



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

September 3, 2021

Applicant:

Arthur Israelyan
635 West Colorado Street #102
Glendale, CA 91204

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP 2109867
1100 SOUTH CENTRAL AVENUE, UNIT D
(Vernatun Restaurant)**

The Director of Community Development will render a final decision on or after **September 15, 2021** for the following project:

Project proposal: An application for an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of a full line of alcoholic beverages (Type 47) at an existing full-service restaurant (expansion from beer and wine to all types of alcoholic beverages).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS:

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 at all times when the premises are open for business, the sales and service of alcoholic beverages shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
4. That the sales and service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
5. That there shall be no bar or lounge area on the premises maintained solely for the purpose of sales, service, or consumption of alcoholic beverages by patrons.
6. That no alcoholic beverages shall be sold to be taken from the premises by patrons for off-site consumption.
7. That no patrons of the restaurant shall be allowed to bring into the establishment any alcoholic beverages that were purchased from outside of the establishment, unless the facility has an established corkage policy allowing and regulating such.
8. That the restaurant shall remain open to the public during business hours.

9. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
10. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
11. That the facilities shall not be rented, leased, or otherwise occupied for purposes not specified.
12. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
13. That any expansion or modification of the facility or use which intensifies the existing 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.
14. That the front and back doors to the restaurant shall be kept closed at all times while the location is open for business, except in case of emergency.
15. That no exterior signs advertising the service of alcoholic beverages shall be permitted.
16. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
17. That live entertainment is permitted with the exception that no karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male or female entertainment is provided. A Live Entertainment permit must be obtained in accordance with G.M.C. 5.60.
18. That all music, lighting, noise, and odors shall be confined to the occupancy so as not to disturb occupants of other adjacent residences and businesses or properties and patrons on the public right-of-way.
19. That there shall be no video machine(s) maintained on the premises.
20. 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.
21. That the sale, service, and consumption of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 11:00 p.m. each day of the week.
22. That a Business Registration Certificate shall be applied for and issued for a full-service restaurant with on-site sales, service and consumption of a full line of alcohol subject to the findings and conditions outlined in this decision letter.

PROJECT BACKGROUND

Previous Permits for the Site:

On January 12, 2011, Zoning Use Certificate Case No. PZUC1013575 was issued for “Old Village Restaurant”, a 1,936 square-foot full-service restaurant.

On February 2, 2012, the Planning Hearing Officer granted Conditional Use Permit No. PCUP 2011-030 with conditions to allow the sales, service and consumption of beer and wine at an existing full-service restaurant.

On October 11, 2012, the Director of Community Development approved Administrative Use Permit No. PAUP 1703163 with conditions to allow the continued on-site sales, service, and consumption of beer and wine at an existing full-service restaurant.

On March 1, 2021, Business Registration License Number 03317772 was issued for “Vernatun Restaurant”, a 1,936 square-foot full-service restaurant.

Related Concurrent Permit Application(s):

None.

Environmental Determination: The project is exempt from CEQA review as Class 1 “Existing Facilities” exemption pursuant to State CEQA Guidelines Section 15301 (e), because the discretionary permit request is to allow the continued sales, service and on-site consumption of alcoholic beverages at an existing full-service restaurant (expansion from beer and wine to all types of alcoholic beverages). The request does not involve additional floor area to the existing building or changes to the exterior façade.

General Plan:

Commercial - Community Services

Zone:

C3 – Commercial Service Zone

Description of existing property and uses: The project site is currently developed with a one-story, 7,590 square-foot multi-tenant commercial building located on the southeast corner of West Chevy Chase Drive and South Central Avenue. The commercial building was originally developed in 1982 and currently has a combination of personal service, retail, and restaurant uses on-site. The commercial building presently features 17 parking spaces on-site, including one handicap parking space. The existing full-service restaurant, “Vernatun Restaurant”, has been operating at this location since 2021 and occupies 1,936 square-feet of this multi-tenant commercial building. In accordance with the plans submitted as part of this application, there are a total of 40 seats for patrons indoors.

