaining to Historic Preservation, Housing, and Safety.

⁹ City of Glendale and American Golf Corporation, Lease Agreement for Scholl Canyon Golf Course (1993), §1.2.

Full-service restaurants with incidental on-site consumption of beer and wine typically do not exacerbate crime. Generally, this use has no and will have no detriment to the neighborhood's health, safety, and public welfare. Furthermore, the facility's golf course and clubhouse have continuously operated since 1979. The Glendale Police Department did not cite any concerns with the applicant's request. The subject facility is within a census tract that does not exceed twenty (20) percent of the city average for Part 1 crimes. The Police Department suggested conditions of approval, included herein, to mitigate any potential negative impacts.

There is no anticipation that the applicant's request will be detrimental to the community, nor will it adversely conflict with the community's surrounding and already developed properties. Land uses not substantially incompatible with the applicant's request are three (3) public facilities proximate 1.3 to 2.5 miles. Those public facilities are outside the immediate residential neighborhood, Glenoaks Canyon, 0.5 mile due west across the mountain. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate a negative impact of this existing facility on the surrounding area. The proposed conditions of approval will mitigate any potential negative impact on the surrounding properties.

The applicant's request will not result increase the demand of public or private facilities. The project site is developed for low-intensity uses and associated facilities exist. The applicant's request in an existing restaurant 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 continued on-site sales, service, and consumption of beer and wine at an eating place (ABC License Type 41) at the existing full-service restaurant in the clubhouse of the Scholl Golf Course and Tennis Complex 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 applicant's request to continue the on-site sales, service, and consumption of beer and wine at the existing golf course and tennis facilities clubhouse, including a full-service restaurant, (Scholl Canyon Golf Course and Tennis Complex) will be consistent with the various elements and objectives of the General Plan. The subject site is within the Special Recreation (SR) Zone. The Land Use Element of the General Plan is most directly related to the approval of this use. This element designated the subject site as Recreation / Open Space.¹⁰ One of its programmatic goals for Community Facilities is to

¹⁰ City of Glendale, California. (2018, September.) "Land Use Element, Land Use Map." *City-Wide Plans*. City of Glendale: <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans/land-use-element>

“Capitalize on the cultural resources and facilities of Glendale and the greater Los Angeles area to provide maximum cultural, historical, recreational, and entertainment opportunities to residents.”¹¹ Recreational uses offered in this zone provide and protect open space, natural physical features and scenic resources ... [with] unique and special characteristics of the variety of recreational uses possible”,¹² and the City-owned facility is a destination conducive to said services. The on-site sales, service, and consumption of beer and wine, at the full-service restaurant, is an ancillary use at the clubhouse associated with the golf course and tennis facilities. Such low-intensity uses are desired in lands designated for Recreation / Open Space and support the intent of permitting such uses with specific performance and design criteria.¹³ “Golf courses, country clubs, driving ranges and related facilities” are permitted as a use by right in the SR (Special Recreation) zone.¹⁴ The applicant’s request for on-site sales, service and consumption of beer and wine with meals is incidental to the operation of the full-service restaurant and serves a public necessity or convenience purpose for the subject area.

There is no anticipation that the applicant’s request to continue the operation of a full-service restaurant with the sale of beer and wine for on-site consumption will increase traffic nor create any negative traffic-related impacts along this street and nearby residential area beyond the existing conditions. The Circulation Element¹⁵ identifies East Glenoaks Boulevard as a community collector street. This type of street serves the surrounding residential community.¹⁶ This street is fully developed and can adequately handle the existing traffic circulation around the site. This section of Glenoaks Boulevard has limited mobility, other than passenger vehicles and ride share for hire, since there are no transit options to the San Rafael Hills.

The applicant’s request is incidental and ancillary to their primary use as a recreation facility in a way that preserves open space. The Open Space and Conservation Element identifies Scholl Canyon as City-owned open space¹⁷ and proximate to natural resource ridgelines.¹⁸ Supporting Policy 2: “The City shall provide a variety of outdoor recreational opportunities to all residents,” the City leases the land located for Scholl Canyon Golf Course to American Golf Corporation. Certain goals support this policy.

¹¹ City of Glendale. (1986.) “General Plan, Land Use Element,” p. 8. *City-Wide Plans*. City of Glendale:

<https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans>

¹² City of Glendale, California. (2004; amended 2013.) Zoning Code Chapter “Special Purpose Districts,” §30.15.

Glendale Municipal Code. City of Glendale: <https://ecode360.com/43352454#43352454>

¹³ City of Glendale. (1986.) “General Plan, Land Use Element,” p. 24.

¹⁴ City of Glendale, California. (2004; amended 2020.) Zoning Code Section “Special purpose district land uses and permit requirements, Table 30.15-A,” §30.15.020. *Glendale Municipal Code*. City of Glendale:

<https://ecode360.com/43352454#43352454>

¹⁵ City of Glendale. (1998.) “General Plan, Circulation Element, Street Classification Map.” Exhibit 2-1. *City-Wide Plans*. City of Glendale: <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans>

¹⁶ City of Glendale. (1998.) “General Plan, Circulation Element.” p. 2-9.

¹⁷ City of Glendale. (1993; Amended 2005.) “General Plan, Open Space and Conservation Element,” Map 3-2. *City-Wide Plans*. City of Glendale: <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans>

¹⁸ *Ibid*, Map 5-2, Composite Resources.

Goal 3, “Establish a management program for open space that provides for appropriate public access ...” with an objective to “provide for recreational and educational opportunities,” and Goal 7, “Continue programs which enhance community design and protect environmental resource quality,” with an objective to “ensure that the design of community facilities within open space areas is harmonious and integrated with the natural environment.”¹⁹

The full-service restaurant and on-site consumption of beer and wine are an ancillary use for the recreational facility. The Recreation Element identifies Scholl Canyon Golf & Tennis Complex as a public park site.²⁰ This supports Goal 1, “to have a variety of recreational opportunities and programs for all residents,” and Goal 7, “safely and sensitively designed parks.” Further supported by Objective 1, “incrementally expand the quantity and quality of recreational experiences for residents and visitors to the City of Glendale now and far into the future,” including Policy 3, “The City shall enhance and expand existing recreational facilities in response to community needs.”²¹

The project site was developed within the greater context of recreation, open space, and conservation. The proposal to allow the continued operation of a full-service restaurant with beer and wine for on-site consumption is consistent with the Noise Element; there are no anticipated increase to the noise levels beyond the current conditions. As a result of the applicant's request, there will be no significant impacts to other elements of the General Plan, including Historic Preservation, Housing, and Safety Elements.

