



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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September 10, 2024

Zareh Michael Issakhanian
1700 West Glenoaks Boulevard, Unit B
Glendale, CA 91201

**RE: 1700 WEST GLENOAKS BOULEVARD
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-002531-2023**

Dear Zareh Michael Issakhanian:

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 (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, located at **1700 West Glenoaks Boulevard**, legally described as Tract No. 4516, Portions of Lots 96, 97, and 98, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- 1) The sale of alcoholic beverages requires an Administrative Use Permit in the C1 (Neighborhood Commercial) 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-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).

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301(a), 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.

REQUIRED / MANDATED FINDINGS

During the public comment period staff received no comments regarding the application. After thorough consideration of the statements contained in the application, public comments, plans submitted therewith, and the analysis by Community Development Department staff, this Administrative Use Permit application is **APPROVED WITH CONDITIONS** based on the following:

A. That the existing use will be consistent with the various elements and objectives of the General Plan.

The continued operation of a retail liquor store (Remedy Wholesale, LLC, doing business as Remedy Liquor and Remedy Wine) with expansion of premises by 1,297 SF (21%) for on-site general sales of alcoholic beverages for consumption off the premises where sold and on-premises instructional tastings will be consistent with the various elements and objectives of the General Plan.

The request is appropriate in an area of the city zoned for commercial uses, and approval of the AUP will continue to provide an option for the public to enjoy beer, wine, and distilled spirits, serving nearby residential neighborhoods while maintaining compatibility with them. The subject site is located within the Neighborhood Commercial (C1) Zone, Height District I. The Land Use Element of the General Plan is most directly related to the approval of this use, as it designates the subject site Neighborhood Commercial. One of the programmatic goals of this designation is to "improve the economic situation and the visual image of the present semi-commercial development found along several of Glendale's major streets" (Land Use Element, page 8). Convenience goods and services offered in this zone primarily serve the surrounding residential neighborhood (GMC Section 30.12.010). Compared to higher-density commercial zones, a variety of low-intensity commercial uses of convenience are desirable, primarily to serve the surrounding neighborhood in clusters rather than strung-out along streets (Land Use Element, page 23). The subject property was redeveloped in the early 2000s, resulting in an urban storefront distinct from strip malls, where storefronts face the street with a mixture of tenants. Landscaping buffers the rear parking structure and accentuates a wide sidewalk.

There is no anticipation that the applicant's request to expand and continue alcoholic beverage-licensed premises will increase traffic nor create any negative traffic-related impacts along this street and with other businesses. The retail liquor store expansion includes a tenant space of a former retail bakery, which results in the same land use characteristics. Retail land uses are presumed to have similar customer volume, trip generation, parking demand, and operational hours, resulting

in no significant increase in traffic impacts. The Circulation Element Street Classification Map identifies West Glenoaks Boulevard from the westerly city boundary to Geneva Street and Western Avenue from Glenoaks Boulevard to Victory Boulevard as major arterial streets. This type of street typically carries the heaviest traffic volumes on the widest urban streets and restrictive access controls to adjacent land uses (Circulation Element, p 2-7, 2-13, 2-19). This street is fully developed and can adequately handle the existing traffic circulation around the site. A land use pattern that clusters commercial centers within the neighborhood surrounds the project site. The intersection of Glenoaks Boulevard and Western Avenue is within a half (½) mile of high-quality transit and has pedestrian-oriented streetscape features such as curb extensions and wide sidewalks to make room for the pedestrian realm.

All other elements of the General Plan, including Open Space, Recreation, and Housing Elements will not be impacted by the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The request is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions.

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.

By imposing conditions of approval, the expansion and continuation of alcoholic beverage-licensed premises of this retail liquor store will have no detrimental impact to the neighborhood's health, safety, and public welfare. According to the Glendale Police Department, the subject property is in Census Tract 3016.01 where the suggested limit for on-sale establishments is 6 and off-sale is 3. Currently, there are 14 on-sale and 10 off-sale licensed establishments. The subject establishment holds 3 of the existing on-sale and off-sale licenses in this tract and is seeking to renew those same 3 licenses. FBI Uniform Crime Reporting categorizes violent crimes and property crimes as "Part 1" crimes. Based on statistics of Part 1 crimes for Census Tract 3016.01 in 2023, there were 381 crimes, twenty percent (20%) above the city-wide average of 317. Within the last calendar year prior to the Applicant's request there were three calls for police service at the location, none related to the sales or service of alcoholic beverages:

12/20/2022 – Narcotics
01/29/2023 – Trespass
11/01/2023 – Property Lost

The Glendale Police Department did not cite any concerns with the applicant's request to expand and continue alcoholic beverage-licensed premises at this location. The Police Department suggested conditions of approval, included herein, to mitigate any potential negative impacts.