Neighboring zones and uses:

	Zoning	Existing Uses
North (across Chevy Chase Drive)	C3 I	Commercial – Retail
South	C3 I	Residential & Commercial
East	CA	Multi-Family Residential
West (across Chevy Chase Drive)	C3 I	Commercial – Retail, Personal Service
Project Site	C3 I	Commercial – Personal Service, Retail, and Restaurant

COMMENTS FROM OTHER CITY DEPARTMENTS: Conditions were received from the Police Department to ensure that potential negative impacts related to the on-site sales, service and consumption of a full line of alcohol will be appropriately mitigated. The majority of these conditions will be made part of the application if the AUP is approved. No other comments from city divisions/departments were submitted.

PROJECT ANALYSIS

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of a full-line of alcohol (Type 47) at an existing full-service restaurant (expansion from beer and wine to full alcohol). According to City records, a full-service restaurant has operated at this location since 2011 with beer and wine. The project site is located in the C3 (Commercial Service) Zone and the General Plan Land Use Element designation is Commercial Community Services. Goods and services offered in this zone generally attract clientele from the surrounding residential neighborhood. The sales, service and consumption of a full line of alcohol within an existing restaurant is ancillary to the primary restaurant use, and appropriate in an area of the city zoned for commercial uses.

The on-site sales, service and consumption of a full line of alcohol at the existing restaurant will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Commercial Community Services where retail and restaurant services along major arterials, such as South Central Avenue are desired. The project site is already developed and the applicant's request is to expand from beer and wine to full alcohol at the existing full-service restaurant. Residential neighborhoods adjoin the project site but are not affected by the use because there have not been any complaints in the past regarding alcohol. Other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant's request. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for this use. The subject property is legal nonconforming in terms of parking and landscaping. The existing on-site parking does not meet the minimum number of parking spaces required by the Zoning Code. However, the proposal to continue operating the full-service restaurant with the ancillary services of all types of alcoholic beverages with meals for on-site consumption, will not impact the existing parking and landscaping conditions. The existing on-site parking has proven to be sufficient for the establishment and has not resulted in conflicts with other businesses on-site or nearby. Residential neighborhoods are located nearby, but do not abut the project site. The applicant's request to expand from beer and wine to full alcohol is not anticipated to create additional traffic-related impacts on South Central Avenue over and above the existing conditions.

The on-site sales, service and consumption of a full line of alcohol at the existing full-service restaurant will not be detrimental to the safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3024.01 where the suggested limit for on-sale alcohol establishments is six. Currently, there are ten on-sale establishments located in this tract and "Vernatun Restaurant" is one of the existing ten licenses. Based on Part 1 crime statistics for the Census Tract, there were 535 crimes in 2020, 220% above the citywide average of 167. Within the last calendar year, there were no calls for police service at the existing restaurant. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial establishments (e.g., medical and dental offices, restaurants, etc.) and multi-family uses east and west of the subject site, which tend to have a higher crime rate compared to lower density residential and retail uses. In addition, this portion of south Glendale is within close proximity to the city's boundary limits between Glendale and Los Angeles.

Since 2011, a restaurant has been operating at this location without any major incidents; therefore, the on-site sales, service and consumption of a full line of alcohol with meals is not anticipated to be detrimental to the community or adversely conflict with the community's normal development. The consumption of a full line of alcohol at the existing full-service restaurant will not conflict with the adjacent land uses and will be ancillary to the primary use, a full-service restaurant. In addition, no

public facilities are located in the immediate area. The closest public facilities are: Theodore Roosevelt Middle School at 222 Acacia Avenue (0.3 miles away); Maryland Avenue Park at 812 Maryland Avenue (0.4 miles away); Saint Mary's Armenian Apostolic Church (0.5 miles away); and Glendale Memorial Hospital (0.5 miles away). While the above public facilities are located within close proximity to the subject site, the applicant's request will not impede the operation of such uses since they are not directly adjacent to the subject restaurant. Conditions include measures to help prevent any such potential impacts on the community from this project. 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.

