



January 18, 2018

Aram Mnatsakanian  
102 East Prospect Avenue  
Burbank, CA 91502

**RE: 1101 WEST GLENOAKS BOULEVARD**  
ADMINISTRATIVE USE PERMIT NO. PAUP 1720093  
(Armen Market)

Dear Mr. Mnatsakanian:

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 sale of beer and wine (Type 20) for off-site consumption at an existing retail food market, located at **1101 West Glenoaks Boulevard**, in the "C2" – Community Commercial Zone - District I, described as Lot 47, Tract No. 11150, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) The sale of beer and wine for off-site consumption requires an Administrative Use Permit in the "C2" – Community Commercial Zone.

APPLICANT'S PROPOSAL

- (1) To allow the sale of beer and wine for off-site consumption at an existing retail food market.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301, because the discretionary permit request is only to add alcohol sales to an existing retail food market.

**REQUIRED/MANDATED FINDINGS**

After thorough consideration of the statements contained in the application, the 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 proposed use will be consistent with the various elements and objectives of the general plan.**

The subject site is located in the "C2" - (Community Commercial) Zone and the General Plan Land Use Element designation is Community Services. Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The sale of beer and wine for off-site consumption at this location is appropriate in an area of the city zoned for commercial uses and will provide an option for the community to purchase beer and wine for off-site consumption.

The sale of beer and wine for off-site consumption at the existing retail food market will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Community Services where retail services along a major arterial, like West Glenoaks Boulevard, are desired. The project site is already developed and the applicant's request is only to allow the off-site sales of beer and wine at an existing retail food market. The project site is located near other retail and restaurant uses. Residential neighborhoods are located nearby but have not been affected by the use in the past. 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 since the application is only for the off-site sales of beer and wine. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in demand for parking. Adequate utilities and traffic circulation measures are already provided.

The Circulation Element identifies West Glenoaks Boulevard as a major arterial. It is fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request to allow the sale of beer and wine for off-site consumption at an existing retail food market is not anticipated to affect traffic nearby. Multi-family properties are located nearby but have not been affected by the use since there have not been any calls/complaints in the past. The applicant's request to sell beer and wine for off-site consumption is not anticipated to create any negative traffic-related impacts on West Glenoaks Boulevard 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 sale of beer and wine for off-site consumption at the existing retail food market will not be detrimental to the health, safety and public welfare of the neighborhood in general. According to the Glendale Police Department (GPD), the subject property is located in Census Tract 3012.06 where the suggested limit for off-sale alcohol establishments is three. Currently, there are five (5) off-sale establishments located in this tract, and "Armen Market" is one of the existing five licenses (the market currently has an "active" Type 20 liquor license). Based on Part 1 crime statistics for this Census Tract, there were 71 crimes in 2016, 37% below the citywide average of 194 but none of the crimes were directly related to the sale of alcoholic beverages.

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

The sale of beer and wine for off-site consumption at the existing retail food market is not anticipated to adversely conflict with the community's normal development. Since 2007, "Armen Market" has operated without any major incidents. Residential neighborhoods

surround the site towards the north (separated by an alley) and the east (across the street) and other retail businesses are abutting the south portion of the building.

It will provide an option for the community to purchase beer and wine for off-site consumption at a retail food market. There are three public facilities within the immediate area of the subject site: Hoover High School located at 651 Glenwood Road (0.4 miles to the northeast), Toll Middle School located at 700 Glenwood Road (0.4 miles to the south), Pelanconi Park located at 1000 Grandview Avenue (less than 0.1 miles to the southwest). While these facilities and uses are within close proximity, the applicant's request will not impede the operation of such uses since they are not directly adjacent to the project site.

