



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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glendaleca.gov

September 8, 2020

Michael Bialek  
c/o Art Rodriguez Associates  
4718 San Fernando Road  
Glendale, CA 91204

**RE: 931 SOUTH BRAND BOULEVARD  
ADMINISTRATIVE USE PERMIT NO. PAUP2006894  
("TOPLINE WINE & SPIRIT")**

Dear Mr. Bialek:

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 on-site tasting, and sales for off-site consumption, of a full line of alcoholic beverages (ABC Type 86 and 21 Licenses, respectively) at a new 2,174 square-foot (SF) retail store in the Commercial Auto (CA) Zone, located at **931 South Brand Boulevard**, City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) Alcoholic beverage sales require an Administrative Use Permit in the Commercial Auto Zone.

APPLICANT'S PROPOSAL

(1) To allow on-site tasting, and sales for off-site consumption, of a full line of alcoholic beverages at a new 2,174 square-foot retail store.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review pursuant to State CEQA Guidelines Section 15301, Class 1 - Existing Facilities, because the discretionary permit request is to allow the sale of alcoholic beverages at an existing building.

**I 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 proposed use will be consistent with the General Plan's nine (9) Elements (sections): Land Use, Housing, Circulation, Historic Preservation, Open Space and Conservation, Recreation, Noise, Safety and Air Quality.

- Land Use – The project site is located within the Commercial Auto (CA) Zone. The purpose of the zone is to provide for a district that promotes the maintenance and expansion of vehicle dealers while still providing for alternate complementary commercial uses in conformance with the goals of the comprehensive general plan. The area is designed to be an attractive, pedestrian-friendly urban auto row with a mix of commercial uses and to provide visual interest on all sides of buildings for the benefit of residential and commercial uses and people living and visiting in the area. A retail store selling alcohol is appropriate in this zone as it provides a complementary commercial use to the automobile and residential uses surrounding it; therefore, it is consistent with the desired land use for this district.
- Housing – The project does not include any housing units and does not impact nearby housing in the neighborhood other than to provide an amenity in an area otherwise dominated by automobile sales/rental/storage uses.
- Circulation – The Circulation Element designates Brand Boulevard as a “Major Arterial” and Acacia Avenue as an “Urban Collector.” The predominant use and character of frontage property specified in the plan for Brand Boulevard includes regional commercial, automobile retail and light industrial; for Acacia Avenue it includes low- and moderate- density residential. A retail store selling alcohol is an appropriate use for these street types.
- Historic Preservation – The building (929-933 South Brand) associated with the project site is listed on the California Register of Historical Resources and is recognized as having a Gothic Revival influenced Art Deco style. The project scope does not include any alterations to the exterior face of the building.
- Open Space and Conservation & Recreation –The project site is not located within or adjacent to any open space or natural resource, nor is it identified for recreational use in the Recreation Element. The activity being evaluated under this application does not directly impact resource conservation.
- Noise – The project site is located on two streets recommended by the Noise Element not to exceed a noise level of 70 CNEL (Community Noise Equivalent Level, a weighted average sound level over a 24-hour period with 60 CNEL being

appropriate for residential neighborhoods). The Conditions of Approval address potential noise impacts to the community from this project.

- **Safety** – The Safety Element calls for ongoing management of local crime by the Police Department. The Police Department reviewed this project and reported it is located in census tract 3024.01, where the suggested limit by ABC for on-sale alcohol establishments is six, and for off-sale licenses is three. Currently, there are twelve on-sale and eight off-sale establishment licenses located in this tract. The license for the off-site sale of alcoholic beverages at the subject location would be transferred from Topline Wine & Spirit's current location within the same census tract (4718 San Fernando Drive, Unit A); therefore, no new license will be added to the census tract as a result of this permit.

