



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

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**October 20, 2024**

**Applicant:**

Veronica Becerra  
449 W. Foothill, Unit 157  
Glendora, CA 91714

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP-002809-2024  
1322 GLENDALE GALLERIA, SPACE #1002A  
(Panini Kabob Grill)**

The Director of Community Development will render a final decision on or after October 30, 2024 for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to all the sale, service and on-site consumption of beer and wine (ABC License Type 41) at an existing full-service restaurant (Panini Kabob Grill) located in the DSP Zone, Galleria District.

**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 sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
4. 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 ABC license. Consumption of alcoholic beverages shall only be on those same licensed areas.

5. That no patron of the restaurant shall be allowed to bring into the establishment 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.
6. That the sale of beer, wine, and/or distilled spirits for off-site consumption shall be strictly prohibited, unless preemptively permitted by State regulations.
7. That no separate bar for the sales, service and consumption of alcoholic beverages shall be permitted.
8. That no exterior signs advertising the sales and service of alcoholic beverages shall be permitted.
9. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
10. That no live entertainment is permitted without a "Live Entertainment Permit".
11. 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.
12. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
13. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
14. 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 laws and conditions of this approval.
15. That any expansion or modification of the facility or use which 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.

## **PROJECT BACKGROUND**

The new full-service restaurant, Panini Kabob Grill, recently opened in tenant space #1002A at 1322 Glendale Galleria in the Glendale Galleria mall, formerly occupied by a McDonald's fast-food restaurant. The full-service restaurant includes an expanded outdoor seating area. Panini Kabob Grill serves Mediterranean food in a sit-down restaurant setting and has locations across Los Angeles, Orange and San Diego

Counties. Previous and concurrent planning approvals that are relevant to the AUP request are noted below.

**Previous Permits for the Site:**

On April 20, 1994, Use & Occupancy Certificate No. BUO-15276 was issued for “Ruby’s Glendale Galleria,” a restaurant at 1322 Glendale Galleria.

On February 11, 1998, Use & Occupancy Certificate No. BUO-18854 was issued for McDonald’s, a fast-food restaurant at the same address. The fast-food restaurant closed permanently in 2022.

**Related Concurrent Permit Application(s):**

On August 30, 2023, Building Permit No. BCOMM-000990-2022 was issued for tenant improvements for the 3,330-square foot Panini Kabob Grill including a new 319-square foot outdoor patio dining area increasing the restaurants total outdoor patio area to 972-square feet, and to construct a new accessible ramp. This building permit was finalized on September 3, 2024.

**Environmental Determination:**

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to Section 15301(e) of the State CEQA Guidelines because the discretionary permit request is to allow the on-site sales, service and consumption of beer and wine at an existing full-service restaurant within an existing commercial center and there is no added floor area proposed.

**General Plan:**

DSP/GAL – Downtown Specific Plan, Galleria District

**Zone:**

DSP/GAL – Downtown Specific Plan, Galleria District

**Description of Existing Property and Uses:**

Panini Kabob Grill is a full-service restaurant located in the Glendale Galleria commercial shopping mall that includes many retail, service and restaurant uses within the traditionally designed indoor mall. As noted above, Building Permit No. BCOMM-0009900-2022 was recently finalized for the subject tenant space and the restaurant recently began operating, in September. The 3,330-square foot tenant space has a 1,310-square foot interior dining area along with a 972-square foot outdoor dining area. The restaurant is located directly across from the Galleria’s parking structure that is accessed via Glendale Galleria Way, which is an internal road used for vehicular circulation. The nearest streets which provide vehicular access to the site are Broadway, South Columbus Avenue, and West Colorado Street. The restaurant’s primary entrance is located inside the Galleria with a secondary entrance accessed from Glendale Galleria Way.