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 operation and expansion of alcoholic beverage-licensed premises at a retail liquor store will not be detrimental to the community, nor will it adversely conflict with the community's surrounding and already-developed properties. The subject property is located on West Glenoaks Boulevard and among complementary businesses, including retail and service uses in the immediate vicinity. The potential cumulative impacts on this neighborhood commercial area are negligible because residences and home day care facilities are either buffered by landscaping or located behind a major arterial street that fronts other retail, service, and restaurant uses. Additionally, the proposed use is centered at the intersection of two major arterial streets. Furthermore, within 500 feet of the subject site there are no public facilities, places of worship or schools. There were no concerns or comments submitted by the Neighborhood Services Division that would indicate a negative impact from the expansion and continued operations of this existing retail liquor store 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 expand and continue alcoholic beverage-licensed premises at a retail liquor store will not result in inadequate public or private facilities. The project site is developed and associated facilities exist, and no such facilities or utilities will need substantial change as a result of the applicant's request.

The establishment and other commercial tenants of the building share a 25-space parking garage on-site, including three accessible stalls, accessed from Western Avenue or the alley from Glenoaks Boulevard. Furthermore, the establishment is located within half (½) mile of high-quality transit, with storefront pedestrian access from Glenoaks Boulevard. These streets are fully developed and can adequately handle the traffic circulation around the site. There is no anticipation that expansion and continuation of alcoholic beverage-licensed premises at a retail liquor store will result in an increased demand for vehicle parking. Accordingly, the applicant's request to allow said expansion and continuation in an existing commercial tenant space will not require any new city services or public facilities, nor will it require any changes to the parking or traffic circulation.

A site inspection found three trees were removed and concrete was installed over existing Cypress trees' root zones, deviating from the plans approved in 2007. Compliance with the approved plans will be required as a condition of approval for this administrative use permit.

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, 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. Furthermore, the subject's census tract does not exceed twenty percent (20%) of the city-wide average for part 1 crimes.
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 retail liquor store with the 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.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Use Permit shall be subject to the following conditions:

1. That the project 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 municipal authorities, including the City Clerk, shall be obtained and kept current.
3. That the establishment and premises shall operate in full accord with applicable federal, state, county, and municipal laws.
4. That 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 Director of Community Development.
5. That approval of this permit is not equivalent to official review and approval of plans by Glendale Building and Safety Division; 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 on-site landscaping shall return and be brought into compliance with the approved 2007 plans. This includes replanting of three Italian Cypress trees, or a tree variety identified on www.bewaterwise.com or Water Use Classification Landscape Species (WUCOLS), and removal of concrete. A revised site plan and/or planting plan shall be submitted to staff for review and approval prior to plan check submittal.
7. That the site of the establishment shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
8. That the licensee and their employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
9. That that establishment shall have signs posted on the exterior clearly indicating no loitering and no trespassing.
10. That the establishment shall close and stop selling alcoholic beverages no later than 10:00 p.m.
11. The licensee shall provide all current and future employees with training designated to help them recognize minors or persons under 21 years of age and intoxicated persons, and to prevent sales to such persons. Alcohol Beverage Control staff is available and can provide this training.
12. That store display racks shall be well illuminated and positioned such that there is no restricting view, and the racks are in a clear line of sight by establishment employees.
13. That patrons shall be deterred from consuming alcohol on or near the premises and establishment. Specifically, beer cannot be sold as individual units, and wine must be sold in units no less than 375 ml.
14. That signs shall be posted clearly specifying no sales to minors or persons under 21 years of age, and no sales to intoxicated persons.
15. That the front and back doors of the establishment shall be kept closed at all times while it is open for business, except in case of emergency.

16. That no more than 25% of the square footage of the windows and clear doors shall have advertising or signs of any sort. Signage shall be placed so that law enforcement personnel have a clear and unobstructed view of the interior of the store from the outside. This includes areas where the cash register is located.
17. That access to the establishment and 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.
18. 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.
19. That the Manager and/or Staff shall enforce the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).
20. That the business owner shall apply for a new Business Registration Certificate (BRC) to reflect the current floor area. Apply at GlendalePermits.org. To learn more, visit the Community Development Department on the Internet and search for "Business Registration."
21. That the applicant shall resolve permitting, tenant space, and plumbing fixture issues identified by the Glendale Building Official in their inter-departmental communication dated June 24, 2024.
22. That only the entities designated by State Department of Alcoholic Beverage Control (ABC) as an authorized licensee or its designated representative shall be allowed to conduct the instructional tasting.
23. That no instructional tasting shall be conducted by any employee or representative who is not an authorized licensee or its designated representative. The designated representative shall not be owned, controlled, or employed directly or indirectly by the licensee.
24. That no more than one authorized licensee or its designated representative shall conduct an instructional tasting event on the premises per day.
25. That at all times when the establishment is open for business, the service of any alcoholic beverage shall be made only in the premises designated with an Alcoholic Beverage Control (ABC) license. Consumption of alcoholic beverages shall be only in those same licensed premises for instructional tasting events.
26. That instructional tastings shall be limited to licensed premises identified by floor plans as proposed for this permit; instructional tastings for wine shall be conducted upstairs (in Unit G); instructional tastings for beer and/or distilled spirits shall be conducted downstairs (in Unit B).
27. That an instructional tasting event shall only take place between the hours of 12 p.m. and 9 p.m., unless otherwise restricted.
28. That at all times during an instructional tasting event, the event premises shall be separated from the remainder of the off-sale licensed premises by a wall, rope, cable, cord, chain, fence, or other permanent or temporary barrier.

