



## CITY OF GLENDALE, CALIFORNIA

Community Development  
Planning

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Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

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**August 30, 2021**

**Applicant:**

Walgreens Co.  
104 Wilmot Road, MS #144K  
Deerfield, Illinois 60015

**RE: ADMINISTRATIVE USE PERMIT**

**Case No. PAUP 2109910**

**105 E. Glenoaks Blvd.  
(Walgreens)**

The Director of Community Development will render a final decision on or after **September 9, 2021**, for the following project:

**Project proposal:** An application for an Administrative Use Permit (AUP) to allow the continued off-site sale of alcoholic beverages at an existing drugstore in the C3 Zone - Commercial Services Zone (GMC 30.12.020).

**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 Planning Hearing Officer.
2. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities shall be obtained and kept current at all times.
3. That the service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
4. That any expansion or modification of the facility or use which intensifies the existing Conditional Use Permit shall require a new Conditional Use Permit application. Expansion shall constitute adding retail floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer, with concurrence by the Director of Community Development.
5. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.

6. That no exterior signs advertising the sales of alcoholic beverages be permitted.
7. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
8. That noise shall be contained to the site, such that persons of normal sensitivity off-site are not disturbed.
9. That sale of alcoholic beverages shall be restricted to no later than 10:00 pm.
10. That the store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
11. That signs be posted clearly specifying no sales to minors or intoxicated persons.
12. That store display racks be positioned such that they are in a clear line of sight by management and staff with no restricting view and that they be appropriately lit.
13. That the service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
14. That the delivery trucks shall follow the established delivery truck route and shall be prohibited from exiting the site westbound on Fairview and traveling through the residential neighborhood. No deliveries shall be permitted after 10pm.

## **PROJECT BACKGROUND**

### **Previous Permits for the Site:**

On July 23, 2013, Administrative Exception Case No. 1311289 was granted with conditions by the Community Development Director to allow for a 10 percent deviation from the required 100-foot minimum length for drive-through waiting lanes (GMC 30.32.090.H) for a new drive-through pharmacy for the subject property.

On August 20, 2013, the Planning Hearing Officer granted with conditions Conditional Use Permit Case No. PCUP 1311290 to permit the off-site sale of alcoholic beverages at a new drugstore.

The drugstore has a valid Business Registration Certificate.

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

There are no other related concurrent permit applications.

### **Environmental Recommendation:**

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301 because the project does not include an expansion of use.

**General Plan:** Community Services

**Zone:** C3 – Commercial Services Zone (Height District III)

**Description of existing property and uses:** The property is located on the north-east corner of Brand and Glenoaks Boulevards. Properties on the northerly corners of the Brand and Glenoaks intersection feature low-scale commercial uses and are zoned C3 (Commercial Service). The subject site is located just north of the Downtown Specific Plan area and the Verdugo Wash, and a few blocks north the SR-134 Freeway. The existing 25,560 square foot commercial building was constructed in 1964. Walgreens occupies 12,400 SF of the existing building, while Trader Joe's and Coffee Bean and Tea Leaf occupy the remainder of the building. Currently there are 147 parking spaces off-site (not including 19 tandem (inaccessible) parking spaces), as shown on the submitted survey.

**Neighboring zones and uses:**

	Zoning	Existing Uses
North	C3 (Commercial Service) and R-2250 (Medium Density Residential) Zones	One-story bank and a one-story; multi-family residential development
South	C3 Zone	Verdugo Wash; 21-story office building
East	C3 and R-1250 (High Density Residential) Zones	1-story commercial building; 2- and 3-story multi-family residential
West	C3 Zone	1-story drugstore(vacant)
Project Site	C3 Zone	Existing 1-story commercial shopping center with Trader Joe's, Coffee Bean & Tea Leaf, and subject Walgreens

**COMMENTS FROM OTHER CITY DEPARTMENTS:** No major concerns were received from the various city divisions/departments for the continued off-site sale of alcoholic beverages. Conditions were received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. The majority of these conditions will be made part of the record of decision if the AUP is approved.

**PROJECT ANALYSIS**

The applicant is requesting approval of an Administrative Use Permit (AUP) for the continued off-site sale of alcoholic beverages at an existing retail establishment. According to City records, the existing drugstore, "Walgreens", has operated at this location since 2014. A previous Conditional Use Permit for the sale of alcoholic beverages was granted on August 20, 2013 (PCUP 1311290).

The subject site is a corner lot located in the C3 (Commercial Services) Zone. The General Plan Land Use Element designation is Community Services, where retail and services along major and minor traffic arterials, like Glenoaks Boulevard and North Brand Boulevard, are desired. Retail uses are permitted by right in the C3 (Commercial Service) zone, consistent with the Community Services land use designation. The off-site sale of alcoholic beverages is a conditionally permitted use in the C3 zone. The continued off-site sale of alcoholic beverages at this location is appropriate in an area of the city zoned for commercial uses and will continue to provide a convenient location for the local residents, and commercial employees and patrons to purchase alcoholic beverages for off-site consumption. Furthermore, the sale of alcoholic beverages is only an accessory use to the drugstore operation that includes a new drive-through pharmacy. Since the administrative use permit application only involves continued sales

of alcoholic beverages at the existing drugstore, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Element, will not be impacted as a result of the project.

The proposed sale of alcoholic beverages at the proposed drugstore is not expected to be detrimental to the public health, safety, general welfare, or to the environment. The continued retail sale of alcoholic beverages for off-site consumption will remain an ancillary amenity to the primary drugstore use.

The project site is located in census tract 3011, which allows for four off-sale ABC liquor licenses. There are currently two off-sale licenses in this tract and Walgreens is one of the existing two licenses.

Based on Part 1 crime statistics for census tract 3011 in 2020, there were 101 crimes - 40% above the city wide average of 167. Within the last calendar year, there were nine calls for service at the location, ranging from disturbance of the peace, threat investigation, stolen vehicle and vandalism; four of the nine calls for service did not result in a police report being filed. Police submitted several suggested conditions which have been incorporated in the list of conditions of approval as part of this staff report.

No public facilities are located in the immediate area. The closest public facilities are: Fire Station 26 at 1145 N. Brand Blvd (0.3 miles away), Casa Verdugo Library at 1151 N. Brand Blvd. (0.3 miles), and R.D. White Elementary School at 744 E. Doran (0.7 miles away). Incarnation Catholic Church is located across Brand Boulevard to the west and St. Mark's Episcopal Church is located to the north on the corner of Brand Boulevard and Dryden Street. However, as previously stated, the continued sale of alcoholic beverages for off-site consumption as part of the drugstore use is not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned.

The sale of alcoholic beverages will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. The properties on all four corners of the Brand Boulevard and Glenoaks intersection are zoned C3 and feature low-scale commercial uses, while properties to the north-east and east are zoned High Density Residential (R-1250). The proposed sale of alcoholic beverages as part of the Walgreen's business operation will not conflict with or negatively impact adjacent residential and commercial uses. Walgreens and Trader Joe's worked with City staff from the Traffic & Transportation and the Planning Divisions to ensure that the driveway on Fairview Avenue and the approved truck delivery route would have minimal impact on the adjacent residents to the east. The current AUP includes the previous condition requiring delivery trucks to follow the established route, entering off Brand Boulevard or Glenoaks Avenue and exiting westbound on Fairview towards Brand Boulevard; prohibiting delivery trucks from exiting westbound on Fairview and traveling through the residential neighborhood. As conditioned, the actual continued sale of alcoholic beverages for off-site consumption is not anticipated to cause any conflicts with surrounding development.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the use and are existing. Associated utilities exist within the public rights-of-way and are adequate to continue service to the building. The parking lot features 124 parking spaces, while 101 spaces are required by Code for approximately 25,150 sq.ft. of retail uses (four spaces per 1,000 SF of retail floor area for the 12,400 SF "Walgreens" and 11,500 SF "Trader Joe's", and four spaces for 1,000 SF of restaurant, counter service only for the "Coffee Bean and Tea Leaf"). The parking demand is not anticipated to intensify with the

continued sale of alcoholic beverages. The AUP will not require any new city services, landscaping, or additional number of parking spaces; the parking lot layout and traffic circulation had been coordinated with the Traffic & Transportation staff and will adequately serve the proposed use without significantly impacting the adjacent residential neighborhood.