Overall, the applicant's request to allow the continued sales and expansion of on-site sales, service and consumption of a full line of alcoholic beverages with meals at the existing full-service restaurant is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

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 C3 (Commercial Service) Zone and the General Plan Land Use Element designation is Commercial Community Services. Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods. The sales, service and consumption of a full line of alcohol within an existing restaurant at this location is appropriate in an area of the city zoned for commercial uses and will continue to provide an option for the dining public to consume alcohol with their meals.

The on-site sales, service and consumption of a full line of alcohol at the restaurant will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Commercial Community Services where retail services along a major arterial, such as South Central Avenue are desired. The project site is already developed and the applicant's request is to allow on-site sales, service and consumption of a full line of alcohol at the existing full-service restaurant. The existing restaurant is surrounded by other complementary businesses, including personal service, retail, and restaurant uses. Residential neighborhoods adjoin the project site at the rear but are not affected by the use. Therefore, other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant's request. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for the use. Adequate utilities and traffic circulation measures are already provided.

The Circulation Element identifies South Central Avenue as a major arterial. A restaurant has been operating at this location since 2011 and has proven to adequately handle the existing traffic circulation around the site. The subject property has a residential use along with a commercial use abutting the south portion of the lot. There are commercial uses (retail and personal service) to the north and west, and a multi-family building to the east. The applicant's request to serve a full line of alcohol is not anticipated to create any negative traffic-related impacts on South Central Avenue and other businesses 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 a full line of alcohol 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 3024.01 where the suggested limit for on-sale alcohol establishments is six. Currently, there are ten on-sale establishments located in this tract and "Vernatun Restaurant" is one of the

existing ten. Restaurant uses frequently serve alcohol as part of their food service. This ancillary service is not typically associated with public drunkenness or other alcohol-related crimes. Based on Part 1 crime statistics for this Census Tract, there were 535 crimes in 2020, 220% above the citywide average of 167. Within the last calendar year, there were no calls for police service at the existing restaurant. While this area has more crime than in many other areas of the city, it has a high concentration of large commercial establishments (e.g., medical and dental offices, restaurants, etc.) and multi-family uses east and west of the subject site, which tend to have a higher crime rate compared to lower density residential and retail uses. In addition, this portion of south Glendale is within close proximity to the city's boundary limits between Glendale and Los Angeles.

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 sales, service and consumption of a full line of alcohol at the existing full-service restaurant will not be detrimental to the community or adversely conflict with the community's normal development. Since 2011, a restaurant has operated without any major incidents. Their request to allow the on-site sales, service and consumption of a full line of alcohol is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use, a restaurant. The subject property is abutting a residential use at the rear and is located near other commercial uses. The consumption of a full line of alcohol at the existing full-service restaurant will not conflict with adjacent or nearby land uses.

The closest public facilities are: Theodore Roosevelt Middle School at 222 Acacia Avenue (0.3 miles away); Maryland Avenue Park at 812 Maryland Avenue (0.4 miles away); Saint Mary's Armenian Apostolic Church (0.5 miles away); and Glendale Memorial Hospital (0.5 miles away). While the above public facilities are located within close proximity to the subject site, the applicant's request will not impede the operation of such uses since they are not directly adjacent to the subject restaurant.

