



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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July 24, 2024

Lorrie Hoel  
1011 Lucille Avenue  
Pocatello, ID 83201

**RE: 1120 N Pacific Avenue, Suite 6, 91202**  
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-002105-2023  
("Hatsatoun")

The Director of Community Development will render a final decision on or after August 14, 2024 for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of a full line of alcoholic beverages (Alcohol Beverage Control license Type 47) at a 1,850 square-foot (SF) full-service restaurant ("Hatsatoun") located at **1120 N Pacific Avenue, Suite 6** in the "C1" – (Neighborhood Commercial) Zone, described as lots 63, 64, and Portion of lot 65, Tract No. 726 in the City of Glendale.

**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, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
4. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.

5. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
6. That the premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.
7. 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.
8. That 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 Alcohol Beverage Control license. Consumption of alcoholic beverages will only be on those same licensed areas.
9. That the sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 10:00 AM to 11:00 PM each day of the week.
10. That no patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverages that were purchased from outside of the establishment, unless the facility has an established corkage policy allowing and regulating such.
11. That 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.
12. 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.
13. That there shall be no video machine(s) maintained on the premises.
14. 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.
15. That 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.
16. That 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.

17. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
18. That the restaurant adhere to the City's Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).
19. That a Business Registration Certificate be applied for and issued for a full-service restaurant with the on-site sales, service and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
20. That no exterior signs advertising the sales of alcoholic beverages shall be permitted.
21. That any expansion or modification of the facility or use which intensifies this 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 Director of Community Development.
22. That access to the premises shall be made available to all City of Glendale Planning Division, Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
23. That authorization granted herein shall be valid for a period of ten (10) years until, **AUGUST 4 2034.**

## **PROJECT BACKGROUND**

### **Previous Permits for the Site:**

In 2024, the most recent Business Registration Certificate (BRC-001689-2024) was issued for the current operator. Previous BRCs are also on record.

**Related Concurrent Permit Application(s):** None on file.

### **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 on-site sales, service and consumption of alcohol at an existing full-service restaurant.

### **General Plan:**

Community Services

**Zone:**

“C1” Neighborhood Commercial

**Description of Existing Property and Uses:**

The subject site a 1,850 square foot suite in an existing multi-tenant commercial building.

**Neighboring Zones and Uses**

<b>Direction</b>	<b>Zone</b>	<b>Existing Land Use</b>
North	C1 (Neighborhood Commercial)	One-story commercial buildings
South	C1 (Neighborhood Commercial)	One-story commercial buildings
East	R-1250 (High Density Residential Zone)	Tw-story multi-family dwellings
West	C1 (Neighborhood Commercial)	One- and two-story commercial buildings
Project Site	C1 (Neighborhood Commercial)	One-story commercial buildings

**COMMENTS FROM OTHER CITY DEPARTMENTS:**

The Police Department commented that they have not received any calls regarding this location within the past year. They provided a set of standard conditions of approval. Other departments reviewed the proposal and did not have comments.

**PROJECT ANALYSIS**

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of a full line of alcoholic beverages (Alcohol Beverage Control license Type 47) at an existing full-service restaurant (“Hatsatoun”).

Plan Land Use Element designation for the subject property is Community Services. The site is located at the north-east corner of Palm Drive and North Pacific Avenue, in the C1 “Neighborhood Commercial” Zone. The C1 Neighborhood Commercial zone is intended for small neighborhood shopping centers with retail and personal service uses to serve nearby residential neighborhoods. Properties along North Pacific between

Glenoaks Blvd. and Glenwood Road are designated with the Neighborhood Center land use and are mostly comprised of one- to two-story commercial structures occupied with such uses. The applicant's request is for an Administrative Use Permit to begin the ancillary use to include all types of alcoholic beverages (beer, wine, and distilled spirits) for on-site sales, service, and consumption at the existing full-service restaurant "Hatsatoun."

The on-site sales, service and consumption of all-types of alcoholic beverages at the existing restaurant is consistent with the elements and objectives of the General Plan. The project site is surrounded by commercial and residential uses and the applicant's request to allow the on-site sale, service, and consumption of all types of alcoholic beverages is not anticipated to create any negative traffic related impacts on these streets and the surrounding uses over and above the existing conditions.

Since 2017, Hatsatoun has operated without any major incident. The applicant's request to allow the on-site sales, service and consumption of all types of alcoholic beverages to audiences is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use, a theater. The subject property is surrounded by other complementary businesses, including commercial uses with residential neighborhoods located in the vicinity.

There were no concerns or comments submitted by the Police Department or Neighborhoods Services Division that would indicate that the approval of the type 47 Alcoholic Beverage License for the existing full-service restaurant would have a negative impact on the surrounding area, and the conditions included with this approval will serve to mitigate any potential negative impacts on the surrounding properties.

The applicant's request to begin to allow the on-site sales, service, and consumption of all types of alcoholic beverages at an existing full-service restaurant will not result in inadequate public or private facilities. Further, the existing theater will not require any new city services, nor will it require any changes to the landscaping, parking or traffic circulation. The proposal does not involve the expansion of the existing space, and therefore no additional parking is required. The applicant's request for the on-site sales, service and consumption of alcoholic beverages at an existing restaurant will not increase the need for public or private facilities.

Overall, the applicant's request to expand their operation to include the on-site sales, service and consumption of alcoholic beverages at a restaurant 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 proposed use will be consistent with the elements and objectives of the General Plan. The General Plan Land Use Element designation for the subject property is Community Services. The site is located at the north-east corner of Palm Drive and North Pacific Avenue, in the C1 "Neighborhood Commercial" Zone. The C1 Neighborhood Commercial zone is intended for small neighborhood shopping centers with retail and personal service uses to serve nearby residential neighborhoods. Properties along North Pacific between Glenoaks Blvd. and Glenwood Road are designated with the Neighborhood Center land use and are mostly comprised of one- to two-story commercial structures occupied with such uses. A full-service restaurant in this location is a desired use at the street level. Alcoholic beverage sales are an administratively permitted use within the C1 zone, and therefore consistent with the land use designations.