Overall, the applicant's desire to continue the off-site sale of alcoholic beverages at the existing drugstore 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 applicant is requesting an Administrative Use Permit (AUP) to allow the continued sale of alcoholic beverages for off-site consumption at an existing drugstore ("Walgreens"). The subject site is located in the C3 (Commercial Services) Zone and the General Plan Land Use Element designation is Community Services.

The continued sale of alcoholic beverages at the existing drugstore ("Walgreens") is consistent with the General Plan. Retail uses, including drugstores, are permitted in the C3 (Commercial Service) zone, consistent with the Community Services land use designation where retail services at the corner intersection of major arterials (North Brand Boulevard and East Glenoaks Boulevard) are desired. The off-site sale of alcoholic beverages is a conditionally permitted use in the C3 zone. The sale of alcoholic beverages is an accessory use to the drugstore and serves a public necessity or public convenience purpose for the area, given that the alcohol augments the variety of household items, sundry goods and pharmacy items sold at the drugstore. The proposal is consistent with the Noise Element, given that the use will be fully conducted within the existing building and is not anticipated to result in any noise impacts. The project site is not identified as parkland by the Recreation Element. The development features no housing component that would be addressed by the Housing Element, and the existing commercial building, having been remodeled in 2013, complies with all applicable Building & Fire Code standards that address any seismic, geological, and fire hazards identified in the Safety Element. The site is located at the north-east intersection of North Brand Boulevard and East Glenoaks Boulevard; the Circulation Element identifies North Brand Avenue north of Glenoaks Boulevard as a minor arterial, and Glenoaks Boulevard as a Major Arterial at this location. Both are fully developed and can adequately handle the existing traffic circulation around the site. Therefore, the application complies with all of the elements of the General Plan.

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, landscaping, and traffic circulation measures are already provided.

### **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 continued off-site sale of alcoholic beverages at the existing drugstore 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 3011 where the suggested limit is four for off-sale licenses. Currently, "Walgreens" is one of two existing, off-sale licenses in this tract.

Based on Part 1 crime statistics for this Census Tract, there were 101 crimes, 40% below the citywide average of 167. Within the last calendar year there were nine calls for police service at this location, with only five police reports officially filed. Only one of the calls for service (on October 9, 2020) possibly involved consumption of alcoholic beverages behind Walgreens, but no report was filed for this incident.

**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 continued off-site sale of alcoholic beverages at the existing drugstore will be detrimental to the community or adversely conflict with the community's normal development. Since 2014, "Walgreens" has been in operation and their request is to continue the off-site sale of alcoholic beverages. In accordance with Administrative Exception Case No. 9330-AE and the Covenant and Agreement recorded on January 17, 1995 there are a total of 51 spaces provided off-site and the adjacent lots for this use. The off-site sale of alcoholic beverages at the existing drugstore will not conflict with the adjacent land uses.

No public facilities are located in the immediate area. The closest public facilities are: Fire Station 26 at 1145 N. Brand Blvd (0.3 miles away), Casa Verdugo Library at 1151 N. Brand Blvd. (0.3 miles), and R.D. White Elementary School at 744 E. Doran (0.7 miles away). Incarnation Catholic Church is located across Brand Boulevard to the west and St. Mark's Episcopal Church is located to the north on the corner of Brand Boulevard and Dryden Street. While these facilities and uses are within close proximity, the applicant's request has not and will not impede the operation of such uses since they are not directly adjacent to the drugstore.

The current AUP also includes the previous CUP condition requiring delivery trucks to follow the established route, entering off Brand Boulevard or Glenoaks Avenue and exiting westbound on Fairview towards Brand Boulevard; prohibiting delivery trucks from exiting westbound on Fairview and traveling through the residential neighborhood. As conditioned, the continued sale of alcoholic beverages for off-site consumption is not anticipated to cause any vehicular conflicts with surrounding 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.**

The applicant's request to continue to serve alcoholic beverages at the drugstore will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The existing drugstore, "Walgreens", has been operating at this location since 2014. As noted above, North Brand Boulevard and East Glenoaks Boulevard are identified in the City's Circulation Element as fully developed Minor and Major Arterials, respectively, and can adequately handle the existing traffic circulation adjacent to the site. There are 124 existing parking spaces on-site for the three, existing uses ("Walgreens" – 12,400 SF retail, "Trader Joe's" – 11,500 SF retail, and "Coffee Bean & Tea Leaf" – 1,232 SF restaurant, counter service only), when a total of 101 are required by Code. The applicant's AUP request to continue selling alcoholic beverages will not require any new city services, landscaping, or additional number of parking spaces. Therefore, adequate public and private facilities are provided on-site.

**REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALE:**

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 off-site use is located in a census tract with more than the recommended maximum concentration of off-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. "Walgreens" is not located in a census tract with more than the recommended concentration of ABC licenses; the establishment has one of two existing ABC licenses where four off-site sale licenses are allowed. The continued sale of alcoholic beverages at the existing drugstore site is not expected, nor will it 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. 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 off-site sale of alcoholic beverages 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 four public facilities within the immediate area of the subject site. 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 drugstore and are instead located on neighboring blocks.
- 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 sale of alcoholic beverages at the "Walgreens" drugstore is not anticipated to intensify traffic circulation or parking demand. The site is fully developed and adequate parking and loading facilities are currently provided on-site; there are 124 parking spaces in the parking lot for the three, existing uses.
- 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales, service and off-site consumption does serve a public convenience for the area. The applicant's request for the continued off-site sale of alcoholic beverages at a drugstore does serve a public convenience because it serves local residents, businesses, and the surrounding community. Conditions

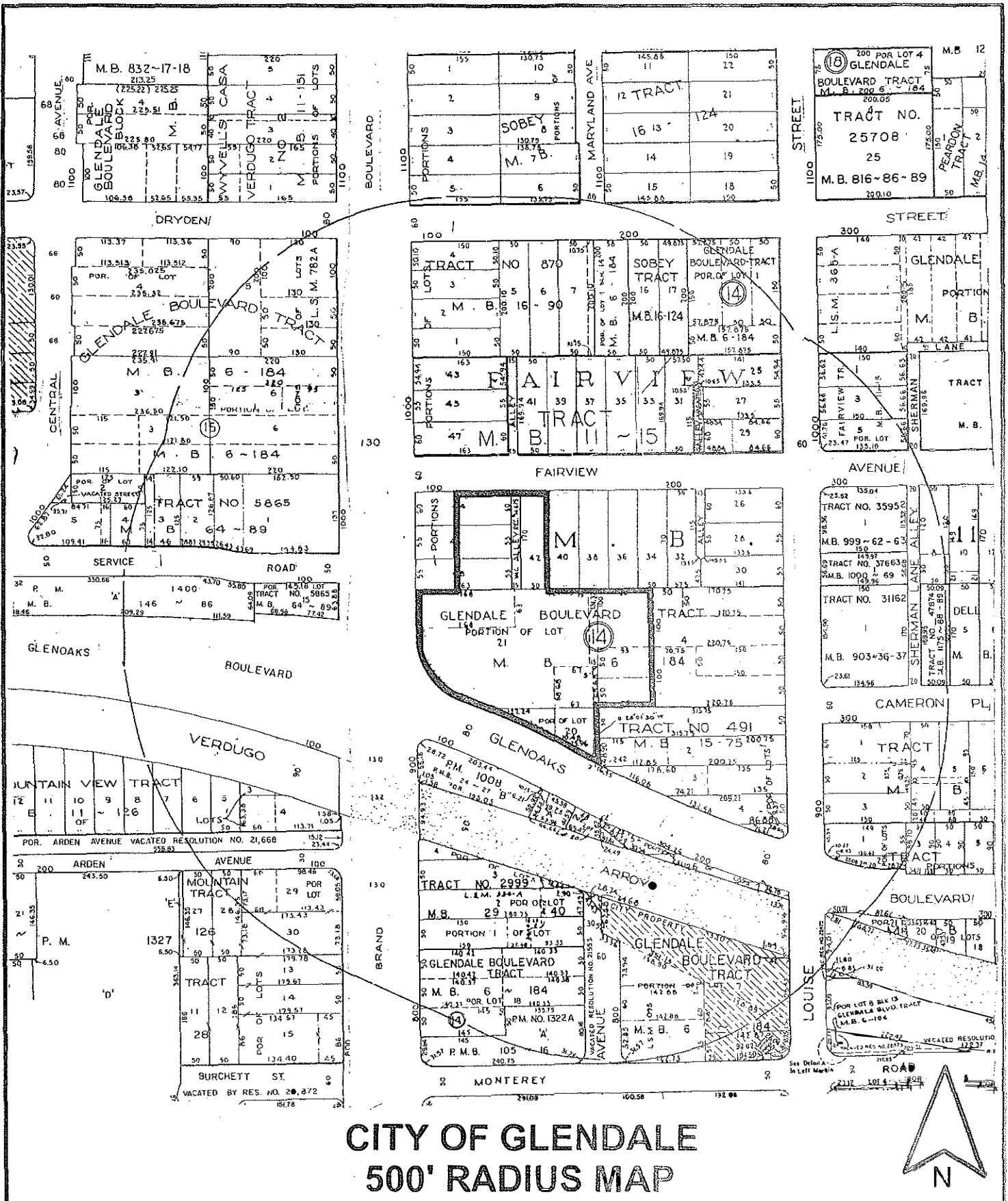
placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