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 on-site sales, service and consumption of a full line of alcohol 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 provided but non-conforming. A restaurant has been operating at this location since 2011. The existing on-site parking does not meet the minimum number of parking spaces required by the Zoning Code. However, the proposal to continue operating the full-service restaurant with the ancillary services of all types of alcoholic beverages with meals for on-site consumption, will not impact the existing parking and landscaping conditions. The existing on-site parking has proven to be sufficient for the establishment and has not resulted in conflicts with other businesses on-site or nearby. Residential neighborhoods are located nearby, but do not abut the project site. South Central Avenue, as identified in the Circulation Element, is a fully developed major arterial 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:

E. 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 alcohol incidental to food service at the existing restaurant site 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, the crime rate in Census Tract 3024.01 is at 220% above the city average for Part 1 crimes. In addition, no evidence has been presented that would indicate that the on-site sales, service and consumption of a full line of alcohol 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 (churches, public or private schools or colleges, day care facilities, public parks, libraries, hospitals, or residential uses). As noted in Finding C above, the closest public facilities are: Theodore Roosevelt Middle School at 222 Acacia Avenue (0.3 miles away); Maryland Avenue Park at 812 Maryland Avenue (0.4 miles away); Saint Mary's Armenian Apostolic Church (0.5 miles away); and Glendale Memorial Hospital (0.5 miles away). While these facilities and uses are within close proximity, the applicant's request will not impede the operation of such uses since it is not directly adjacent to the restaurant.
- 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 ancillary service of alcohol at the existing full-service restaurant, "Vernatun Restaurant" is not anticipated to intensify traffic circulation or parking demand. The site is fully developed and adequate parking and loading facilities are currently provided.
- 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales, service and on-site consumption does serve a public convenience for the area. The applicant's request to allow the on-site sales, service and consumption of a full line of alcohol at an existing full-service restaurant 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.

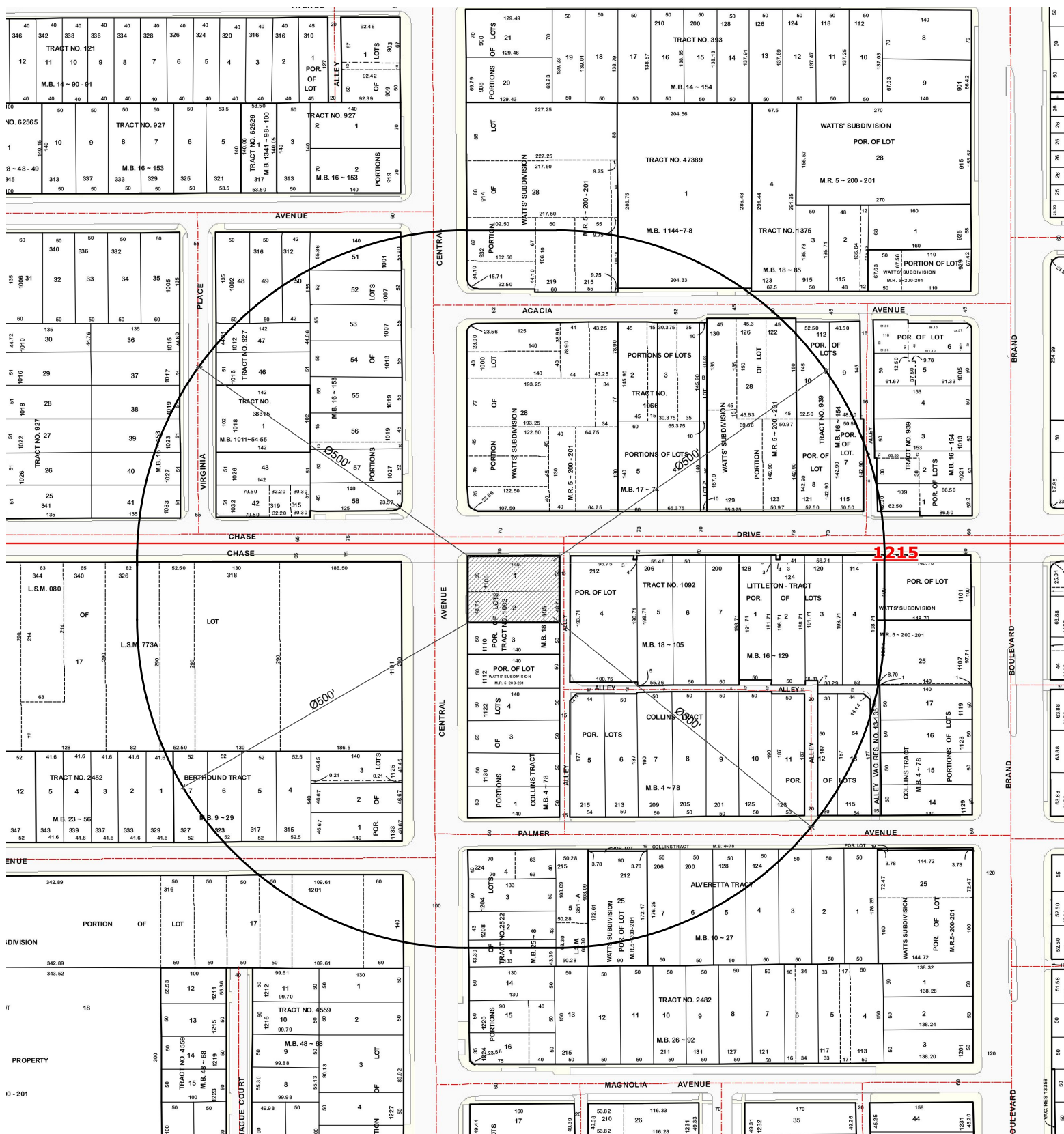
For more information or to submit comments, please contact the case planner, Danny Manasserian, at 818-937-8159 or dmanasserian@glendaleca.gov.