**Neighboring Zones and Uses**

<b>Direction</b>	<b>Zone</b>	<b>Existing Land Use</b>
North	DSP/GAL – Downtown Specific Plan, Galleria District; and DSP/TD – Downtown Specific Plan, Transitional District	Retail, service and restaurant uses
South	DSP/GAL – Downtown Specific Plan, Galleria District; and DSP/TD – Downtown Specific Plan, Transitional District	Retail, service and restaurant uses
East	DSP/GAL – Downtown Specific Plan, Galleria District; and DSP/TCSP – Downtown Specific Plan, Town Center Specific Plan	Retail, service and restaurant uses
West	DSP/GAL – Downtown Specific Plan, Galleria District; and R-1250 – High Density Residential	Retail and restaurant uses and multi-family residential
Project Site	DSP/GAL – Downtown Specific Plan, Galleria District	Full-service Restaurant

**COMMENTS FROM OTHER CITY DEPARTMENTS:**

No major concerns were received from the various city divisions/departments. Conditions have been received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. These conditions will be made part of the decision letter if the Administrative Use Permit (AUP) is approved.

**PROJECT ANALYSIS**

The applicant is requesting an AUP to allow the on-site sales, service and consumption of alcoholic beverages (ABC License Type 41) at an existing restaurant (Panini Kabob Grill). The subject site is located within the DSP/GAL – Downtown Specific Plan, Galleria District. The Land Use Element of the General Plan designates the subject site as Downtown Specific Plan/Galleria District. Goods and services offered in this zone generally attract clientele from surrounding communities and adjoining residential neighborhoods, and the Glendale Galleria is a shopping destination. The on-site sales, service and consumption of beer and wine is appropriate in an area of the city zoned for commercial uses and approval of the AUP will provide the option for the dining public to enjoy beer and wine with their meals. The land use designation of the site is Downtown Specific Plan (DSP) where retail and restaurant uses along major and minor arterials, such as Broadway and East Colorado Street, are desired. One of the purposes of this designation is to encourage the location of a wide range of activities to maintain a dynamic commercial environment. The Land Use Element is the most directly related Element to the approval of this use and the other elements of the General Plan, will not be impacted as a result of the request.

The Circulation Element identifies Broadway as a minor arterial, East Colorado Street as major arterial and South Columbus Avenue as an urban collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site, including that to and from the restaurant. The project site is surrounded by commercial and residential uses and the applicant's request to add beer and wine service to the existing full-service restaurant is not anticipated to create any negative traffic-related impacts along this street and other businesses over and above the existing conditions.

The on-site sales, service and consumption of beer and wine at the existing full-service restaurant will not be detrimental to the health, safety, and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3023.01 where the suggested limit for on-sale establishments is four. Currently there are 17 on-sale establishments and Panini Kabob Grill will bring the total to 18. Based on arrests and Part 1 crime statistics for census tract 3023.01 in 2023, there were 2,214 crimes, 598% above the city-wide average of 317. The Glendale Police Department noted that concentration levels in this census tract are higher than average because they include two large shopping malls, the Americana at Brand and the Glendale Galleria, which generate a high volume of 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 and suggested conditions of approval have been included to mitigate any potential negative impacts.

It is not anticipated that the operation of the existing full-service restaurant with the addition of on-site sales, service and consumption of beer and wine will be detrimental to the community or adversely conflict with the community's normal development and use of surrounding properties, as conditioned. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use, a full-service restaurant. Panini Kabob Grill operated at another location in Glendale from 2014 to 2022 in a responsible manner without incident. Further, Panini Kabob Grill is an established, well-operated chain with locations across Southern California with a proven track record of responsible operation. The subject property is located in the Glendale Galleria shopping mall and is directly across the street from the Americana at Brand shopping center with complementary businesses, including retail, service and residential uses located in the immediate vicinity. There are no public facilities, schools, or churches located within the immediate area of the subject site. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that the addition of beer and wine to the existing full-service restaurant, Panini Kabob Grill, would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties.

The applicant's request to allow the on-site sales, service and consumption of beer and wine at the existing full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The

Glendale Galleria contains over 6,000 parking spaces for patrons in two multi-level parking structures with vehicular access from the surrounding streets, including West Colorado Street, West Broadway, South Brand Boulevard, South Columbus Avenue, South Central Avenue, and South Orange Avenue. These streets are fully developed and can adequately handle the traffic circulation around the site, and it is not anticipated that the addition of beer and wine sales to the existing restaurant will result in inadequate parking. Accordingly, the applicant's request to allow the sale and service of beer and wine at the full-service restaurant in an existing commercial tenant space 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 on-site sales, service and consumption of beer and wine at the existing full-service restaurant, Panini Kabob Grill, is supportable based on the facts surrounding this application and the findings.