***For more information or to submit comments, please contact the case planner, Vilia Zemaitaitis, at 818-937-8154 or [vzemaitaitis@glendaleca.gov](mailto:vzemaitaitis@glendaleca.gov).***

**ATTACHMENTS:**

1. Location Map
2. Photos of Project Site and Surrounding Neighborhood
3. Reduced Plans
4. Departmental Comments



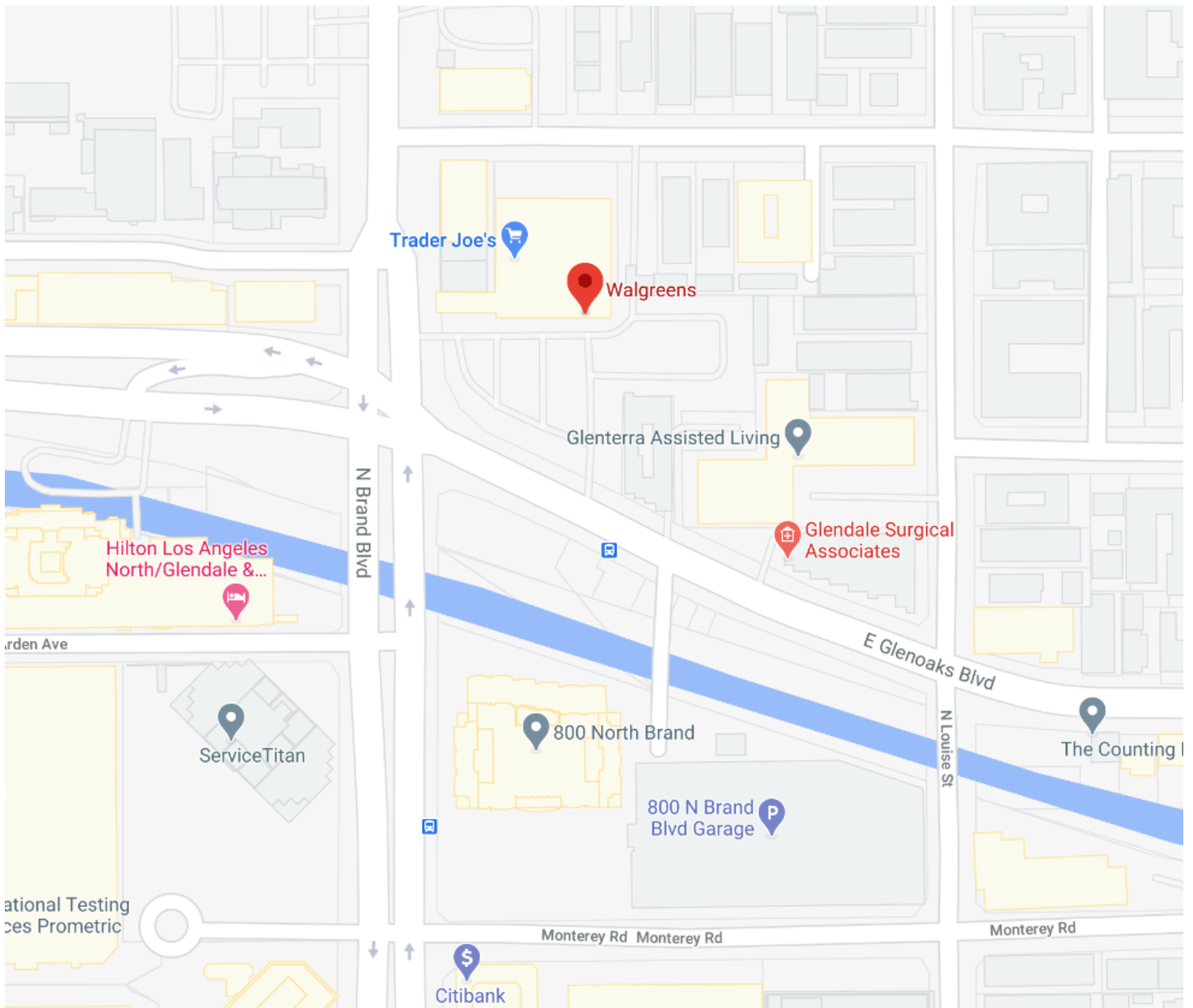
**SITE LOCATION:**

105 E. GLENOAKS BOULEVARD  
GLENDALE, CA 91207

CASE NO.: PAUP 2109910

SCALE: 1" = 100' T.B.  
PAGE: 564 GRID: E-3  
APN: 5644-14-018,020,034

# Site Photograph Index







KEY NOTES

- 1 RAISED MEDIAN
- 2 STRIPED MEDIAN
- 3 EXISTING PUBLIC SIDEWALK
- 4 NEW 6" MASONRY WALL
- 5 EXISTING ELEC. EQUIPMENT ENCLOSURE TO REMAIN
- 6 NEW CONCRETE WALK
- 7 EXISTING MASONRY WALL TO REMAIN
- 8 PROPOSED STRIPING FOR ACCESSIBLE PATH OF TRAVEL
- 9 PROPOSED TOTE & BALE ENCLOSURE
- 10 PROPOSED 6" VERTICAL CURB
- 11 PROPOSED ACCESSIBLE PARKING STALL, ACCESSIBLE AISLE, & SIGN
- 12 EXISTING PARKING STALLS TO REMAIN, RESTRIPTED
- 13 NEW PARKING STALLS
- 14 NEW STRIPING
- 15 EXISTING STREET LIGHT & TRAFFIC SIGNAL
- 16 EXISTING LOW WALL
- 17 NEW 25' SQ. FT. MAX. FREE-STANDING SHARED MONUMENT SIGN (NO I.E.D.)
- 18 EXISTING CURB RAMP
- 19 EXISTING STREET LIGHT
- 20 EXISTING PARKING LOT LIGHT
- 21 EXISTING PARKING LOT LIGHT, RELOCATED
- 22 EXISTING PLANTER
- 23 NEW PLANTER
- 24 EXISTING TRASH ENCLOSURE
- 25 NEW RAMP & RAILING
- 26 NEW ZERO CURB FACE W/ DETECTABLE WARNING PAVING
- 27 NEW ELECTRICAL TRANSFORMER
- 28 EXISTING 1 STORY HOUSE TO BE DEMOLISHED
- 29 EXISTING A.C. PAVING W/ SLURRY COAT
- 30 NEW A.C. PAVING
- 31 NEW CONCRETE PAVING
- 32 NEW TRANSFORMER ENCLOSURE W/ 6' HIGH MASONRY WALLS
- 33 NEW COVERED TRASH ENCLOSURE W/ 6' HIGH MASONRY WALLS
- 34 EXISTING UTILITY POLE
- 35 EXISTING CONCRETE V-GUTTER
- 36 NEW STORAGE ENCLOSURE WITH ROOF
- 37 NEW CONCRETE DIVIDER
- 38 NEW LEFT TURN ONLY SIGN
- 39 NEW DOUBLE-YELLOW LINE STRIPING