Based on arrests and Part 1 (violent and property) crime statistics in year 2019 for this census tract, there were 570 crimes, which is 241% above the citywide average of 167; however, it is important to note that while this census tract has a higher crime rate than average, it is not necessarily related to the 900 block of South Brand but the areas nearby. The Los Feliz Boulevard corridor, which is within this census tract, is generally regarded by Glendale Police Department as one of the busiest areas in the city based on calls for service and arrests. Most calls are generated from the Von's Shopping Center at Central Avenue and Los Feliz Boulevard and the CVS lot at Los Feliz Boulevard and San Fernando Road. The existing Topline Wine & Spirit retail store located at 4718 San Fernando Road - Unit A has been operating with a Type 21 ABC license since 1994 with no issues based on recent records. Further, the Conditions of Approval aim to prevent negative impacts from this use to the public health, safety, and general welfare.

- **Air Quality** – The project is not a source of or contributor to air pollution; however, the Conditions of Approval require the project to comply with the City's Fresh Air Ordinance.

**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 instructional tasting, and sale for off-site consumption, of alcoholic beverages at a retail store is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The project has been reviewed by the Police Department and the Neighborhood Services, Building & Safety and Planning Divisions within the Community Development Department to

identify potential negative impacts of the project on the public health, safety, general welfare or environment. The Conditions of Approval aim to ensure there are no detrimental impacts to the public health, safety, general welfare or environment. As more fully described in Finding A, the project has been found to be consistent with and appropriate to the adjacent land uses and not a likely source of harmful

environmental, noise or safety impacts to the community. The existing Topline Wine & Spirit retail store located at 4718 San Fernando Road - Unit A has been operating with a Type 21 ABC license since 1994 with no issues based on recent records. Given these facts, the use and its associated structures and facilities will not be detrimental to the public health or safety, the 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 on-site instructional tasting, and sale for off-site consumption, of alcoholic beverages at a retail store will not conflict with the adjacent land uses because the Conditions of Approval will mitigate or prevent negative impacts to the neighborhood from the use. Further, the proposed project will not impede the normal development of surrounding property because it is a complementary use to surrounding development. The project site is located within the Commercial Auto (CA) Zone of the General Plan Land Use Element. The CA Zone is a commercial district supporting vehicle dealers and providing for complementary commercial uses. A retail store selling alcohol with on-site instructional tasting is appropriate in this area and will provide an amenity to commercial and residential tenants in the area; therefore, it is consistent with the desired land use for this district. Within 1/4-mile radius to the site, there are two schools (Theodore Roosevelt Middle School and Horace Mann Elementary School), one church (Armenian Church of the Nazarene/Armenian Evangelical Union), two parks (Palmer Park and Maryland Park), and multi-family residential development running north-south at the midpoints between Glendale Avenue, Brand Boulevard, Central Avenue and the main thoroughfares extending east and west beyond. While the facilities and uses are within close proximity to the project site, the Conditions of Approval will ensure any potential negative impacts to surrounding properties will be appropriately mitigated. Therefore, the project is not anticipated to be detrimental to the community or adversely conflict with the community's normal development.

**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.**

This application does not include any new floor area or proposed modifications to the existing site, which was developed as a commercial site and has been utilized by commercial uses for decades. The subject building relies on the 35-space, adjacent parking lot and this parking arrangement predates the City's parking requirements; therefore, the number of parking spaces was granted legal nonconforming status in the 1991-approved Standards Variance (No. 8869-S) with the condition that the parking be maintained as presented in the plans submitted with the Standards Variance. Site photos indicate the parking lot striping has fallen into disrepair and does not accurately reflect the conditions as presented in said plans. The Conditions



of Approval require the parking to be restriped to comply with the prior approved parking layout design. Adequate utilities and traffic circulation measures are already provided. As identified in the Circulation Element, both Brand Boulevard and Acacia Avenue are fully developed "Major Arterial" and "Urban Collector" streets, respectively, and can adequately handle the existing traffic circulation adjacent to the site.

**REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION:**

That the following criteria set forth in Glendale Municipal Code Section 30.49.030 (E) be considered in making the findings in subsection A through D above.