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 on-site sales, service, and consumption of beer and wine incidental to the full-service restaurant clubhouse, being an ancillary use to the facility, has no or will have no detriment to the neighborhood's health, safety, and public welfare. Furthermore, the facility's golf course and clubhouse have continuously operated since 1979 with no substantial incidents of crime. According to the Glendale Police Department,²² the subject property, Scholl Canyon Golf Course, is in census tract 3009.02 which allows for 2 On-Sale establishments. This location is the only existing liquor license in this tract. Based on arrests and Part 1 crime statistics for census tract 3009.02 in 2021, there were 5 crimes, 97% below the city-wide average of 167. The facility is located within a census tract that does not exceed twenty (20) percent of the city average for Part 1 crimes. Within the last calendar year there were 11 calls for police service at the location, none related to the sales or service of alcoholic beverages:

¹⁹ Ibid, pp. 3-6 – 3-9.

²⁰ City of Glendale. (1996; Amended 2006.) “General Plan, Recreation Element,” Map 4-1. *City-Wide Plans*. City of Glendale: <https://www.glendaleca.gov/government/departments/community-development/planning/city-wide-plans>

²¹ Ibid, p. 3.

²² Krikorian, A. (2023, December 1.) Comment by Police Lieutenant for City of Glendale Police Department.

01/04/23 – 415 report (vehicles performing donuts; no DR)
01/08/23 – 459 report (burglar, DR #23-285)
04/18/23 – Trespass (DR #23-4797)
07/16/23 – Suspicious activity (trespass, No DR)
07/22/23 – Theft report (DR #23-8991)
09/27/23 – 459 report (burglary, DR #23-12240)
There were also 5 false alarm calls for police service.

The Glendale Police Department did not cite any concerns with the applicant's request to allow the operation of a full-service restaurant with on-site sales, service, and consumption of beer and wine at this location. There was no evidence presented which would indicate that the applicant's request would encourage or intensify crime within the neighborhood area. The Police Department suggested conditions of approval, included herein, to mitigate any potential negative impacts.

According to the Glendale Community Services and Parks Department,²³ American Golf of Glendale should be the sole permittee and nobody else (including a sublessee) should be able to sell alcohol onsite.

According to the Glendale Building and Safety Division,²⁴ there are no concerns with the applicant's request to allow the operation of a full-service restaurant with on-site sales, service, and consumption of beer and wine at this location, as met by conditions pertaining to building interior and exterior plans, occupancy, and use.

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

There is no anticipation that the applicant's request to continue operation of the facility's full-service restaurant with ancillary on-site sales, service, and consumption of beer and wine will be detrimental to the community, nor will it adversely conflict with the community's park site, open space, and surrounding neighborhood, which is the eastern portion of Glenoaks Canyon. Furthermore, the uses stated above have existed for decades and have not been proven to be detrimental to surrounding uses. The subject property is city-owned and includes the Scholl Canyon Golf Course and Tennis Complex, located in the San Rafael Hills overlooking the Los Angeles basin. The facility's design is compatible with surrounding low-intensity land uses, including the public park site where it is situated. The closest residential neighborhood is 0.5 mile across the mountain. The closest public facilities are Lower Scholl Canyon Park at 2849 East Glenoaks Boulevard (1.3 miles to the west), Glenoaks Park at 2531 East Glenoaks Boulevard (1.7 miles to the west), and Glenoaks Elementary School at 2015 East Glenoaks Boulevard (2.5 miles to the west). These facilities are outside of the

²³ Limayo, A. (2023, December 11.) Comment by Senior Administrative Analyst for Glendale Community Services and Parks Department.

²⁴ Lhotsky, M. (2023, December 3.) Comment by Deputy Building Official for City of Glendale Community Development Department, Building and Safety Division.

immediate neighborhood. Otherwise, no schools, daycare facilities, libraries, hospitals, or places of worship are near the subject site. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate a negative impact from this continued ancillary use on the surrounding area. The proposed conditions of approval will mitigate any potential negative impact on the surrounding properties.

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 on-site sales, service, and consumption of beer and wine at a full-service restaurant as an ancillary use to the facility will not result in inadequate public or private facilities. Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the use. Associated utilities exist within the public right of way and are adequate to continue service to the facility. There are no changes proposed for parking facilities; there are currently 157 parking spaces on-site to the west of the facility's clubhouse. The parking demand is not anticipated to intensify as a result of continued alcohol sales. Accordingly, the applicant's request to allow the continued operation of a full-service restaurant with on-site sales, service, and consumption of beer and wine in an existing city tenant facility 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 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 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. As described in Finding B above, the subject's census tract does not exceed twenty percent (20%) of the

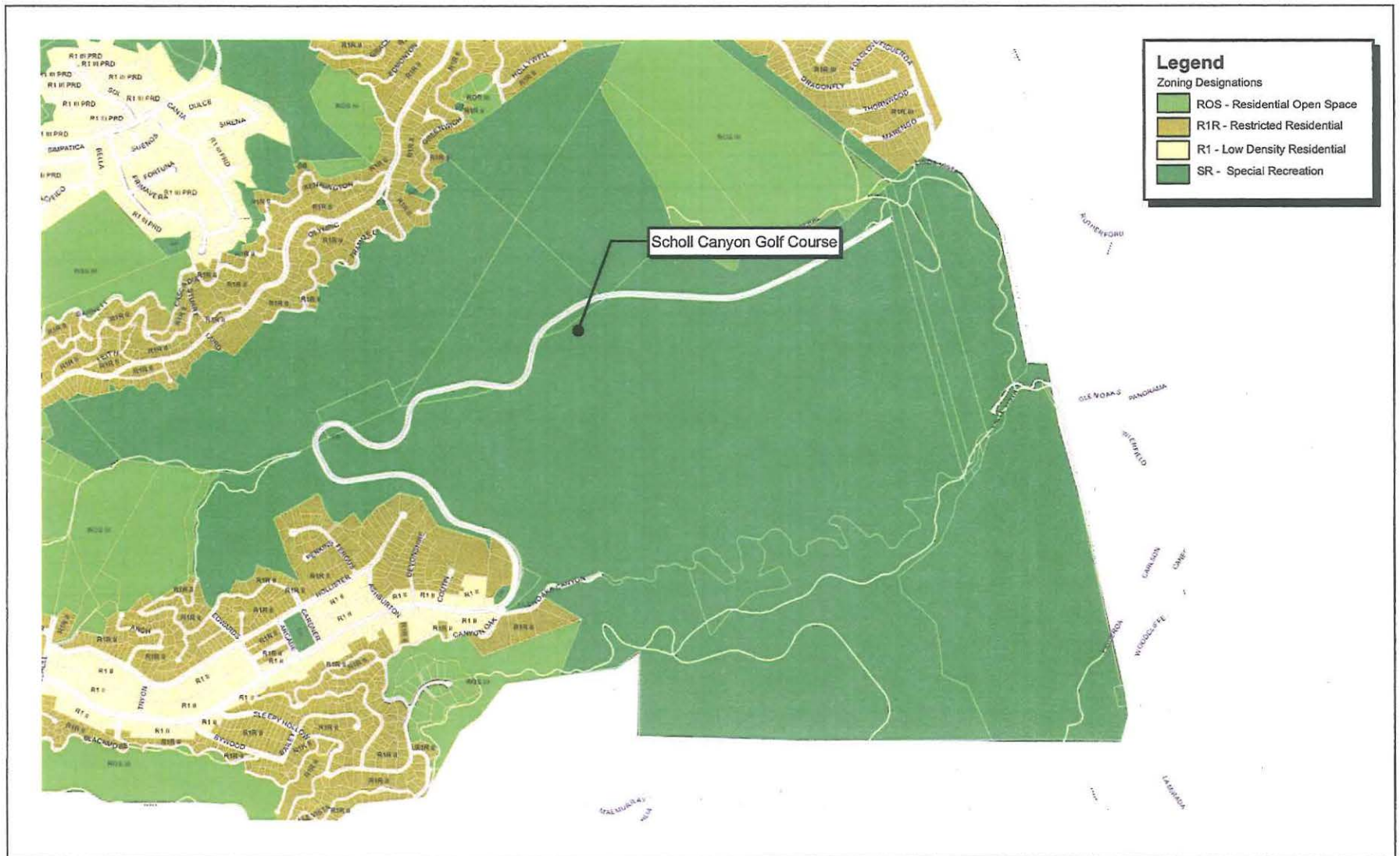
city-wide average for Part 1 crimes. Furthermore, conditions of approval have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated.