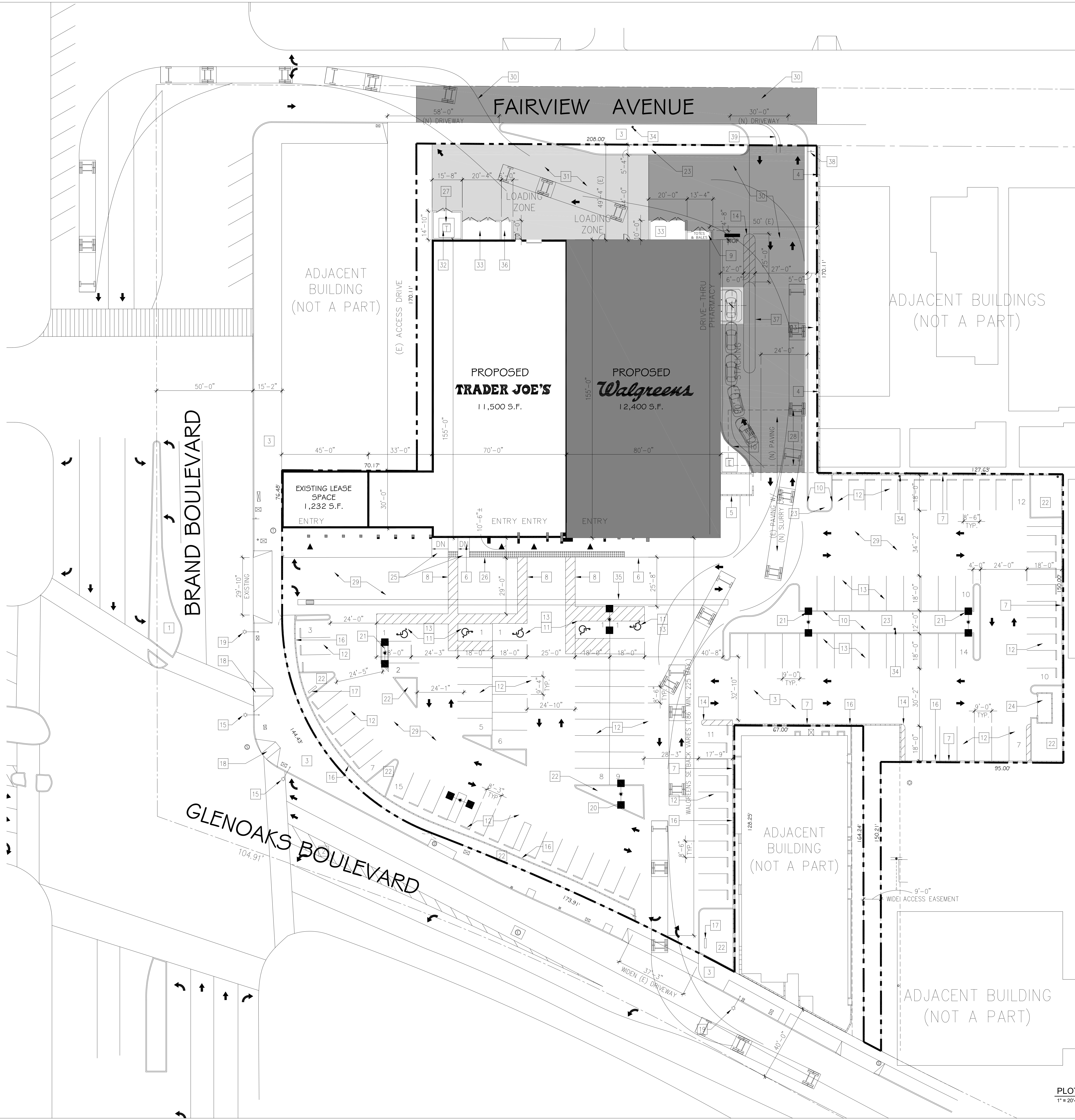
PROJECT INFORMATION

LOT AREA:	111,506 S.F.
EXISTING BUILDING AREA:	
WALGREENS:	12,400 S.F.
TRADER JOE'S:	11,500 S.F.
LEASE SPACE:	1,232 S.F.
TOTAL:	25,132 S.F.
NOTE: EXISTING 784 S.F. MEZZANINE TO BE DEMOLISHED	
NEW EXTERIOR COVERED STORAGE:	
WALGREENS:	62 S.F.
TRADER JOE'S:	60 S.F.
TOTAL:	122 S.F.
USES ON SITE:	
RETAIL:	25,900 S.F.
UNDER TERMINED:	1,232 S.F.
TOTAL:	25,132 S.F.
PARKING:	
EXISTING:	136 SPACES
TANDEM:	38 SPACES
HANDICAPPED:	2 SPACES
TOTAL:	176 SPACES
REQUIRED:	
25,132 S.F. / 250:	101 SPACES
DEDICATED PARKING FOR 933 N. BROADWAY RESTAURANT 1991 PARKING EXCEPTION:	19 SPACES
TOTAL:	120 SPACES
PROPOSED (EXISTING & RECONFIGURED):	
STANDARD:	119 SPACES
HANDICAPPED:	5 SPACES
TOTAL:	124 SPACES
LANDSCAPING:	
EXISTING:	2,102 S.F.
PROPOSED (EXISTING & NEW):	5,452 S.F.

PLOT PLAN  
1" = 20'-0"







- KEY NOTES**
- 1 RAISED MEDIAN
  - 2 STRIPED MEDIAN
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  - 38 NEW LEFT TURN ONLY SIGN
  - 39 NEW DOUBLE-YELLOW LINE STRIPING

**PROJECT INFORMATION**

LOT AREA: .....111,506 S.F.

**EXISTING BUILDING AREA:**

WALGREENS: .....12,400 S.F.

TRADER JOE'S: .....11,500 S.F.

LEASE SPACE: .....1,232 S.F.

TOTAL: .....25,132 S.F.

**NOTE: EXISTING 784 S.F. MEZZANINE TO BE DEMOLISHED**

**NEW EXTERIOR COVERED STORAGE**

WALGREENS: .....62 S.F.

TRADER JOE'S: .....80 S.F.

TOTAL: .....122 S.F.

**USES ON SITE:**

RETAIL: .....23,900 S.F.

UNDETERMINED: .....1,232 S.F.

TOTAL: .....25,132 S.F.

**PARKING:**

EXISTING: .....136 SPACES

STANDARD: .....38 SPACES

TANDEM: .....2 SPACES

HANDICAPPED: .....176 SPACES

TOTAL: .....352 SPACES

**REQUIRED:**

25,132 S.F. / 250: .....101 SPACES

DEDICATED PARKING FOR 933 N. BROADWAY RESTAURANT: .....19 SPACES

1991 PARKING EXCEPTION: .....100 SPACES

TOTAL: .....220 SPACES

**PROPOSED (EXISTING & RECONFIGURED):**

STANDARD: .....119 SPACES

HANDICAPPED: .....5 SPACES

TOTAL: .....124 SPACES

**LANDSCAPING:**

EXISTING: .....2,102 S.F.

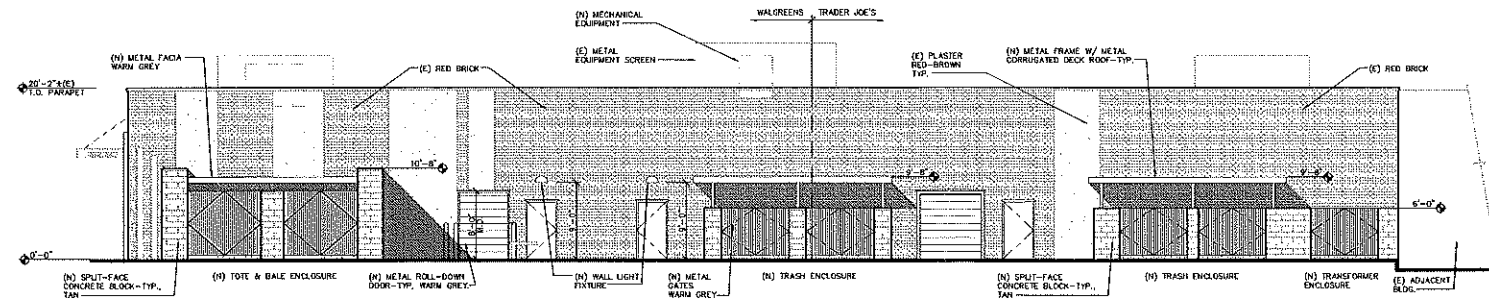
PROPOSED (EXISTING & NEW): .....5,402 S.F.