## **DRAFT FINDINGS**

### **A. That the existing use will be consistent with the various elements and objectives of the general plan.**

The on-site sales, service, and consumption of beer and wine at the existing full-service restaurant (Panini Kabob Grill) will be consistent with the various elements and objectives of the general plan. The subject site is zoned DSP/GAL – Downtown Specific Plan, Galleria District. The Land Use Element of the General Plan designates the subject site as Downtown Specific Plan/Galleria District. The Downtown Specific Plan seeks to preserve and enhance aspects which provide each district its unique character, while improving the attractiveness and livability of the Downtown area. Goods and services offered in this zone generally attract clientele from surrounding communities and adjoining residential neighborhoods, and the Glendale Galleria is a regional shopping destination. The on-site sales, service and consumption of beer and wine is appropriate in an area of the city zoned for commercial uses and approval of the AUP will provide the option for the dining public to enjoy beer and/or wine with their meals. The land use designation of the site is Downtown Specific Plan (DSP) where retail and restaurant uses along major and minor arterials, such as Broadway and East Colorado Street, are desired. One of the purposes of this designation is to encourage the location of a wide range of activities to maintain a dynamic environment in Glendale's downtown. Panini Kabob Grill is located in the Glendale Galleria, directly across from the Galleria's parking structure that is accessed via Glendale Galleria Way, which is an internal road used for vehicular circulation. 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, and Housing 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. The proposal is to allow the sales and service of beer and wine for on-site consumption at an existing restaurant, and is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions. The

Circulation Element identifies Broadway as a minor arterial, East Colorado Street was major arterial and South Columbus Avenue as an urban collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site, including that to and from the restaurant. The project site is surrounded by commercial and residential uses and the applicant's request sell and serve beer and wine in conjunction with the existing full-service restaurant is not anticipated to create any negative traffic-related impacts over and above the existing 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.**

The on-site sales, service and consumption of beer and wine at the existing full-service restaurant (Panini Kabob Grill) will not be detrimental to the health, safety, and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3023.01 where the suggested limit for on-sale establishments is four. Currently there are 17 on-sale establishments and Panini Kabob Grill will bring the total to 18. Based on arrests and Part 1 crime statistics for census tract 3023.01 in 2023, there were 2,214 crimes, 598% above the citywide average of 317. The Glendale Police Department noted that concentration levels in this census tract are higher than average because they include two large shopping malls, the Americana at Brand and the Glendale Galleria, which generate a high volume of calls for police service. The Glendale Police Department did not cite any concerns with the applicant's request to allow the operation of a new full-service restaurant with on-site sales, service and consumption of alcoholic beverages at this location and suggested conditions of approval have been included 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.**

It is not anticipated that the addition of beer and wine sales and service at the existing full-service restaurant will be detrimental to the community or adversely conflict with the community's normal development of surrounding properties, as conditioned. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use, a full-service restaurant. Panini Kabob Grill recently commenced operations at the subject site after operating for years at a location on Brand Avenue without any major incident. The subject property is located in the Glendale Galleria shopping mall and is directly across the street from the Americana at brand shopping center with complementary businesses, including retail, service and residential uses located in the immediate vicinity. There are no public facilities, school, or churches located within the immediate area of the subject site. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that beer and wine service at the existing full-service restaurant, Panini Kabob Grill, would have a negative impact on the surrounding area, and the proposed conditions of 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 beer and wine at an existing full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The Glendale Galleria contains over 6,000 parking spaces for patrons in two-multi-level parking structures with vehicular access from the surrounding street, including West Colorado Street, West Broadway, South Brand Boulevard, South Columbus Avenue, South Central Avenue, and South Orange Avenue. These streets are fully developed and can adequately handle the traffic circulation around the site, and it is not anticipated that the existing restaurant with on-site beer and wine sales will result in inadequate parking. Accordingly, the applicant's request to allow the operation of a new full-service restaurant with on-site sales, service and consumption of alcoholic beverages in an existing commercial tenant space 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 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 described in



Finding C above.