3. That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (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.
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 full-service restaurant with the continued on-site sales, service and consumption of beer and wine 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, Alan Lamberg, at 818-937-8158 or ALamberg@glendaleca.gov

ATTACHMENT:

1. Location Map
2. Reduced Plans
3. Departmental Comments



Source: City of Glendale, 2013.

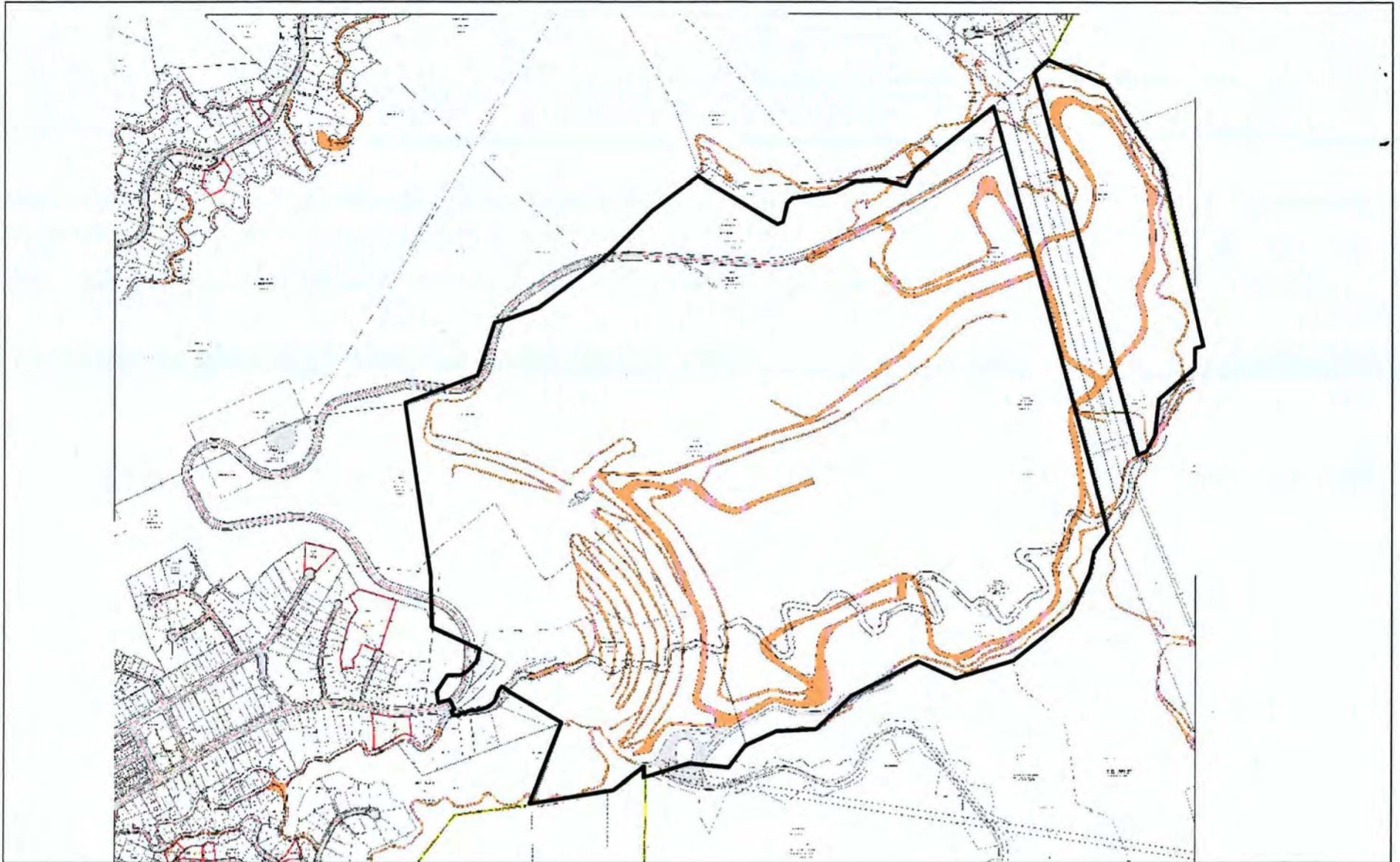


Case No. _____

American Golf Corporation / American Golf of Glendale

111 W 19th St, 8th Floor
 New York, NY 10011

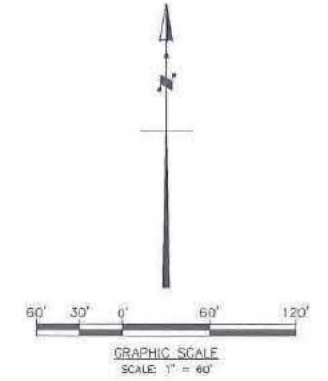
AMERICAN GOLF CORPORATION • SCHOLL CANYON GOLF COURSE
 CONDITIONAL USE PERMIT



Source: City of Glendale, 2013



Exhibit 1 Location Map



LEGEND

- PROPERTY / BOUNDARY LINE (16,331,526 SQ. FT.)
- STREET R/W LINE CENTERLINE
- BUILDINGS/CLUBHOUSE (3,893 SQ. FT.)
- PARKING (64,679 SQ. FT.)
- LANDSCAPING (24,230 SQ. FT.)