RMCA  
ARCHITECTURE DESIGN PLANNING

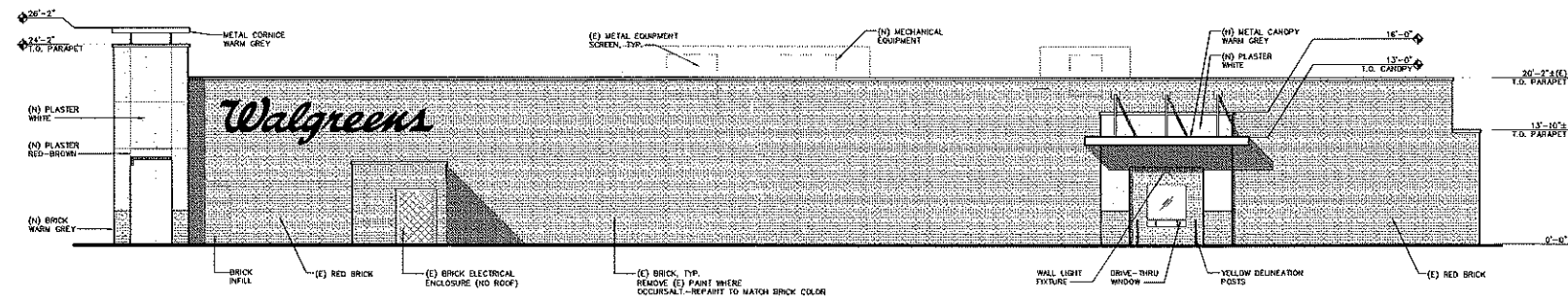
1541 WILSHIRE BLVD., SUITE 110, LOS ANGELES, CA 90017  
TEL (213) 483-0030  
FAX (213) 483-0033  
www.RMCAarchitects.com

PLOT PLAN		PLANNING DEPARTMENT		REVISIONS	
CADD PLOT:	DRAWN BY:	NO.	DATE	NO.	DATE
	WALGREENS (NEC) BRAND & GLENOAKS 101 EAST GLENOAKS GLENOBILE, CA				

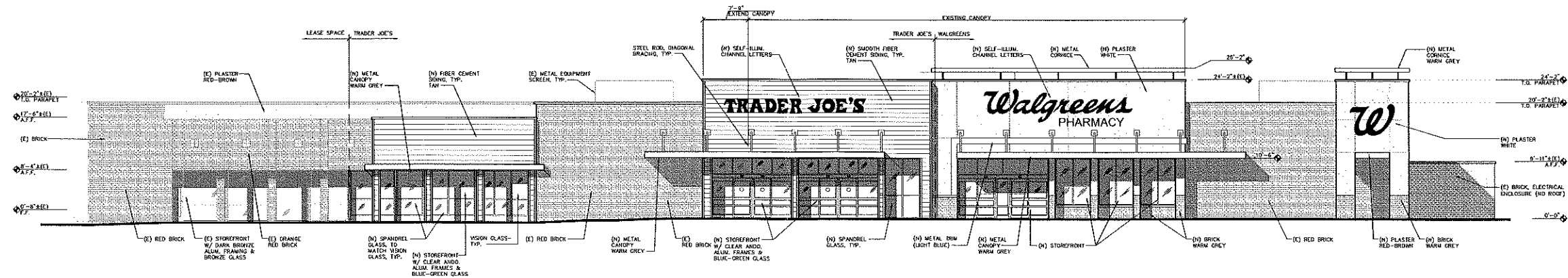
1A



3 REAR ELEVATION (NORTH)  
1/8" = 1'-0"



2 SIDE ELEVATION (EAST)  
1/8" = 1'-0"

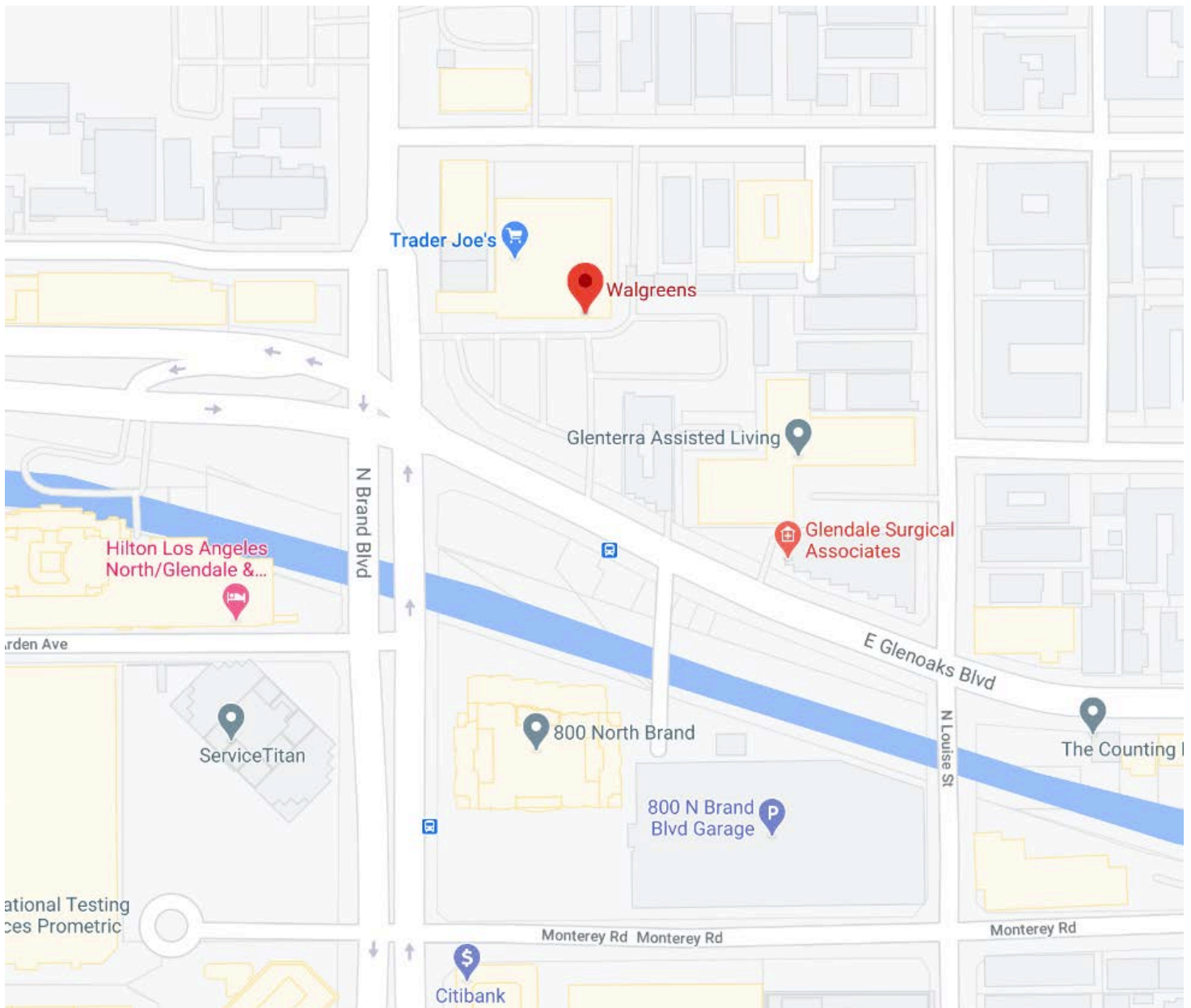


1 FRONT ELEVATION (SOUTH)  
1/8" = 1'-0"





# Site Photograph Index





Site Photographs  
Walgreens Store No. 15469



1. 105 E. Glenoaks Blvd: view looking at the front entrance on the south side of the subject property.



2. 105 E. Glenoaks Blvd: view looking north at the south side of the subject property.





3. 105 E. Glenoaks Blvd: view looking east along the south side of the subject property.



4. 105 E. Glenoaks Blvd: view looking northwest at the southeast corner of the subject property.



5. 105 E. Glenoaks Blvd: view looking west along the east side of the subject property.



6. 105 E. Glenoaks Blvd: view looking north along the pharmacy drive thru on the east side of the subject property.





7. 105 E. Glenoaks Blvd: view looking southwest at the northeast corner of the subject site and the rear side of the building on the north side of the subject property.



8. 105 E. Glenoaks Blvd: view looking south along the pharmacy drive through window on the east side of the subject property.





9. 105 E. Glenoaks Blvd: view looking south at the driveway entrance/exit to the subject property along E. Fairway Avenue, on the north side of the site.