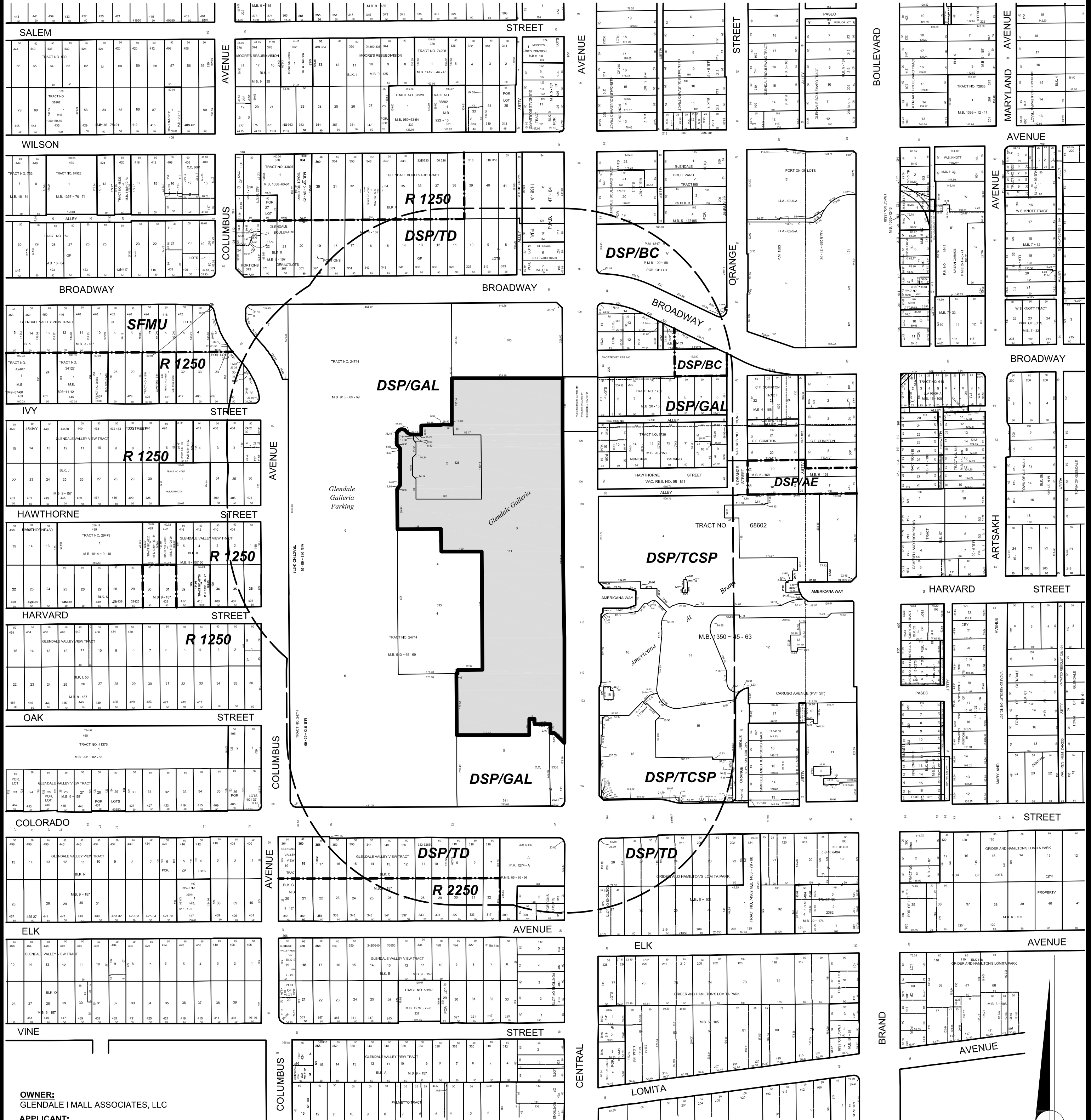
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.
5. That notwithstanding consideration in subsections 1 through 4 above, the operation of a new full-service restaurant 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.