- 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.** As noted in the "Safety" section of Finding A above, the on-site and off-site uses in the census tract exceed the recommended maximum concentration; however, the Conditions of Approval will mitigate or prevent the intensification of adverse impacts to the surrounding area caused by such over concentration. Other Conditions of Approval address the mitigation or prevention of noise, loitering, crime, parking congestion, advertising of alcohol service, and untidy premises. Those Conditions of Approval contribute to minimizing any intensification of adverse impacts to the surrounding area which may be caused by overconcentration of on-site and off-site alcohol sales.
- 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.** As noted in the "Safety" section of Finding A, the crime rate in the subject census tract is 241% above the city average for Part 1 crime statistics in year 2019;

however, the high crime rate in this census tract is not necessarily related to the 900 block of South Brand but rather the areas nearby. No evidence has been presented that would indicate that the on-site instructional tasting, and sale for off-site consumption, of alcoholic beverages at a new retail store at the subject site would encourage or intensify crime within the district. Further, the existing Topline Wine & Spirit retail store located at 4718 San Fernando Road Unit A has been operating with a Type 21 ABC license since 1994 with no issues based on

recent records. Conditions of Approval for this permit will ensure any potential negative impacts will be appropriately mitigated.

- 3) **That the existing or proposed use does not or will not adversely impact any church, public or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area.** As more fully detailed in Finding C above, several church, school, park and residential uses are within walking distance (1/4 mile) to the site. While these facilities and uses are within close proximity to the project site, the Conditions of Approval will ensure any potential negative impacts will be appropriately mitigated.
- 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.** The site is fully developed with no proposed changes and adequate parking and loading facilities are currently provided under the entitlement still in effect (1991-approved Standards Variance Case No. 8869-S). The Conditions of Approval call for the parking lot striping to be brought into compliance with the still-applicable parking entitlement. Further, the retail store is not anticipated to intensify traffic circulation or parking demand because it is a continuation of the same use that has been at this site for years.
- 5) **That, notwithstanding consideration of the criteria in subsections 1 through 4 above, the existing or proposed use does or will serve a public necessity or public convenience purpose for the area.** The applicant's request to allow the on-site instructional tasting and sale for off-site consumption of alcoholic beverages at a new retail store does serve a public convenience because it serves local residents, businesses, and the surrounding community. Conditions of Approval placed on the permit will ensure it will not adversely impact nearby businesses and residential uses.

#### **PUBLIC COMMENTS RECEIVED**

One public comment was received from the Glendale Unified School District (GUSD) indicating opposition to approval of any permit for alcohol sales near a GUSD school.

As discussed in Finding C, two GUSD schools are located near the subject site: Theodore Roosevelt Middle School and Horace Mann Elementary School. Theodore Roosevelt Middle School is located on the block to the east of the subject site, across from Brand Boulevard, between East Acacia Avenue and East Chevy Chase Drive. The closest entry points to the school from the subject site are over 1,000 feet (.19 miles) walking distance away, and across Brand Boulevard, a six-lane arterial with a large center median. Horace Mann Elementary school is located further northeast, a total of .5 miles walking distance from the subject site. In addition, the front entrance to the



subject business is through a gated parking lot, which acts as an additional barrier or buffer between the store and surrounding neighborhood.

These circumstances, in addition to the fact that Topline Wine & Spirits has been operating since 1994 at another site (4718 San Fernando Road, which is .2 miles from Pacific Park and .4 miles from Thomas Edison Elementary School) without any issues according to recent records, and the Conditions of Approval which are expected to prevent any negative impacts to the neighborhood, indicate that the proposed use will be compatible with its surroundings.

#### **CONDITIONS OF APPROVAL**

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

1. 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.
2. That the subject site's parking lot spaces shall be restriped to conform to the site plan approved as part of Conditional Use Permit PCUP 2007-014 and Variance PVAR 2007-026.
3. That the project site shall comply with the State Accessibility Standards for parking and building entrance accessibility, as required by the Building and Safety Division.
4. 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.
5. 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.
6. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
7. That additional building code requirements and/or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plan check and permits.