10. 105 E. Glenoaks Blvd: view looking east at the driveway entrance/exit to the subject property along N. Brand Blvd, on the west side of the subject site.



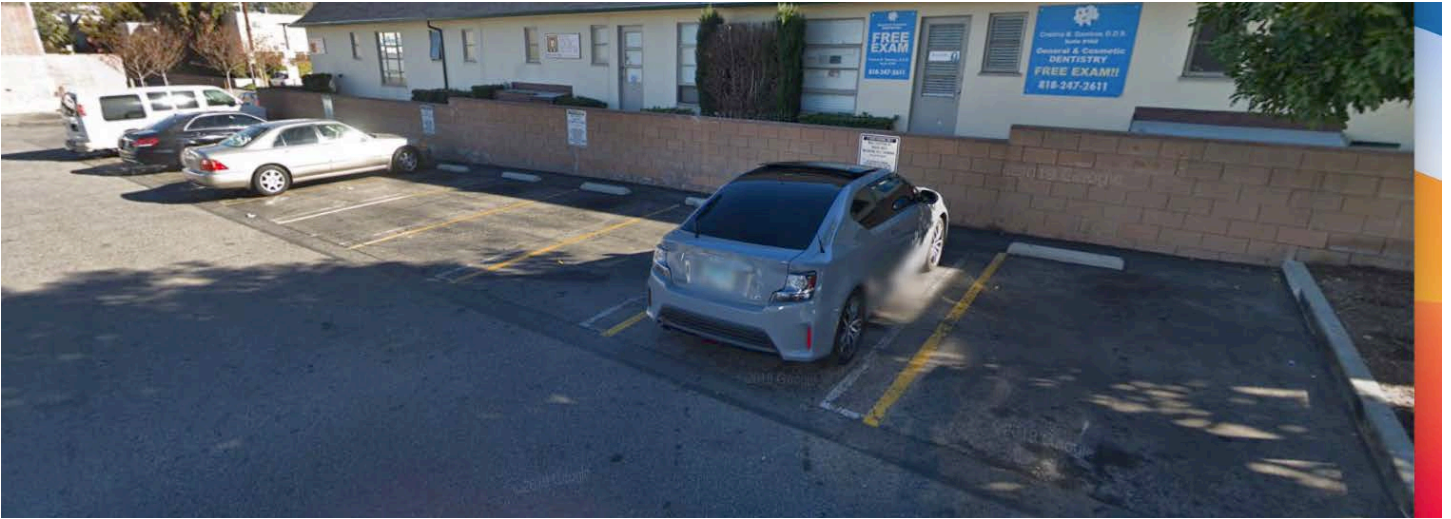


11. 105 E. Glenoaks Blvd: view looking north at the driveway entrance/exit to the subject property along E. Glenoaks Blvd., on the south side of the subject site.

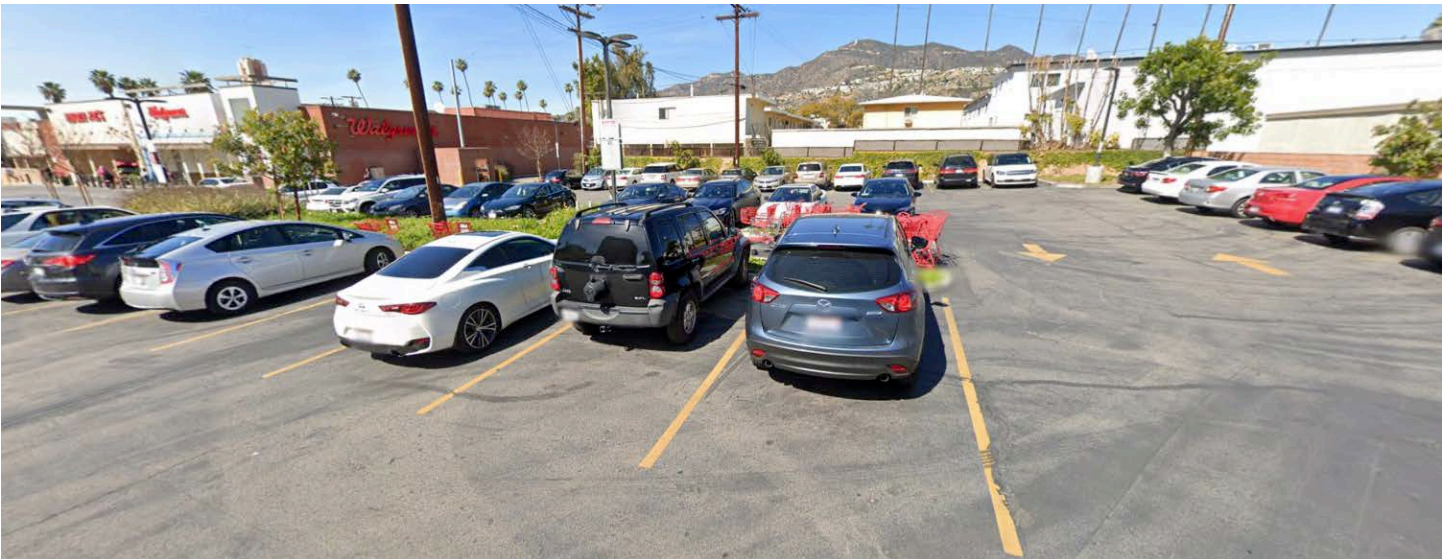


12. 105 E. Glenoaks Blvd: view looking at the parking lot located to the south of the subject property.





13. 105 E. Glenoaks Blvd: view looking east at the parking spaces to the southeast of the subject property.



14. 105 E. Glenoaks Blvd: view looking north at the parking lot to the south and east of the subject property.



15. 105 E. Glenoaks Blvd: view looking at east at the parking lot to the south and west of the subject property.





16. 105 E. Glenoaks Blvd: view looking southeast along E. Glenoaks Blvd. to the south of the subject property.



17. 105 E. Glenoaks Blvd: view looking northwest along E. Glenoaks Blvd. to the south of the subject property.





18. 105 E. Glenoaks Blvd: view looking north along N. Brand Blvd. to the west of the subject property.



19. 105 E. Glenoaks Blvd: view looking south along N. Brand Blvd. to the west of the subject property.





20. 105 E. Glenoaks Blvd: view looking west along E. Fairway Ave. to the north of the subject property.

