

NOTICE OF COMMUNITY DEVELOPMENT DIRECTOR DECISION
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-002531-2023

LOCATION: 1700 WEST GLENOAKS BOULEVARD
Glendale, CA 91201
(Remedy Wholesale LLC)

APPLICANT: Zareh Michael Issakhanian

ZONE: "C1" – Neighborhood Commercial Zone District

LEGAL DESCRIPTION: Tract No. 4516, portions of lots 96, 97, and 98

APN: 5623-024-023

PROJECT DESCRIPTION

Application for an Administrative Use Permit (AUP) to allow the expansion of premises from an existing 6,051-square-foot (SF) tenant space into an 1,297-SF adjacent tenant space (Unit C), totaling 7,348 SF, for the continued on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, (Alcoholic Beverage Control License Type 21), continued operation of premises in the 2nd floor tenant space (Unit G), for on-site sale and instructional tasting of wine (pertaining to Type 42), and continued operation of premises on the ground-floor tenant space (Unit A), for on-site sale and instructional tasting of beer and/or distilled spirits (pertaining to Type 86), in the existing retail liquor store (Remedy Wine and Remedy Liquor) in the C1 (Neighborhood Commercial) Zone, Height District I.

CODE REQUIRES

- 1) The sale of alcoholic beverages requires an Administrative Use Permit in the C1 Zone (Glendale Municipal Code §30.12.020, Table 30.12-A).

APPLICANT'S PROPOSAL

- 1) To allow the expansion of premises from an existing 6,051-SF tenant space into an 1,297-SF adjacent tenant space (Unit C), totaling 7,348 SF, for the continued on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, (Alcoholic Beverage Control License Type 21), continued operation of premises in the 2nd floor tenant space (Unit G), for on-site sale and instructional tasting of wine (pertaining to Type 42), and continued operation of premises on the ground-floor tenant space (Unit A), for on-site sale and instructional tasting of beer and/or distilled spirits (pertaining to Type 86), in the existing retail liquor store.

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 expansion of premises, with no additional floor area proposed, from an existing tenant space at an existing retail liquor store, into an adjacent tenant space, the continued on-site general sales of beer, wine and distilled spirits for consumption off the premises where sold, and continued operation of premises for on-site instructional tasting of wine and/or beer and/or distilled spirits.

PENDING DECISION AND COMMENTS

Copies of plans, staff analysis, and the proposed decision letter are available at GlendaleCA.gov/planning/pending-decisions.

If you would like to review plans, submit comments, or be notified of the decision, please contact case planner Alan Lamberg at (818) 937-8158 or ALamberg@GlendaleCA.gov.

DECISION

On or after **Wednesday, August 21, 2024**, 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 [GlendaleCA.gov/home/showdocument?id=11926](https://www.glendaleca.gov/home/showdocument?id=11926).

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