29. That no person under 21 years of age shall be allowed to enter and remain on the premises during an instructional tasting event. Additionally, the premises shall prominently display signage prohibiting that act.
 30. That instructional tastings, as provided to any person on any day, shall be limited to certain quantities for each type of alcoholic beverage: a single tasting of wine shall not exceed one ounce with no more than three tastings; a single tasting of beer shall not exceed eight ounces with no more than one tasting; a single tasting of distilled spirits shall not exceed one-fourth of one ounce with no more than three tastings.
 31. That each instructional tasting event shall be limited to a single type of alcoholic beverage, meaning wine, beer, or distilled spirits, and shall be limited to the products that are authorized to be sold by the licensee under their requisite off-sale license.
 32. That no monetary charge or consideration shall be required of patrons to participate in an instructional tasting event.
 33. That the authorized licensee or its designated representative shall not authorize any on-sale retail sales to any patron attending an instructional tasting event.
 34. That the authorized licensee or its designated representative shall not permit any patron to leave the instructional tasting premises with an open container of alcohol.
 35. That the authorized licensee or its designated representative shall remove from the premises and establishment any poured and unused wine, beer, or distilled spirits remaining from all instructional tasting events.
 36. That should the authorized licensee or its designated representative desire to conduct tastings under another type of ABC license, then a new Administrative Use Permit shall be required.
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APPEALS

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 so that imperfections/incompleteness may be corrected before the appeal period expires on **SEPTEMBER 25, 2024.**

All appeals must be filed using the City's online permit portal: GlendaleCA.gov/Permits. Create an account. Click "Apply" and "Planning/Zoning." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before **SEPTEMBER 25, 2024.**

For any questions about the appeal application or process, contact the case planner, Alan Lamberg at ALamberg@GlendaleCA.gov or 818-937-8158.

PERMIT IMPLEMENTATION, TIME LIMITS AND EXTENSIONS

TERMINATION

Every right or privilege authorized by this 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. (GMC Section 30.41.010.)

CESSATION

This Administrative Use Permit may be terminated by its review authority upon any interruption or cessation of the use permitted by said permit for one (1) year or more in the continuous exercise in good faith of such right and privilege. (GMC Section 30.41.010.)

EXTENSION

Permits granted by such right or privilege 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 this permit (GMC Section 30.41.015.)

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 sold, 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.

ENFORCEMENT

VIOLATIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code and/or a violation of other local, State or Federal laws or regulations (GMC Section 30.64.010). 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

The Community Development Department shall have continuing jurisdiction over Administrative Use Permits. To consider the revocation, the Director of Community Development 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. (GMC Section 30.64.020.)

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first, and then the Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Alan Lamberg during normal business hours at (818) 937-8158 or via e-mail at ALamberg@GlendaleCA.gov.

Sincerely,

Bradley Calvert
Director of Community Development



Dennis Joe
Planning Hearing Officer

DJ:AL:sm

CC; City Attorney's Office (G. van Muyden / M. Yun / Y. Neukian); City Clerk's Office (K. Cortes); Community Development Department (CDD) Building and Safety Division (A. Sargsyan / C. Leung); CDD Neighborhood Services Division (J. Sada); CDD Design Review & Historic Preservation (J. Platt); CDD Economic Development (M. Berry); CDD Housing Division (P. Zovak / M. Fortney / A. Brownell); CDD Urban Design & Mobility (F. Zohrevand); Community Services & Parks (T. Aleksanian / A. Limayo); Information Services (G. Arnold); Fire Engineering (J. Diaz / S. Partamian / D. Stimson); Glendale Water and Power (GWP) General Manager (M. Young); GWP Electric Section (C. Babakhanlou / S. Boghosian / E. Hakoupiani); GWP Water Section (S. Boghosian / E. Hakoupiani / K. Runzer); Police Dept. (Lt. A. Krikorian / Z. Avila); Public Works (PW) Engineering & Land Development (A. Avazian / S. Oganessian / R. Villaluna / C. Choi); PW Traffic Section (P. Casanova / S. Roudsari); PW Integrated Waste (D. Hardgrove); PW Maintenance Services (O. Urquidez); PW Street & Field (C. Linares); PW Urban Forester (L. Klick); PW Facilities (K. Todd); California Dept. Alcoholic Beverage Control (Van Nuys District Office / P. Halpin); and case planner (A. Lamberg).