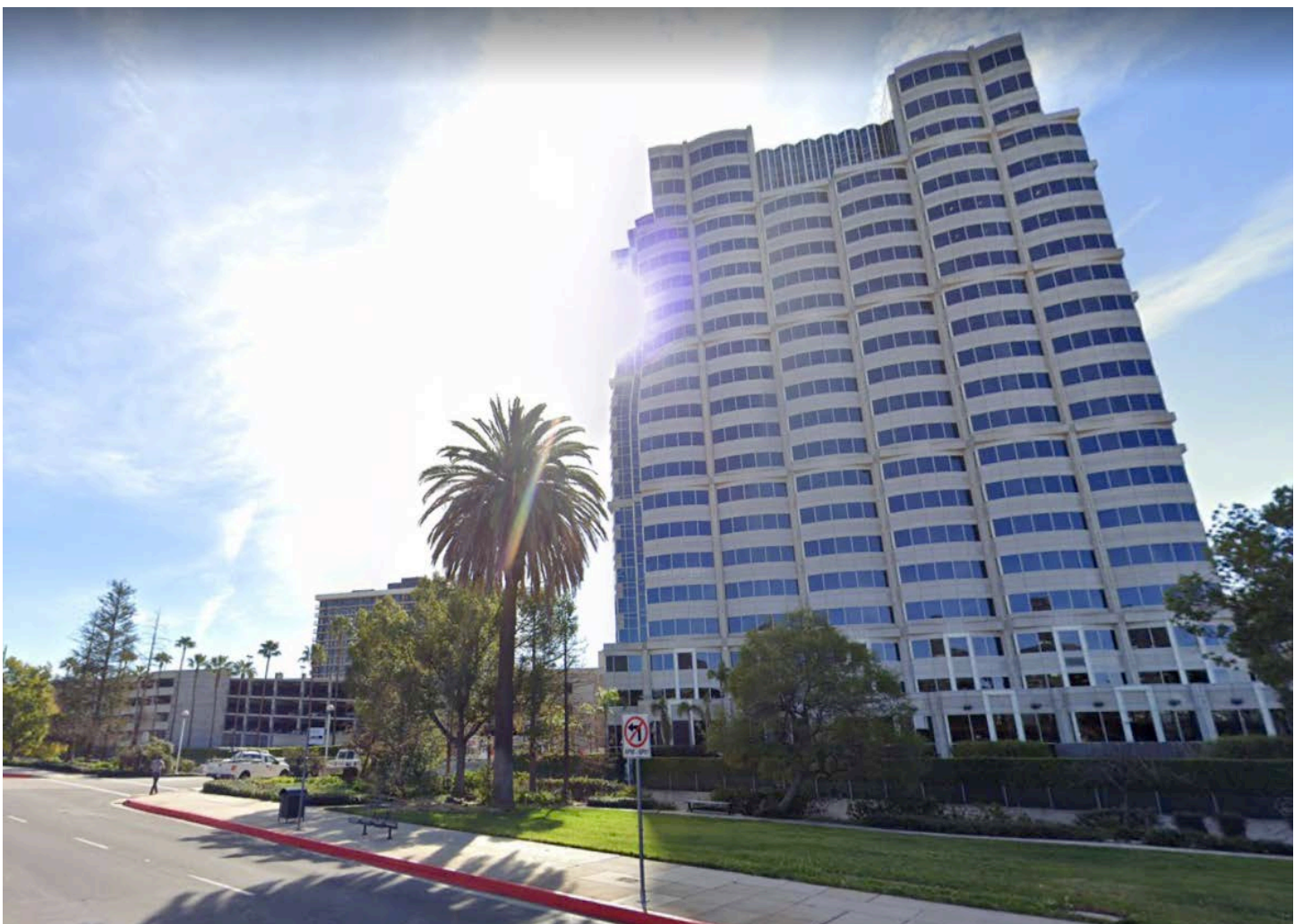


21. 105 E. Glenoaks Blvd: view looking east along E. Fairway Ave. to the north of the subject property.



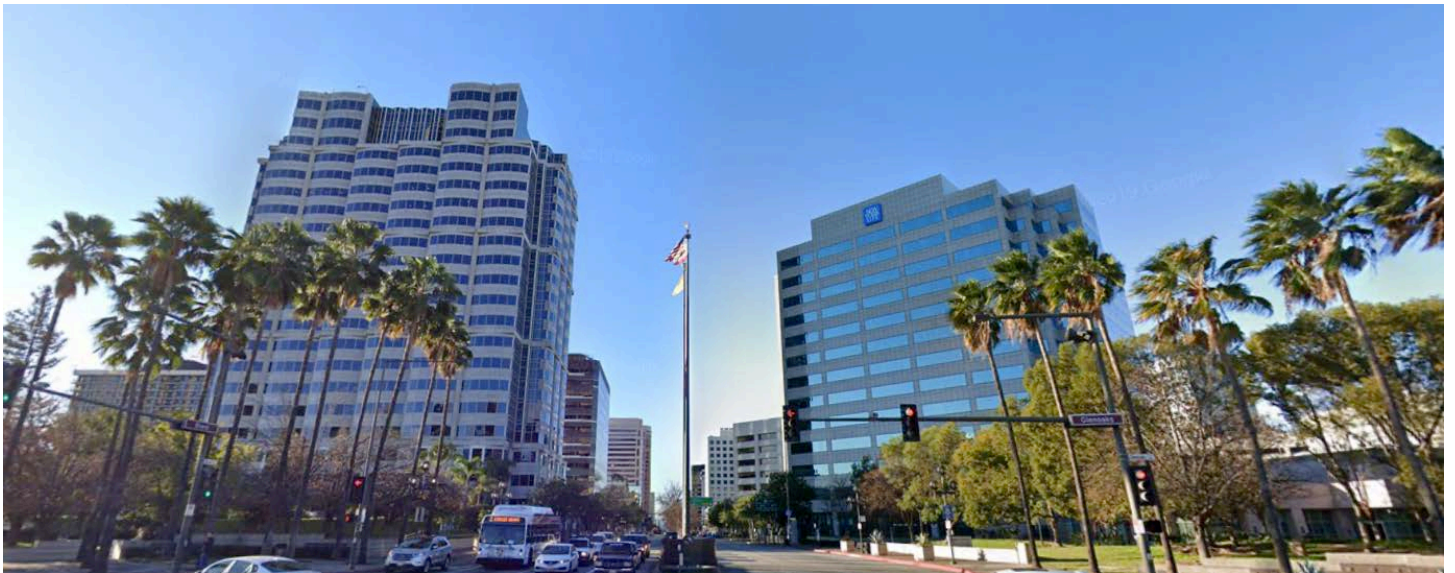


22. 105 E. Glenoaks Blvd: view looking southeast at the neighbors to the southeast of the subject property.



23. 105 E. Glenoaks Blvd: view looking south at the neighboring businesses to the south of the subject property.

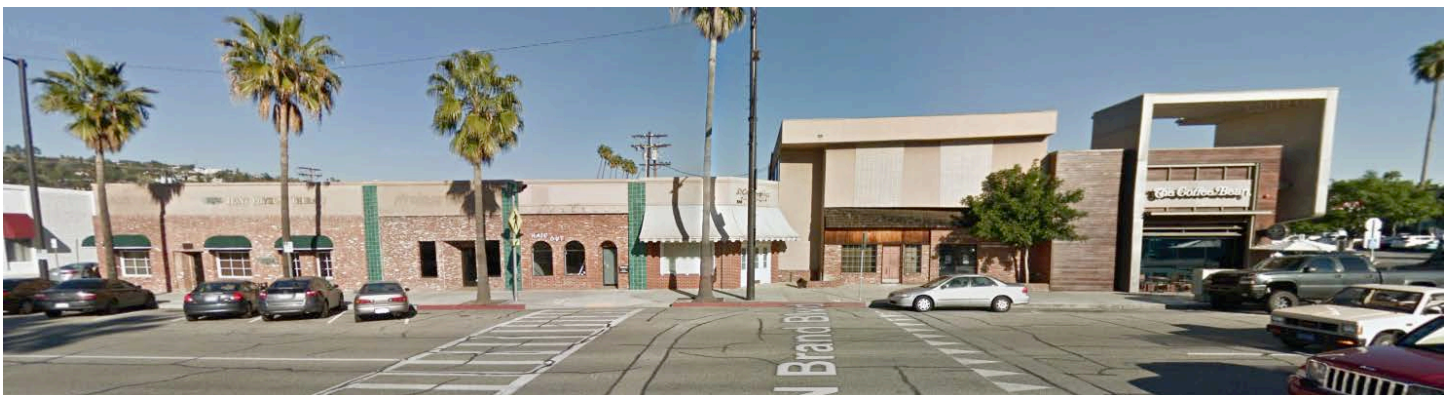




24. 105 E. Glenoaks Blvd: view looking southwest at the neighboring businesses to the southwest of the subject property.



25. 105 E. Glenoaks Blvd: view looking west at the neighboring businesses to the west of the subject property.

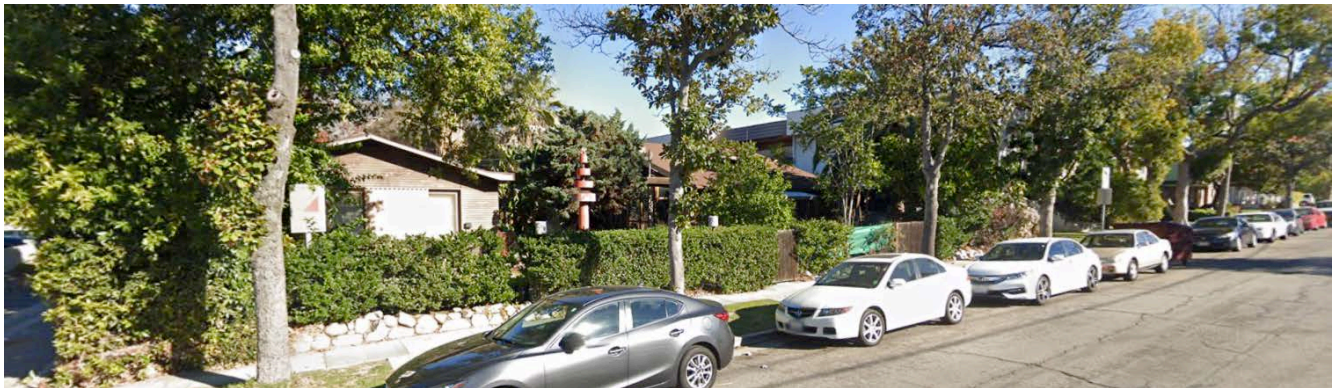


26. 105 E. Glenoaks Blvd: view looking east at the neighboring businesses to the west of the subject property