***For more information or to submit comments, please contact the case planner, Nikola Hlady, at 818-937-8161 or [NHlady@glendaleca.gov](mailto:NHlady@glendaleca.gov)***

**ATTACHMENT:**

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

# CITY OF GLENDALE



**OWNER:**  
GLENDALE I MALL ASSOCIATES, LLC

**APPLICANT:**  
SANTA CENTRAL, INC.  
PANINI KABOB GRILL

**REPRESENTATIVE:**  
RABUILD COMMERCIAL SERVICES, LLC  
C/O VERONICA BECERRA  
(213) 272-4784

## 500' RADIUS MAP

**LEGEND**  
**ZONE LINE:** - - - - -  
**ZONING:**  
 DSP/GAL: DSP / GALLERIA  
 DSP/TD: DSP / TRANSITIONAL DISTRICT  
 R 2250: MEDIUM DENSITY RESIDENTIAL  
 DSP/BC: DSP / BROADWAY CENTER  
 DSP/AE: DSP / ART & ENTERTAINMENT  
 DSP/TCSP: DSP / TOWN CENTER SPECIFIC PLAN  
 R 1250: HIGH DENSITY RESIDENTIAL  
 SFMU: COMMERCIAL / RESIDENTIAL MIXED USE

**CASE NO.**  
**DATE:** 01-09-2024  
**SCALE:** 1" = 200'

## ZONING MAP

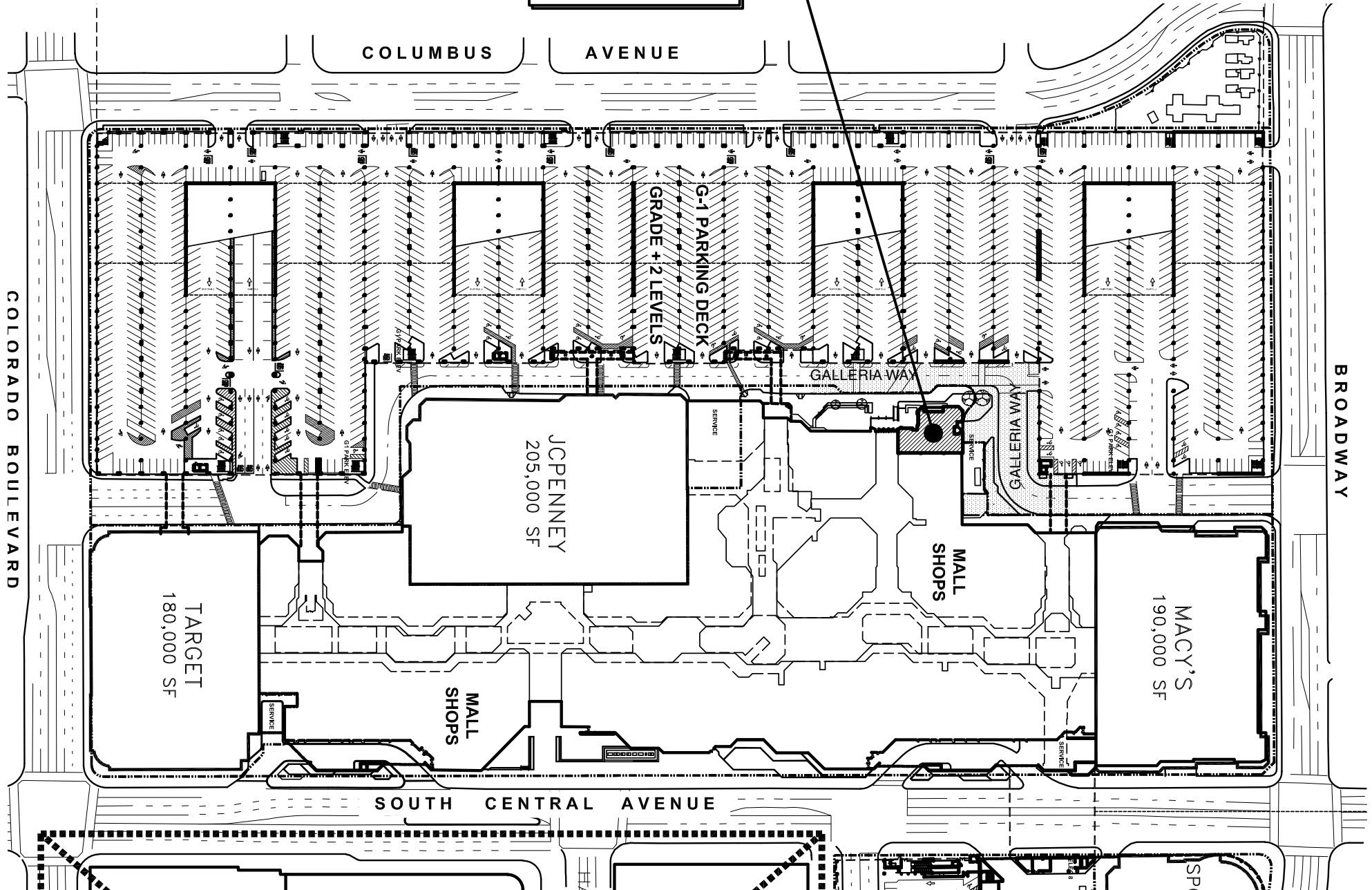
## GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD  
 ALHAMBRA CA 91803  
 (626) 441-1080 FAX (626) 441-8850  
 gcmapping@radiusmaps.com