ATTACHMENT:

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

1100 S CENTRAL AVE, GLENDALE, CA, 91204

Location Maps



Art Designs
EXTERIOR and INTERIOR
DESIGN SERVICES

635 W COLORADO ST., # 102, GLENDALE CA 91204
email: artdesigns97@gmail.com tel: 818. 389-3888

JOB ADDRESS:

1100 S CENTRAL AVE, GLENDALE

PROJECT

Location Maps

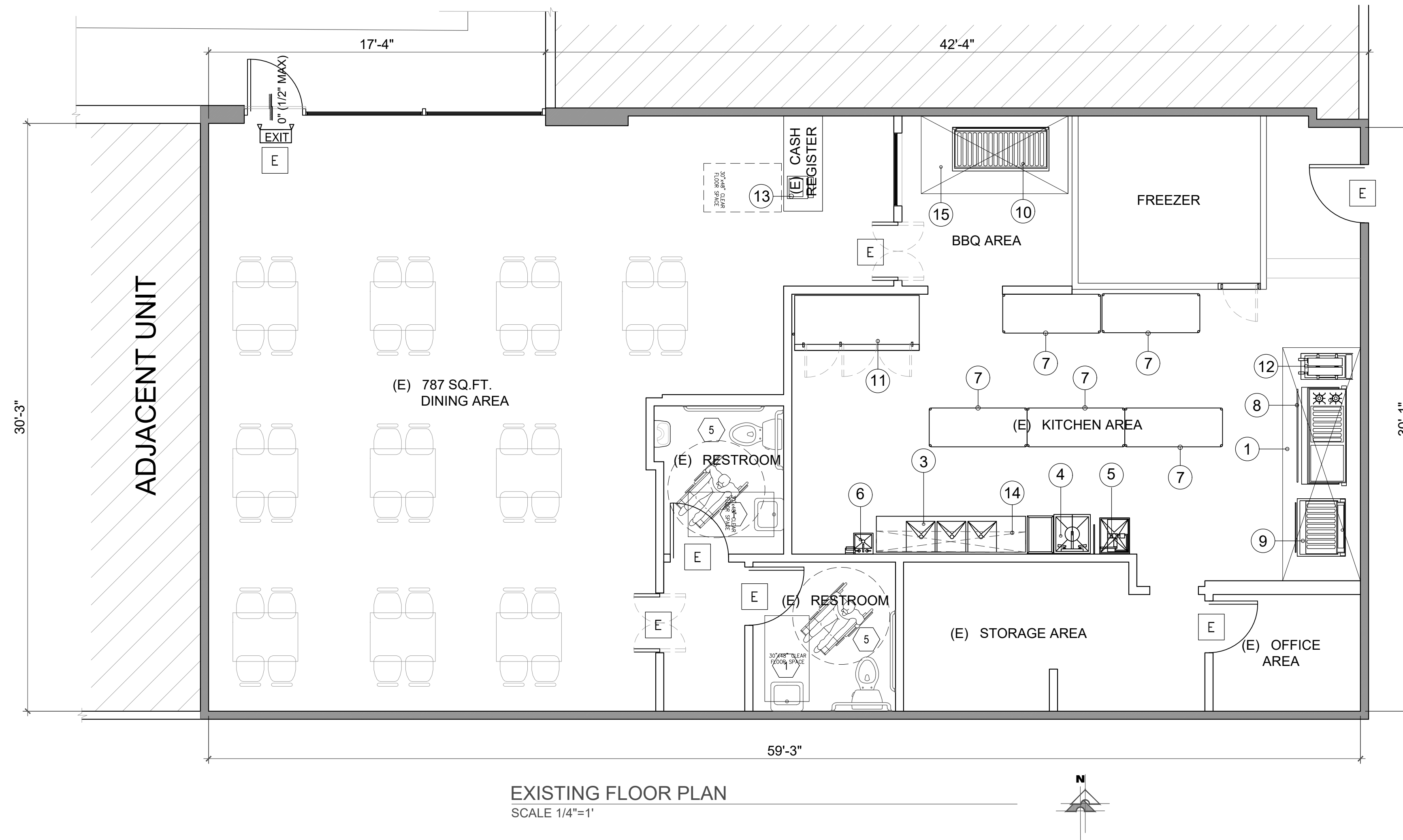
SHEET TITLE:

SCALE:

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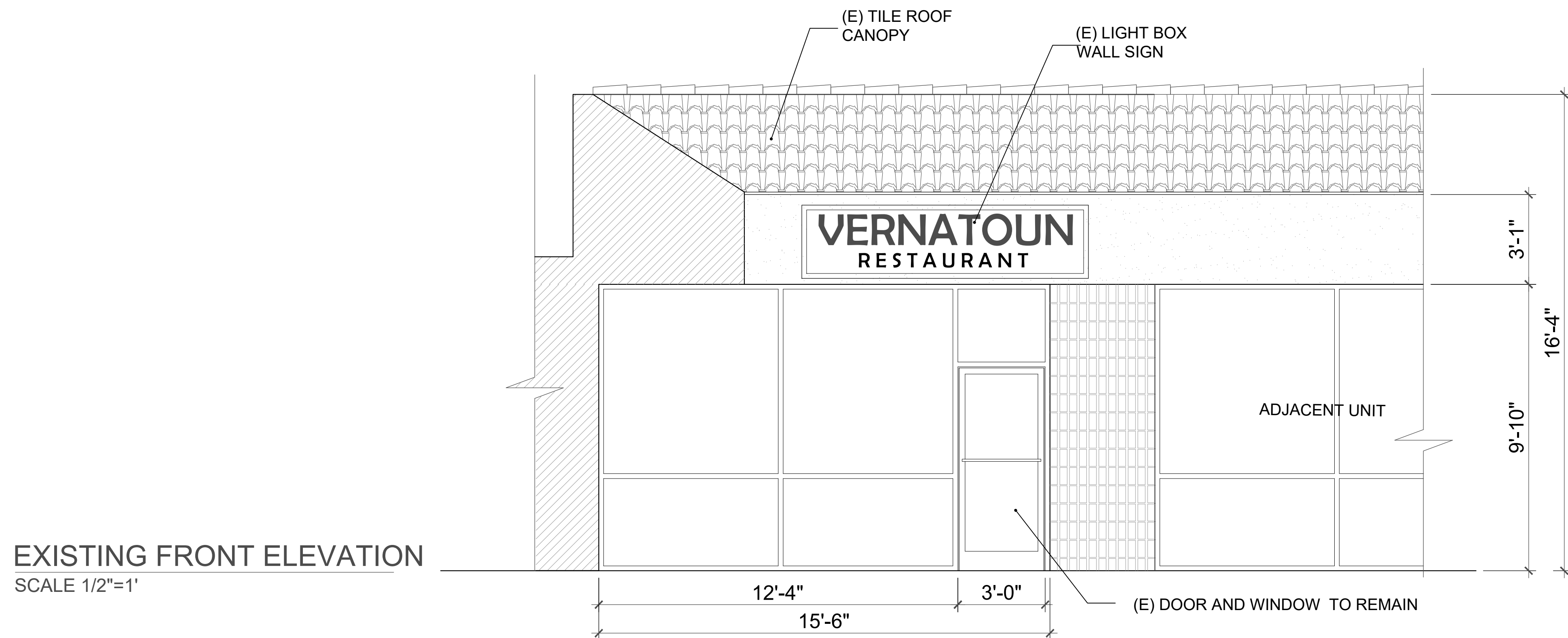
LEGEND