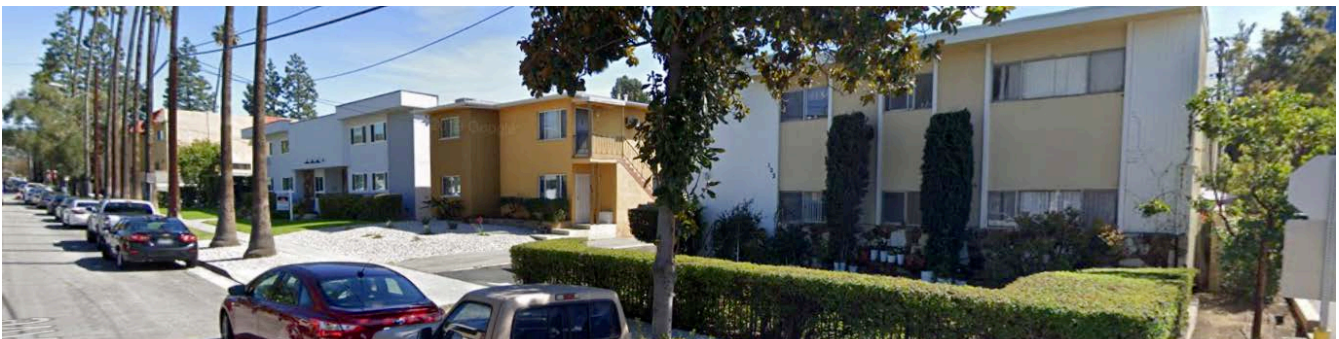




27. 105 E. Glenoaks Blvd: view looking east at the neighboring businesses to the north of the subject property.



28. 105 E. Glenoaks Blvd: view looking northeast at the neighbors to the north of the subject property.



29. 105 E. Glenoaks Blvd: view looking east at the neighbors to the north and east of the subject property.



30. 105 E. Glenoaks Blvd: view looking at north at the neighboring businesses to the west of the property.

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

DATE: July 23, 2021

DUE DATE: August 13, 2021

**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Vilija Zemaitaitis, Principal Planner

Tel. # x8154

PROJECT ADDRESS: 105 East Glenoaks Blvd.

Applicant: Walgreens Co. (c/o Susan Halliday)

Property Owner: South Arroyo Investment LLC.

**PROJECT DESCRIPTION:**

AUP application to continue the sale of alcoholic beverages at an existing drugstore (Walgreens).

**PLEASE CHECK:**

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

Variance Case No.: \_\_\_\_\_

AUP/CUP Case No.: PAUP2109910

ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_

Zone Change/GPA: \_\_\_\_\_

Other: \_\_\_\_\_

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

**Project**  
**Address:** 105 East Glenoaks Blvd.

**Project**  
**Case No.:** PAUP2109910

***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:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_ **Dept.** \_\_\_\_\_ **Tel.:** \_\_\_\_\_

**a. ADDITIONAL COMMENTS:**

- ☐ Applicant Susan Halliday (Walgreens Co.) is in the process of obtaining a renewal of an Administrative Use Permit for the continued sale of alcoholic beverages for off-site consumption at an existing Walgreens Store located at 105 E. Glenoaks Blvd., Glendale, CA 91207 with 124 parking spaces on-site in the "C-3" Zone, operating from 8 a.m. to 10 p.m. daily.

Walgreens is located in census tract 3011 which allows for 4 Off-Sale establishments. There are currently 2 Off-Sale licenses in this tract. Walgreens is one of the existing 2. Based on arrests and Part 1 crime statistics for census tract 3011 in 2020, there were 101 crimes, 40% below the city wide average of 167.

Within the last calendar year, there were 9 calls for police service at the location:

10/09/20 – Susp Group (3 males behind Walgreens drinking and possibly involved with Narcotics, no DR taken)  
10/29/20 – 594JO (DR #20-13708)  
10/29/20 – Stolen Veh (DR #20-13716)  
11/11/20 – Threat (DR #20-14320)  
11/18/20 – Rtheft (DR #20-14740)  
11/23/20 – 415 Male (no DR)  
01/03/21 – 459 Ringer (no DR)  
01/29/21 – 415 Male (no DR)  
02/15/21 – TheftJO (DR #21-2086)

**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. The sale of alcoholic beverages should be restricted to avoid late night sales.
2. Sales of alcoholic beverages shall be permitted only between the hours of \_\_\_\_\_ and \_\_\_\_\_ each day of the week (hours to be determined by the Planning Hearing Officer – week night and weekend restrictions may be considered).
3. Individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
4. The store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
5. Store display racks should be positioned such that they are in a clear line of sight by management and staff with no restricting view.
6. Signs should be posted clearly specifying no sales to minors or intoxicated persons.
7. Appropriately lighting for the display areas where alcoholic beverages would be sold should be required.
8. 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.
9. The sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
10. Signs indicating no loitering or trespassing should be posted.
11. The Manager and/or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.



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

**DATE:** July 23, 2021

**DUE DATE:** August 13, 2021

**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Vilia Zemaitaitis, Principal Planner **Tel. #** x8154

**PROJECT ADDRESS:** 105 East Glenoaks Blvd.

Applicant: Walgreens Co. (c/o Susan Halliday)

Property Owner: South Arroyo Investment LLC.

**PROJECT DESCRIPTION:**

AUP application to continue the sale of alcoholic beverages at an existing drugstore (Walgreens).

**PLEASE CHECK:**

<input type="checkbox"/> <b>A. CITY ATTORNEY</b>	<input type="checkbox"/> <b>G. INFORMATION SERVICES</b> (Wireless Telecom)
<input type="checkbox"/> <b>B. COMMUNITY DEVELOPMENT:</b>	<input type="checkbox"/> <b>H. PUBLIC WORKS (ADMINISTRATION):</b>
<input type="checkbox"/> • (1) Building & Safety	<input type="checkbox"/> • (1) Engineering & Land Development
<input checked="" type="checkbox"/> <b>(2) Neighborhood Services</b>	<input type="checkbox"/> • (2) Traffic & Transportation
<input type="checkbox"/> • (3) Design Review & Historic	<input type="checkbox"/> • (3) Facilities (city projects only)
<input type="checkbox"/> • (4) Economic Development	<input type="checkbox"/> • (4) Integrated Waste
<input type="checkbox"/> • (5) Housing	<input type="checkbox"/> • (5) Maintenance Services/Urban Forester
<input type="checkbox"/> • (6) Urban Design & Mobility	<input type="checkbox"/> <b>XX</b>
<input type="checkbox"/> <b>D. COMMUNITY SERVICES/PARKS:</b>	<input type="checkbox"/> <b>J. GLENDALE POLICE</b>
<input type="checkbox"/> <b>E. FIRE ENGINEERING (PSC)</b>	<input type="checkbox"/> <b>K. OTHER:</b>
<input type="checkbox"/> <b>F. GLENDALE WATER &amp; POWER:</b>	<input checked="" type="checkbox"/> • (1) STATE-Alcohol Beverage Control (ABC)
<input type="checkbox"/> • (1) Water	<input type="checkbox"/> • (2) Tribal Consultations (EIFs)
<input type="checkbox"/> • (2) Electric	<input type="checkbox"/> • (3) City Clerk's Office

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
AUP/CUP Case No.: PAUP2109910  
ADR/DRB Case No.: \_\_\_\_\_

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



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

**Project**  
**Address:** 105 East Glenoaks Blvd.

**Project**  
**Case No.:** PAUP2109910

***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:** 7/26/21

**Print Name:** Jackie Jouharian

**Title:** CSI **Dept.** Neighborhood Services **Tel.:** 3700

**a. ADDITIONAL COMMENTS:**

☐ 1.

**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.

**STATE ABC – PATRICIA HALPIN** ([Patricia.Halpin@abc.ca.gov](mailto:Patricia.Halpin@abc.ca.gov)),

Revised 1 JULY 2021 --VE