DESIGNED	GRG				
DRAFTED	GRG				
CHECKED	MJR				
SEAL					

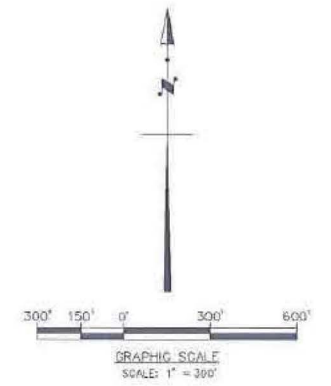
REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK	ELEV. ???'	ADJUSTMENT ???
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PSOMAS
 555 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

PLOT PLAN FOR PCUP 1320083
SCHOLL CANYON GOLF COURSE
 CITY OF GLENDALE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE:	9/26/13	SHEET	2
SCALE:	1"=60'	OF	2
PROJECT NUMBER	18RA140100		



LEGEND

- PROPERTY / BOUNDARY LINE
- ==== STREET R/W LINE
- CENTERLINE

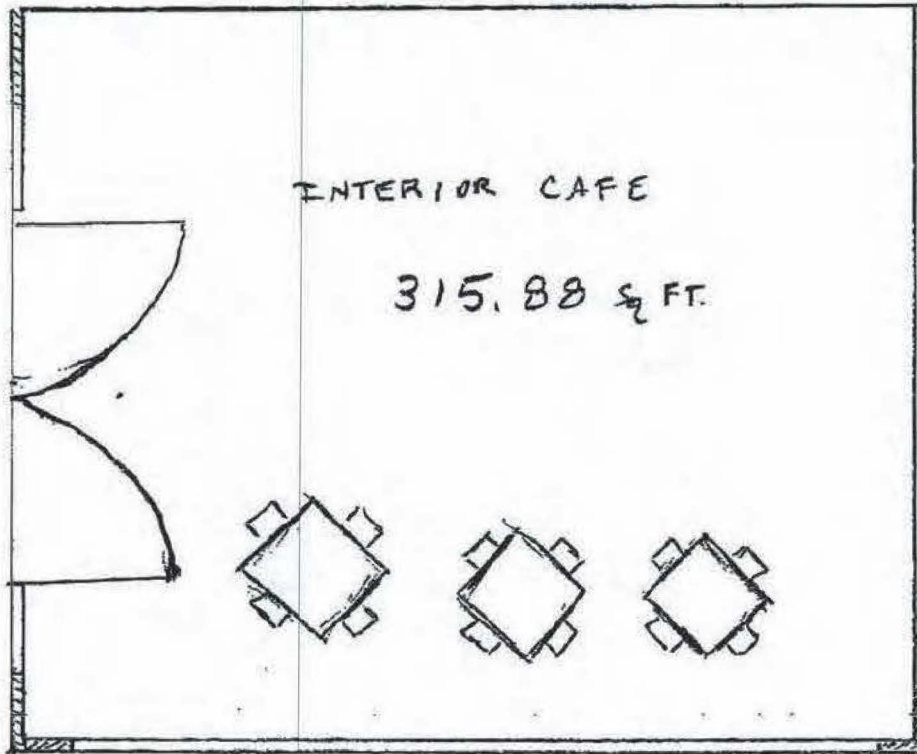
DESIGNED	GRG						
DRAFTED	GRG						
CHECKED	MJR						
SEAL		REV	DATE	DESCRIPTION	BY	APP'D	

BENCHMARK	
ELEV.	???
ADJUSTMENT	???

PSOMAS
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 (213) 223-1400 (213) 223-1444 fax
 www.psomas.com

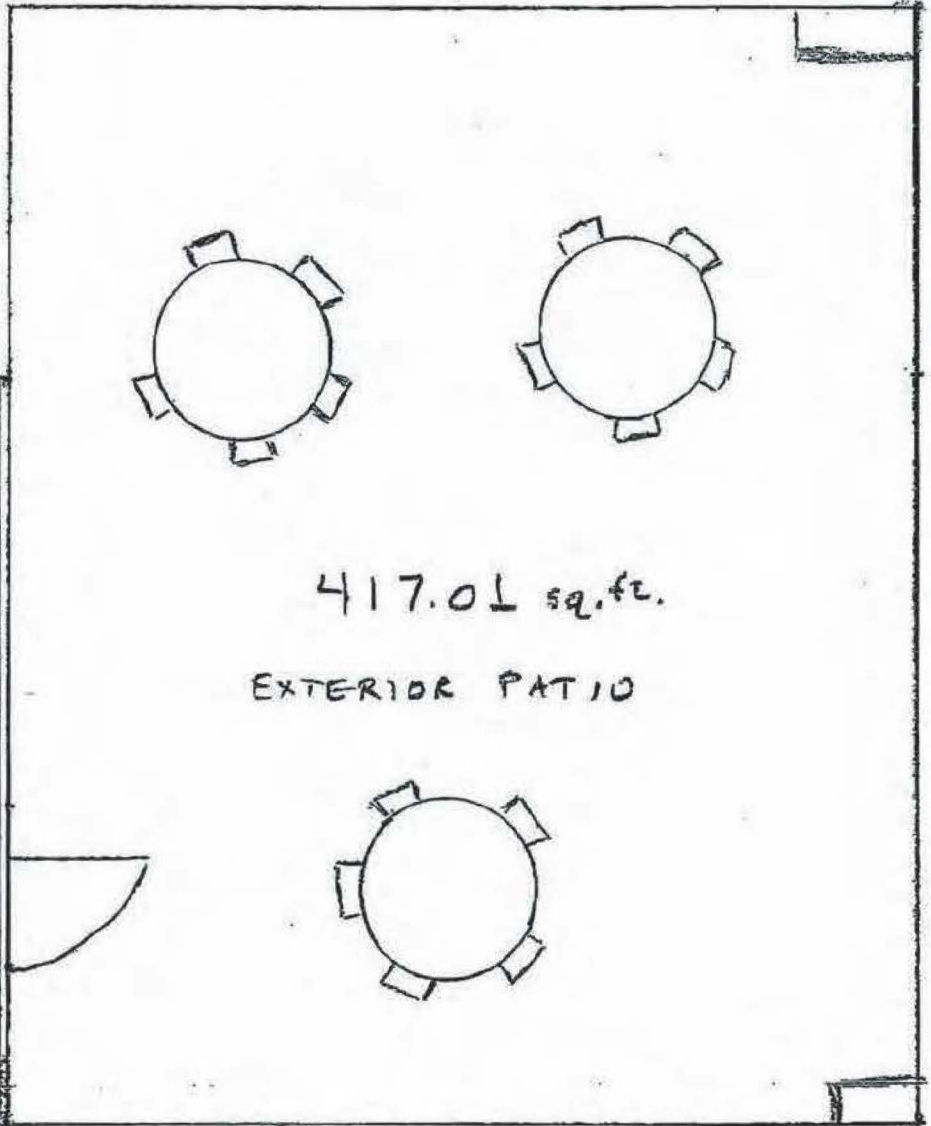
PLOT PLAN FOR PCUP 1320063:
SCHOLL CANYON GOLF COURSE
 CITY OF GLENDALE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DATE:	9/26/13	SHEET	
SCALE:	1"=300'		1
PROJECT NUMBER:	1BRA140100	OF	2