 SUBJECT PROPERTY



FLOOR PLAN

SCALE: 1/4"=1'-0" 1



FRONT ELEVATION

SCALE: 3/16"=1'-0" 2

WRITTEN DIMENSIONS ON THESE SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Art Designs
ARCHITECT OF INTERIOR DESIGN SERVICES
635 W COLORADO ST., ST. 112, GLENDALE, CA 91204
TEL.: 818-389-3888

OWNER: VERNATOUN RESTAURANT
JOB ADDRESS: 1100 S CENTRAL AVE. #D, GLENDALE, CA 91204

JOB NO.: A-2119
DRAWN BY: A.I.
CHECKED BY: A.I.
DATE: 04-30-21
SHEET TITLE:

SHEET NUMBER

A.05

SHEETS 2 OF 2

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

DATE: June 8, 2021 <u>NOTE:</u> If project comments are not received by the due date, it will be assumed that your department has no comments.	DUE DATE: June 29, 2021
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Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of a full line of alcohol at an existing full-service restaurant (expansion from beer and wine to full alcohol).

PLEASE CHECK:

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

Project
Address: 1100 South Central Avenue, Unit D

Project
Case No.: PAUP2109867

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: June 10, 2021

Print Name: Manny Fernandez

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

a. ADDITIONAL COMMENTS:

- ☐ 1. Applicant Arthur Israelyan is in the process of obtaining an Administrative Use Permit to allow the on-site sales, service and consumption of a full line of alcohol at an existing full-service restaurant (expansion from beer and wine to full alcohol) located at 1100 South Central Avenue Unit D DBA Vernatun Restaurant.

Vernatun Restaurant is located in census tract 3024.01 which allows for 6 On-Sale establishments. There are currently 10 On-Sale licenses in this tract. Chef's BBQ at the location is one of the existing 10. Based on arrests and Part 1 crime statistics for census tract 3024.01 in 2020, there were 535 crimes, 220% above the city wide average of 167.

Within the last calendar year there were no calls for police service at the location.

I ran the applicant's name in house with no results.

Per the ABC website, there is an "active" Type 41 liquor license (On-Sale Beer and Wine – Eating Place) at the location DBA Chef's BBQ, license #591495.

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. ☐ 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 or female 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 with the exception of the market / liquor store.
15. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.