8. That a Business Registration Certificate for 931 South Brand shall be obtained for a retail store with on-site tasting and sales for off-site consumption for a full line of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
9. That no live entertainment is permitted without a "Live Entertainment Permit." No karaoke, bikini activities or events, lingerie activities or events, swimwear activities or events, nor any similar activities or events are 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.
10. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities. These measures shall particularly be addressed to the loading dock, parking lot, and south and west portions of the subject site.
11. That the loading dock must be maintained as a loading dock and may not be used for outdoor seating or any other expansion of floor area to the outside.
12. That entertainment shall be limited to incidental recorded background music; a pianist or string quartet, or small jazz band (up to five musicians) may be utilized provided that all noise will be confined to the interior of the building.
13. 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.
14. That no speakers shall be utilized in the parking lot or on the loading dock.
15. That the front and back doors to the business shall be kept closed at all times while the location is open for business, except in case of emergency.
16. 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.
17. That the parking area shall be kept adequately illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking area in those areas where street lights do not effectively illuminate the premises. No lighting shall be installed or maintained which shines or reflects onto adjacent properties.



18. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
19. That adequate means shall be provided for the collection of solid waste generated at the site and 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.
20. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
21. That there shall be no video poker machine(s) maintained upon the premises.
22. That the business shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
23. 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.
24. That the service of alcohol shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
25. 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 will only be on those same licensed areas.
26. That sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 6 a.m. to 2 a.m.
27. That unless otherwise restricted, an instructional tasting event may only take place between the hours of 10 a.m. and 9 p.m.
28. That no patron to any of the business establishments will be allowed to bring into any establishment or maintain in 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.
29. That no charge of any sort shall be made for tastings at an instructional tasting event.

30. That a person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits at any instructional tasting event.
31. That the Type 86 (Instructional Tasting) ABC license shall not authorize any on-sale retail sales to consumers attending the instructional tasting event.
32. That the Type 86 (Instructional Tasting) ABC license holder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.
33. That at all times during an instructional tasting event, the instructional tasting event area 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.
34. The Type 86 (Instructional Tasting) ABC license holder shall prominently display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.
35. That an instructional tasting event shall be limited to a single type of alcoholic beverage. "Type of alcoholic beverage" means distilled spirits, wine, or beer.
36. That a single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce.
37. That no more than three tastings of distilled spirits or wine shall be provided to any person on any day.
38. The tasting of beer is limited to eight ounces of beer per person per day.
39. That the wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the Type 86 (Instructional Tasting) ABC license under its requisite off-sale license.
40. That any unused wine, beer, or distilled spirits remaining from the tasting shall be removed from the off-sale license licensed premises by the "authorized licensee" or its designated representative.
41. That if an instructional tasting event is conducted by a designated representative, the designated representative shall not be owned, controlled, or employed directly or indirectly by the holder of the Type 86 (Instructional Tasting) ABC license on whose premises the instructional tasting event is held.



### 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 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 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 may be obtained by contacting the case planner, Cassandra Pruett, at [cpruett@glendaleca.gov](mailto:cpruett@glendaleca.gov) or (818) 937-8186 and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **September 23, 2020** at the PSC, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the CDD, 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the SEPTEMBER 23, 2020 deadline (mailed to Community Development Department – Planning Division, Attention: Cassandra Pruett, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Cassandra Pruett at [cpruett@glendaleca.gov](mailto:cpruett@glendaleca.gov)) prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier. *Note:* The standard 2.5% fee for credit card payment applies.

### APPEAL FORMS available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

***Anyone wishing to appeal must contact the case planner to obtain forms and information regarding the appeal process and submittal.***

### 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.

### **REVOCAION, CONTINUING JURISDICTION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over administrative use permits, (individual cases 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 an administrative 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, Cassandra Pruett at [cp ruett@glendaleca.gov](mailto:cp ruett@glendaleca.gov) or (818) 937-8186.

Sincerely,  
Philip Lanzafame  
Director of Community Development

  
for Roger Kiesel  
Planning Hearing Officer

RK:CP:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); 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); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); Stephen Dickinson – Glendale Unified School District Chief Business and Financial Officer; case planner – Cassandra Pruett.