INTERIOR CAFE

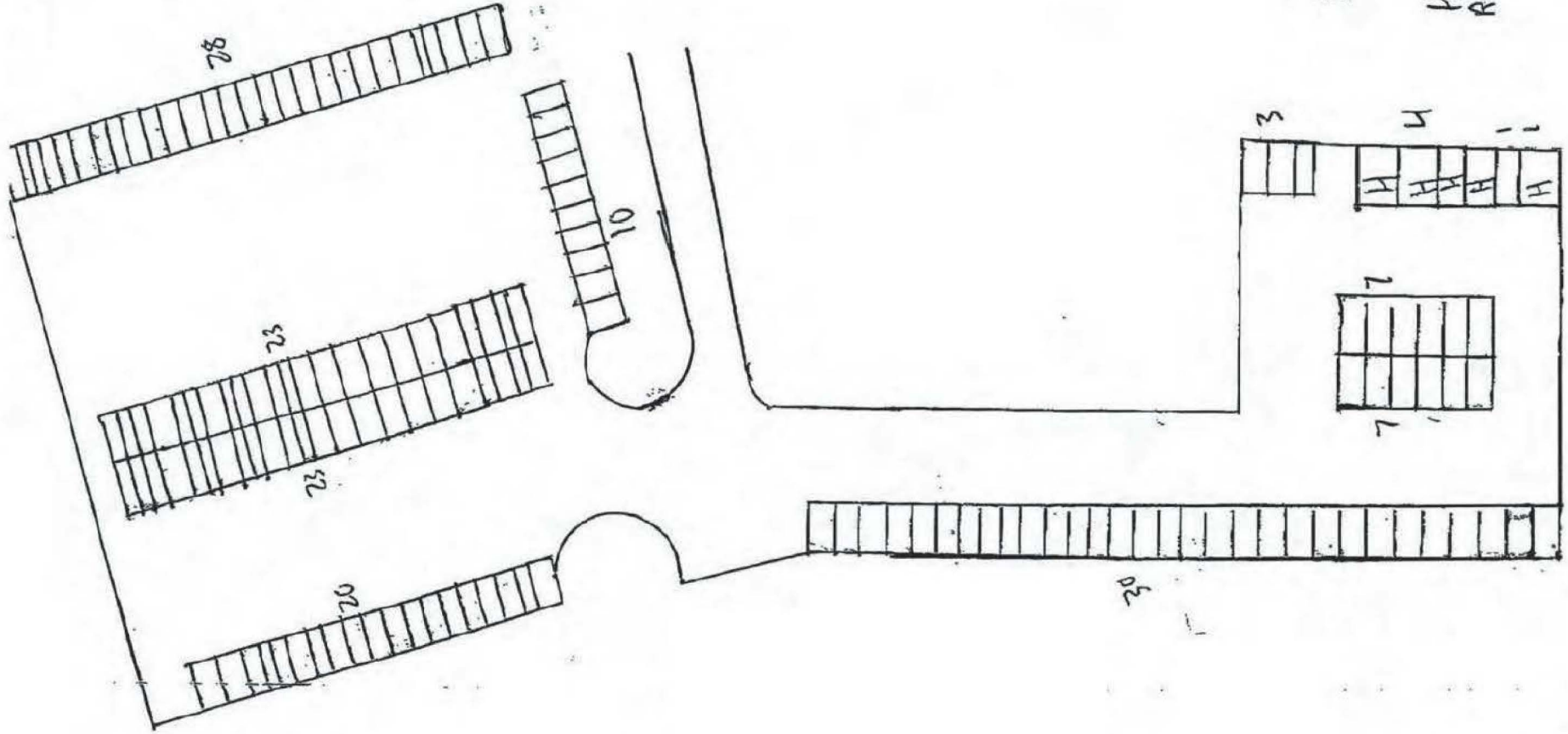
315.88 sq. ft.



417.01 sq. ft.