The on-site sales, service and consumption of all-types of alcoholic beverages at the restaurant will be consistent with the elements and objectives of the General Plan. The Circulation Element identifies Pacific Avenue as a Minor/Arterial, and Palm Drive is identified as a Minor/Local street. Both streets can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercial and residential uses and the applicant's request to allow the on-site sale, service, and consumption of alcohol is not anticipated to create any negative traffic related impacts on these streets and the surrounding uses over and above the existing conditions.

The Land Use Element is most directly related to the approval of this use. All other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation, or for new housing. The proposal to add alcoholic beverage sales for on-site consumption will be ancillary to the existing primary use, a full-service restaurant, and as such, is not anticipated to increase the existing noise levels above and beyond the current conditions. This application does not include any new floor area or modifications to the existing building; therefore, there will be no increase in required parking for the use. Adequate utilities, landscaping, and traffic circulation measures are already provided.

**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 applicant request involves the on-site sales, service, and consumption of all types of alcoholic beverages at the existing full-service restaurant, "Hatsatoun" The proposed use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. According to the Glendale Police Department, Hatsatoun is located in census tract 2012.04, which allows for 5 on-sale establishments; Hatsatoun will bring the total to 12. Based on arrests and Part 1 crime statistics for tract 3012.04 in 2023, there were 119 crimes, 62% below the citywide average of 317. The Police Department and the Neighborhood

Services Division did not have major concerns related to the Administrative Use Permit. The continued sales, service and on-site consumption of alcoholic beverages is intended to enhance the dining experience at the existing restaurant. The Police Department's suggested conditions are included in this approval to mitigate and ensure that there are no negative impacts to the public health, safety, 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 use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property because the request involves the on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant. Since 2017, Hatsatoun has operated without any major incident. The applicant's request to allow the on-site sales, service and consumption of alcoholic beverages with meals is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use, a full-service restaurant. In fact, this type of use is encouraged in the Neighborhood Commercial area. The subject property is surrounded by other complementary businesses, including commercial uses with residential neighborhoods located in the vicinity.

The subject restaurant is surrounded by other complementary businesses, including retail, restaurants, and personal services, as well as residential uses in the vicinity. Multi-family residential uses are located adjacent to the subject site. However, given the administrative use permit is limited to on-site sales, the applicant's request should not adversely impact the neighborhood. There are two schools, two churches, and five daycare centers located within the immediate area of the subject site: Herbert Hoover High school at 651 Glenwood Road (.5 miles), Eleanor J Toll Middle School at 700 Glenwood Road (.5 miles), First German United Methodist at 556 West Glenoaks Boulevard (.3 miles), The Church of Jesus Christ of Latter-day Saints at 1101 N Central (.5 miles), Bonnie Academy Day Care at 534 West Glenoaks Boulevard (.3 miles), Angels Planet Family Childcare at 550 Palm Drive (.2 miles), Goldfish Child Care at 410 West Stocker Street (.3 miles), Mirzahkanian Family Daycare at 1227 Valley View Boulevard (.4 miles), and Come and Play Daycare at 1219 Viola Avenue (.5 miles). The nearest park is Casa Adobe de San Rafael and Park at 1330 Dorothy Drive (.5 miles).

Given the orientation and distance of these facilities away from the subject site, and nearby residential neighborhoods do not adjoin the project site, it is not anticipated that the applicant's request to serve alcohol at an existing restaurant will impede their existing operations. A condition is included, ensuring that alcoholic beverages will only be sold in conjunction with food service and prohibits the sale of alcohol for off-site consumption or any bar service. No other public facilities are located within 0.5 miles of the project site.

The proposed incidental sale, service, and on-site consumption of all types of alcoholic

beverages at an existing restaurant (Hatsatoun) is not anticipated to cause any conflicts with surrounding development in the future and will not adversely impact existing facilities, property values, or developments within the surrounding area. There were no concerns or comments submitted by the Police Department or Neighborhoods Services Division that would indicate that the approval of the type 47 Alcoholic Beverage License for the existing full-service restaurant would have a negative impact on the surrounding area, and the conditions included with this approval will serve to mitigate any potential negative impacts 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 allow the on-site sales, service, and consumption of all types of alcoholic beverages at an existing full-service restaurant will not result in inadequate public or private facilities. Further, the existing restaurant will not require any new city services, nor will it require any changes to the landscaping, parking or traffic circulation. The proposal does not involve the expansion of the existing space, and therefore no additional parking is required. The applicant's request for the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant will not increase the need for public or private facilities. The full-service restaurant, "Hatsatoun" has been operating at this location since 2017. The surrounding neighborhood is also developed with adequate public and private services and infrastructure. There are 20 parking spaces available on-site. Access to the surface-level parking area is taken from existing driveways located off North Pacific Avenue and Palm Drive. The parking demand is not anticipated to intensify based on the applicants request to allow the sales of alcoholic beverages at the existing restaurant.

**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 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 because conditions of approval have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above.

3. That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use), as noted 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 theater with the sales, service and consumption of alcoholic beverages does serve a public convenience for the area because it would provide alcoholic beverages in conjunction with live performance at the theater for 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, Chloe Cuffel, CCuffel@glendaleca.gov or (818) 937-8162.***

**ATTACHMENTS:**

1. Location Map
2. Plans
3. Photos