# PANINI KABOB GRILL GLENDALE GALLERIA

## SITE PLAN

1322 GALLERIA WAY,  
SPACE #1002A  
GLENDALE, CA 91210



# PANINI KABOB GRILL FLOOR PLAN

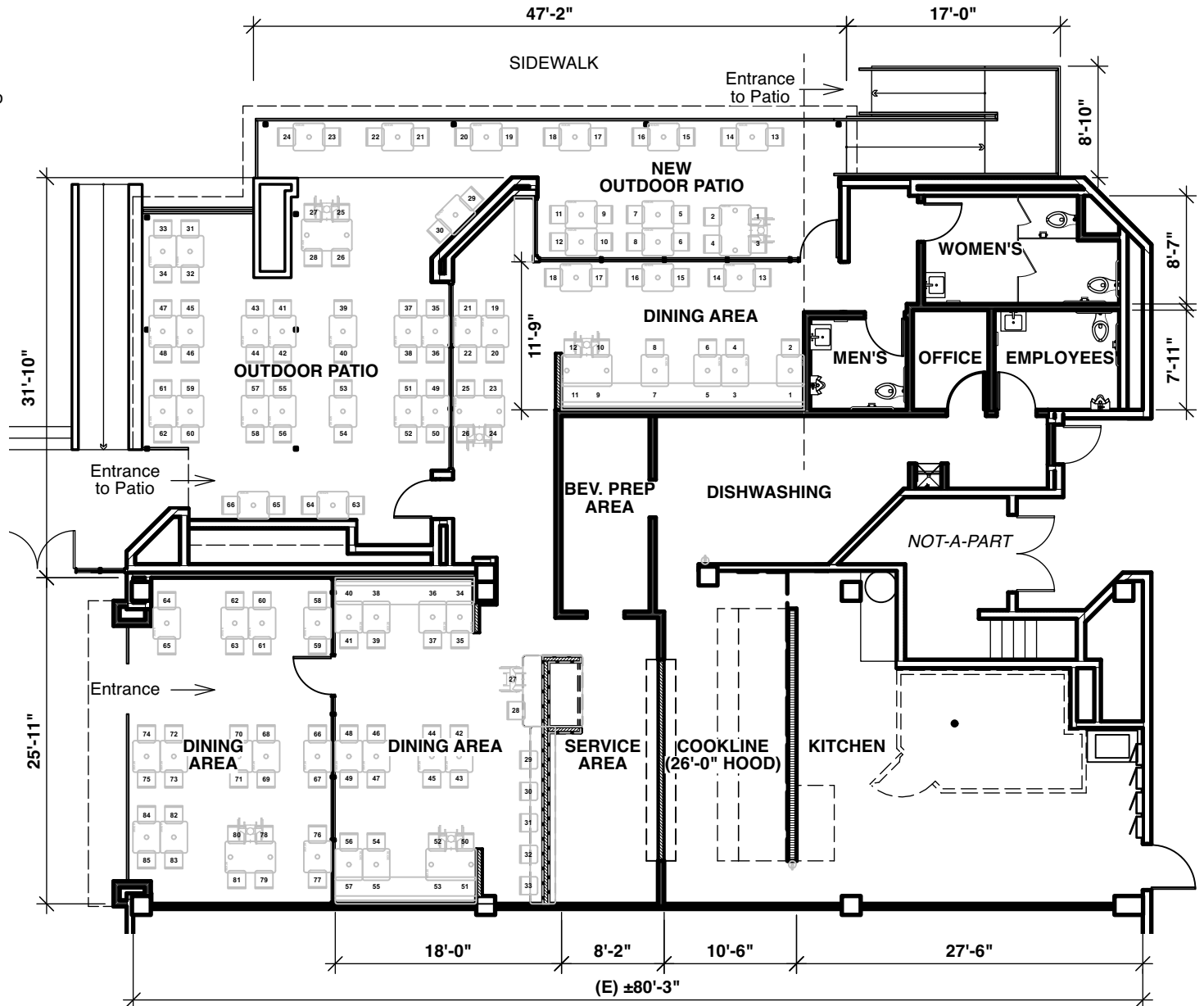
1322 GALLERIA WAY, SPACE #1002A  
GLENDALE, CA 91210