EXTERIOR PATIO

Scholl Canyon Parking Lot

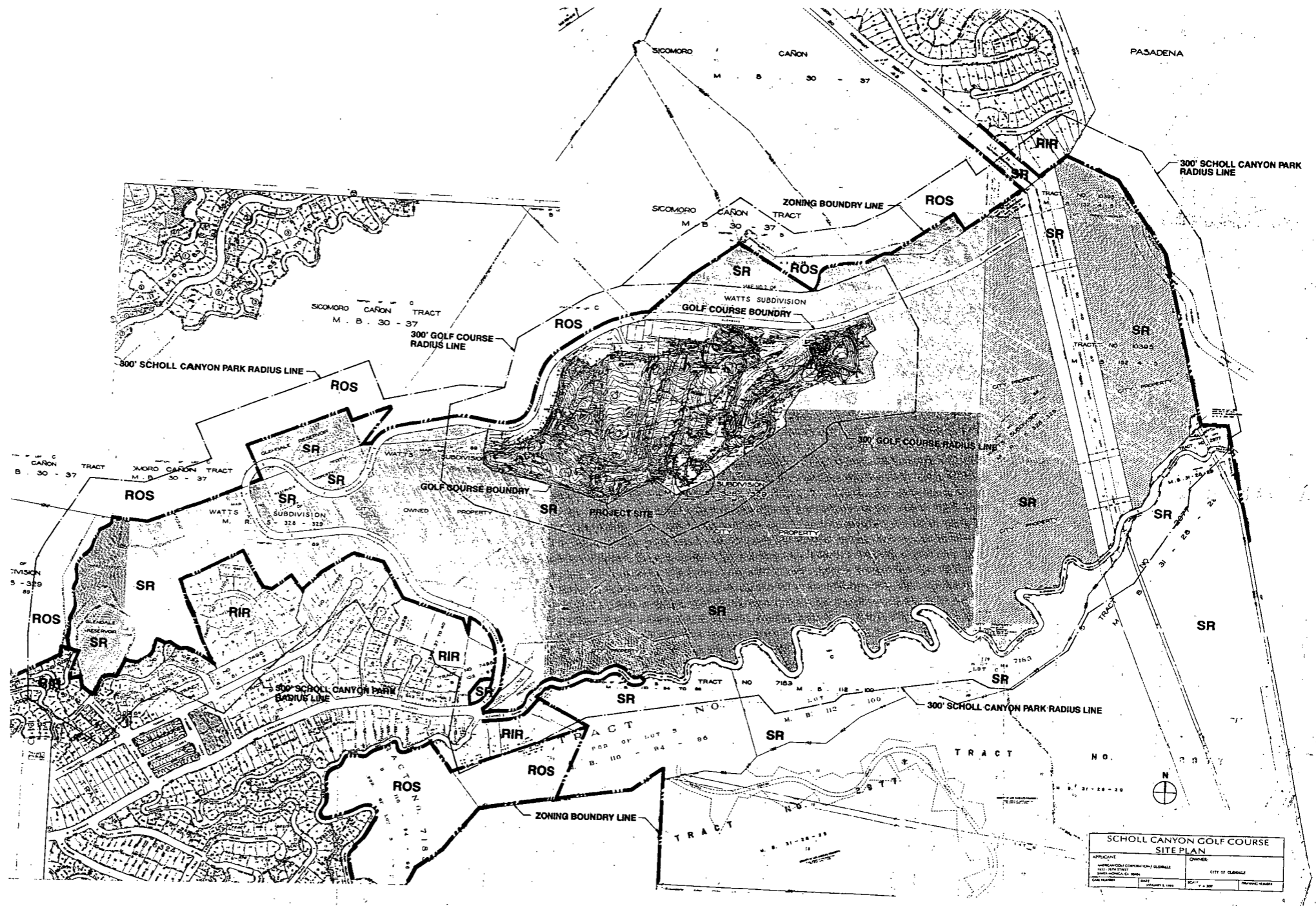


Parking Spaces

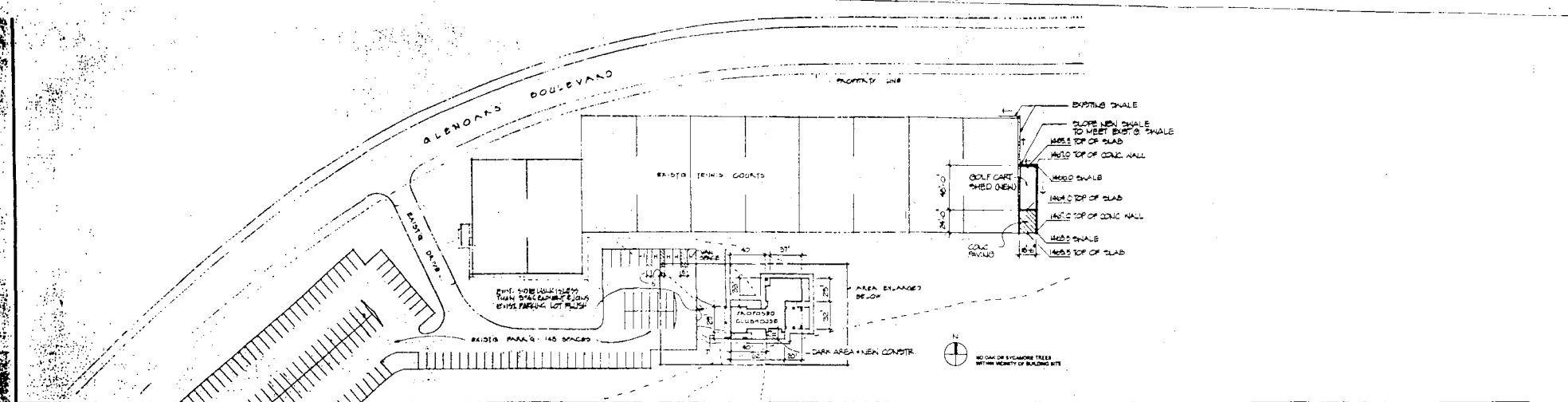
157

Handicap Spaces - 5

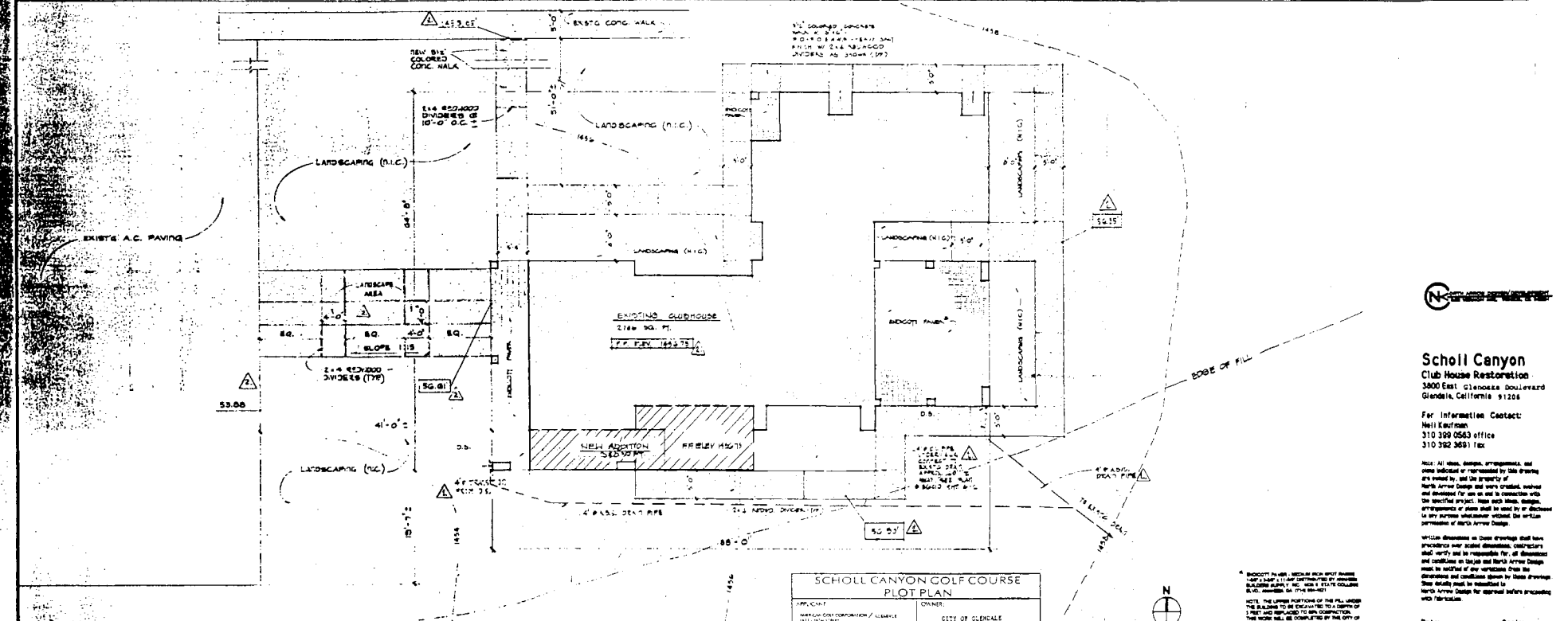
Regular Spaces - 152



Case No. _____
 American Golf Corporation /
 American Golf of Glendale
 111 W 19th St, 8th Floor
 New York, NY 10011



PARTIAL PLOT PLAN SCALE: 1"=50'-0"



SITE PLAN SCALE: 1/8"=1'-0"

SCHOLL CANYON GOLF COURSE PLOT PLAN			
APPLICANT	DATE	SCALE	DATE PREPARED
MANUFACTURER CORPORATION / CLARENCE	1/11/74	AS NOTED	DAVID W. CLARENCE
OWNER			
CITY OF GLENDALE			