**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 sale of beer and wine for off-site consumption at an existing retail food market will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The existing retail food market, "Armen Market", has been operating at this location since 2007 with no issues. The property is existing and non-conforming in terms of parking and landscaping. The existing on-site parking has proven to meet the parking demand of the retail food market and has not resulted in conflicts with nearby businesses or residential development. West Glenoaks Boulevard, as identified in the Circulation Element, is a fully developed major arterial and can adequately handle the existing traffic circulation. In addition, no expansion of the existing use is proposed.

**REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN ADMINISTRATIVE USE PERMIT (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 that 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, 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 based on the comments submitted by the City of Glendale Police Department. The sale of beer and wine for off-site consumption at the existing retail food market does not, or will not, tend to encourage or intensify crime within this reporting district as noted 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 1 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 have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated. As noted in Finding B above, no evidence has been presented that would indicate that the sale of beer and wine for off-site consumption at the subject site would encourage or intensify crime within the district.

- 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 school or college, day care facility, public park, library, hospital or residential use). As noted in Finding C above, there are three public facilities within the immediate area of the subject site. While this facility and use is within close proximity, the applicant's request will not impede the operation of such uses since they are not altering or intensifying the current use.
- 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 noted in Findings C and D above the applicant's request is not anticipated to increase the need for public or private facilities. The sale of beer and wine for off-site consumption at the retail food market, "Armen Market", is not anticipated to intensify traffic circulation or parking demand. The site is fully developed and adequate parking facilities are currently provided.
- 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, the sales of alcoholic beverages for off-site consumption will serve a public convenience for the area. The applicant's request for the sale of beer and wine for off-site consumption at an existing retail food market does serve a public convenience 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**

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 sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
4. That the sale of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
5. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
6. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.

7. That any expansion or modification of the facility or use which intensifies the existing business shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.
8. That at all times when the premises are open for business, the sale of alcoholic beverages shall be made only in the areas as designated with the ABC license.
9. That the premises shall be operated in full accord with applicable State, County, and local laws.
10. That the store provide training for its personnel regarding prohibiting sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide for this training.
11. That store display racks should be positioned such that they are in a clear line of sight by management and staff with no restricting view.
12. That signs be posted clearly specifying no sales to minors or intoxicated persons.
13. That appropriate lighting for the display areas where alcoholic beverages would be sold should be required.
14. That the proprietor and his/her 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.
15. That the sale of beer and wine for consumption on the premises is strictly prohibited.
16. That signs indicating no loitering or trespassing should be posted.
17. That access to the premises shall be made available to all City of Glendale Planning and 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.
18. No individual unit sales for beer shall be allowed. No individual unit sales for wine less than a full sized bottle shall be allowed.
19. That the use shall adhere to the City's Fresh Air (smoking) Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
20. That no signs advertising the availability of alcoholic beverages shall be visible from outside the building.
21. That a Business Registration Certificate be applied for and issued for retail food market with the off-site sales of beer and wine, subject to the findings and conditions outlined in this decision letter.

22. That authorization granted herein shall be valid for a period of **TEN (10) YEARS UNTIL JANUARY 18, 2028.**

#### APPEAL PERIOD

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 City Council 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 and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **February 2, 2018** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line:** <http://www.glendaleca.gov/appeals>

#### 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 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.

#### VIOLATIONS OF THESE CONDITIONS

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

## REVOCATION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, administrative use permits, and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a conditional use permit at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

### **GMC CHAPTER 30.4 PROVIDES FOR**

#### Termination

Every right or privilege authorized by an 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.

#### Extension

An extension of the administrative use permit 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 the administrative use permit.

#### Cessation

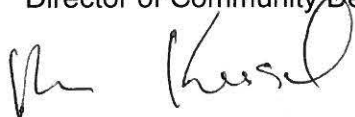
An Administrative Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

### **NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Danny Manasserian at (818) 937-8159 or [dmanasserian@glendaleca.gov](mailto:dmanasserian@glendaleca.gov)

Sincerely,  
Philip Lanzafame  
Director of Community Development



Roger Kiesel  
Planning Hearing Officer

RK:DM:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Danny Manasserian.