RESTAURANT: 3,330 SF

OUTDOOR PATIO: 972 SF  
Patron Capacity: 66

Enclosed with 4'-6" glass railing  
2 Entrances from sidewalk up to new ramp  
and by front mall entrance.

INDOOR DINING: 1310 SF  
Patron Capacity: 85



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

**DATE: 07-22-24**                      **DUE DATE: 08-05-24**  
**NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.**

**FROM:** Chloe Cuffel, Planner                      **Tel. #** (818) 937-8162

**PROJECT ADDRESS:** 1322 Galleria Way, Unit 1002A, 91210

Applicant: Mike Rafipoor

Property Owner: Craig Gorris

**PROJECT DESCRIPTION:**

The applicant is seeking a new Administrative Use Permit to allow for the sale of beer and wine (Type 41) at an existing fast-food restaurant in the Glendale Galleria.

**PLEASE CHECK:**

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

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
AUP/CUP Case No.: PAUL0002809-2024  
ADR/DRB Case No.: \_\_\_\_\_

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

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

**Project**

**Address:** 1322 Galleria Way, Unit 1002A, 91210

**Project**

**Case No.:** PAUP-002809-2024

***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:** July 24, 2024

**Print Name:** Alex Krikorian

**Title:** Police Lieutenant **Dept.:** Police **Tel.:** 818-548-3120

**a. ADDITIONAL COMMENTS:**

1. Applicant Mike Rafipoor is in the process of obtaining an Administrative Use Permit to allow for the sale of beer and wine (Type 41) at an existing fast food restaurant in the Glendale Galleria DBA Panini Kabob Grill.

Panini Kabob Grill is located in census tract 3023.01 which allows for 4 On-Sale establishments. There are currently 17 On-Sale licenses in this tract. Panini Kabob Grill will bring the total to 18. Based on arrests and Part 1 crime statistics for census tract 3023.01 in 2023 there were 2,214 crimes, 598% above the city wide average of 317.

Per the ABC website, Panini Kabob Grill has no "active" or "pending" alcohol license.

**\*\*Note:** Concentration levels are higher than average within this particular census tract because it includes **two large shopping malls**, the Americana and Glendale Galleria, which generate a high volume of 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).