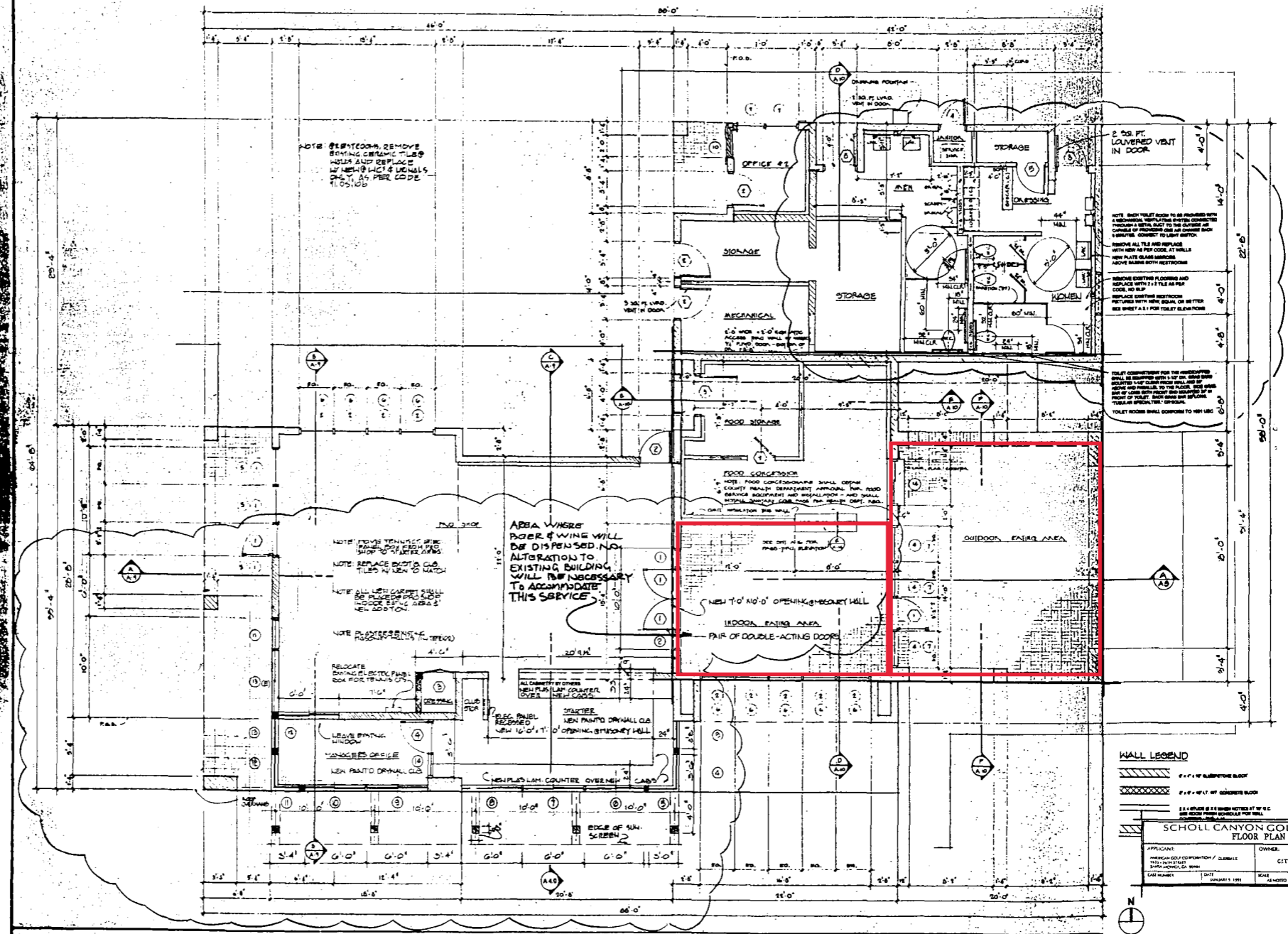
Scholl Canyon Club House Restoration
 3800 East Glendora Boulevard
 Glendale, California 91208

For Information Contact:
 Neil Kaufman
 310 359 0563 office
 310 352 3691 fax

NOTE: All plans, designs, arrangements, and items indicated or represented by this drawing are issued by and the property of Harco Arroyo Design and were created, revised and developed for use in and in connection with the specified project. No other plans, designs, arrangements or items shall be used or disclosed to any person whatsoever without the written permission of Harco Arroyo Design.

APPLICANT acknowledges that this drawing shall have no legal effect unless it is accompanied by a duly recorded plat. The City of Glendale shall not be responsible for the accuracy or completeness of this drawing. The work shall be completed by the City of Glendale by 11/11/74.

Date: **AD NOTED**
 A 1.0



FLOOR PLAN

5/15/04



Scholl Canyon
Club House Restoration
3800 EAST GLEN CANYE BLVD
GLENDALE, CALIFORNIA 91206

For Information Contact:
Neil Kaufman
310 399 0583 office
310 382 3691 fax

Note: All floor, design, elevations, and other indicated or represented by this drawing are owned by, and the property of, Neil Kaufman. Design and work created, without and developed for use and in connection with the specific project. Plans and specifications, elevations or plans shall be held by or disclosed to the architect.

WALL LEGEND

- 1/2" x 1/2" of GLASS BLOCK BLOCK
- 2" x 4" x 8" of CONCRETE BLOCK
- 8" x 8" x 16" of CONCRETE BLOCK
- 8" x 8" x 16" of CONCRETE BLOCK AT 16" O.C.

SCHOLL CANYON GOLF COURSE FLOOR PLAN

APPLICANT: AMERICAN GOLF CORPORATION / GLENDALE 13131 THE GOLF CLUB SANTA ANITA, CA 91066	OWNER: CITY OF GLENDALE	DATE: MAY 11 1994	SCALE: AS NOTED	DRAWING NUMBER: 100
--	----------------------------	----------------------	--------------------	------------------------

Date: 5/15/04
Scale: 1/4" = 1'-0"
A 2.0

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 11/30/2023 **DUE DATE:** January 4, 2024
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Alan Lamberg, Planner – Alamberg@GlendaleCA.gov **Tel. #** 818-937-8158

PROJECT ADDRESS: 3800 East Glenoaks Boulevard, Glendale, CA 91206
 Applicant: Elyse Cook for American Golf of Glendale / American Golf Corporation
 Property Owner: City of Glendale

PROJECT DESCRIPTION: on-site sales, service, and consumption of alcoholic beverages at established restaurant / clubhouse. Previous permit PCUP-13320083 expires February 2024. New Administrative Use Permit (AUP) per GMC§30.49.

PLEASE CHECK:

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> A. CITY ATTORNEY</p> <p><input type="checkbox"/> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> (1) Building & Safety <input checked="" type="checkbox"/> (2) Neighborhood Services <input type="checkbox"/> (3) Design Review & Historic <input checked="" type="checkbox"/> (4) Economic Development <input type="checkbox"/> (5) Housing <input type="checkbox"/> (6) Urban Design & Mobility <p><input checked="" type="checkbox"/> D. COMMUNITY SERVICES/PARKS:</p> <p><input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC)</p> <p><input type="checkbox"/> F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"> <input type="checkbox"/> (1) Water <input type="checkbox"/> (2) Electric | <p><input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)</p> <p><input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"> <input type="checkbox"/> (1) Engineering & Land Development <input type="checkbox"/> (2) Traffic <input checked="" type="checkbox"/> (3) Facilities (city projects only) <input type="checkbox"/> (4) Integrated Waste <input type="checkbox"/> (5) Maintenance Services/Urban Forester <p><input checked="" type="checkbox"/> J. GLENDALE POLICE</p> <p><input type="checkbox"/> K. OTHER:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC) <input type="checkbox"/> (2) Tribal Consultations (EIFs) <input type="checkbox"/> (3) City Clerk's Office |
|--|---|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP-002530-2023
 ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
 Other: _____

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

Project
Address: 3800 E Glenoaks Blvd 91206

Project
Case No.: PAUP-002530-2023

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)

December 3, 2023

Miroslav Lhotsky, S.E. CBO
Deputy Building Official Dept. CDD/ B&S

Email: mlhotsky@Glendaleca.gov
Tel.: 818-937-8128

1. Building & Safety has no comments provided that the following are met:
 - a. There are no changes proposed to the building, no changes in occupancy or use, no changes to interior layout, no changes to heights and areas, no changes to the exterior.
 - b. Submittal for the plans under this Administrative Use Permit (AUP) application does not mean the plans are review nor are they approved by building & Safety.
 - c. Any changes made or being proposed require a submittal to Building & Safety for review and approval by the City of Glendale.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 11/30/2023 **DUE DATE:** January 4, 2024
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 Property Owner: City of Glendale

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PLEASE CHECK:

- | | |
|--|---|
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Variance Case No.: _____
 AUP/CUP Case No.: PAUP-002530-2023
 ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
 Other: _____

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

Project

Address: 3800 E Glenoaks Blvd 91206

Project

Case No.: PAUP-002530-2023

If project comments are not received by the due date, it will be assumed that your department has no comments.

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COMMENTS:

This office **DOES NOT** have any comment.

This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: December 11, 2023

Print Name: Amirah Limayo

Title: Senior Administrative Analyst **Dept:** Community Services & Parks **Tel:** (818) 548-2057

a. ADDITIONAL COMMENTS:

1. AG should be the sole permittee and nobody else (including a sublessee) should be able to sell alcohol onsite.

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.

Lamberg, Alan

From: Sada, Jessica
Sent: Thursday, December 28, 2023 11:50 AM
To: Lamberg, Alan
Cc: Sadd, Tamar; Keshishyan, Anahit; Awakian, Mania
Subject: BRC Scholl Canyon Golf and Tennis Club 3800 E. Glenoaks Blvd.

Hello Alan,

According to GMC, Scholl Canyon Golf and Tennis Club is required to obtain a BRC since only the following land uses are exempt: home occupation permits, domestic violence shelter; emergency shelter; home-sharing, multiple residential dwellings; residential congregate living, limited; residential congregate living, medical; residential congregate living, non-medical; and senior housing ([GMC.5.04.030.B](#)).

The initial application fee is \$279.55, and the certificate can be applied for online at [GlendalePermits.org](#). Additionally, the business will be required to attach a copy of their lease agreement. Let me know if you have any further questions. Thank you!

Kindly,



Jessica Sada | Administrative Associate | City of Glendale | Neighborhood Services
633 E. Broadway Ste. 101 | Glendale, CA 91206 | 818-937-8167 | jsada@glendaleca.gov | www.glendaleca.gov

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 11/30/2023 **DUE DATE:** January 4, 2024
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Alan Lamberg, Planner – Alamberg@GlendaleCA.gov **Tel. #** 818-937-8158

PROJECT ADDRESS: 3800 East Glenoaks Boulevard, Glendale, CA 91206
Applicant: Elyse Cook for American Golf of Glendale / American Golf Corporation
Property Owner: City of Glendale

PROJECT DESCRIPTION: on-site sales, service, and consumption of alcoholic beverages at established restaurant / clubhouse. Previous permit PCUP-13320083 expires February 2024. New Administrative Use Permit (AUP) per GMC§30.49.

PLEASE CHECK:

- | | |
|---|--|
| <p><u> X </u> A. CITY ATTORNEY</p> <p>_____</p> <p>_____</p> <p><u> X </u> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"> • (1) Building & Safety _____ <u> X </u> • (2) Neighborhood Services _____ <u> X </u> • (3) Design Review & Historic _____ <u> X </u> • (4) Economic Development _____ _____ • (5) Housing _____ • (6) Urban Design & Mobility _____ <p><u> X </u> D. COMMUNITY SERVICES/PARKS:</p> <p>_____</p> <p><u> X </u> E. FIRE ENGINEERING (PSC)</p> <p>_____</p> <p>_____ F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"> _____ • (1) Water _____ • (2) Electric | <p>_____ G. INFORMATION SERVICES
(Wireless Telecom)</p> <p>_____</p> <p>_____ H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"> _____ • (1) Engineering & Land Development _____ • (2) Traffic <u> X </u> • (3) Facilities (city projects only) _____ • (4) Integrated Waste _____ • _____ • (5) Maintenance Services/Urban Forester <p><u> X </u></p> <p>_____ J. GLENDALE POLICE</p> <p>_____</p> <p>_____ K. OTHER:</p> <ul style="list-style-type: none"> <u> X </u> • (1) STATE-Alcohol Beverage Control (ABC) _____ • (2) Tribal Consultations (EIFs) _____ • (3) City Clerk's Office |
|---|--|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
AUP/CUP Case No.: PAUP-002530-2023
ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other: _____

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

Project

Address: 3800 E Glenoaks Blvd 91206

Project

Case No.: PAUP-002530-2023

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: December 1, 2023

Print Name: Alex Krikorian

Title: Police Lieutenant **Dept.:** Police **Tel.:** 818-937-8434

a. ADDITIONAL COMMENTS:

- 1. Applicant Elyse Cook (American Golf of Glendale/American Golf Corporation) is in the process of obtaining the on-site sales, service and consumption of alcoholic beverages at an established restaurant/clubhouse located at 3800 E. Glenoaks Boulevard DBA Scholl Canyon Golf Course. Previous permit PCUP-13320083 expires February 2021. This is a new Administrative Use Permit (AUP) per GMC§30.49.

Scholl Canyon Golf Course is located in census tract 3009.02 which allows for 2 On-Sale establishments. This location is the only existing liquor license in this tract. Based on arrests and Part 1 crime statistics for census tract 3009.02 in 2021, there were 5 crimes, 97% below the city wide average of 167.

Per the ABC website, Scholl Canyon Gold Course has an “active” Type 41 liquor license (On-Sale Beer and Wine – Eating Place), license #307707.

Within the last calendar year there were 11 calls for police service at the location:

- 01/04/23 – 415 (vehicles performing donuts, No DR)
- 01/08/23 – 459 report (DR #23-285)
- 04/18/23 – Trespass (DR #23-4797)
- 07/16/23 – Susp Circ (trespass, No DR)
- 07/22/23 – Theft report (Dr #23-8991)
- 09/27/23 – Burglary report (DR #23-12240)

There were also 5 false alarm calls for police service.

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. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. 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.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
9. No live entertainment is permitted without a "Live Entertainment Permit". 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, female or any individual for entertainment is provided.
10. 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.
11. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. An establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.
13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.

14. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
15. 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).