



## 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

**October 5, 2021**

**Applicant:**

Hookah Lounge  
Attn: Janelle Williams  
2418 Honolulu Ave., Suite B  
Montrose, CA 91020

**RE: ADMINISTRATIVE USE PERMIT RENEWAL CASE NO. PAUP 2106467  
829-831 EAST COLORADO STREET  
(Hookah Lounge)**

The Director of Community Development will render a final decision on or after October 20, 2021 for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to allow the continued on-site sales, service and consumption of alcoholic beverages (ABC License Type 47) at an existing full-service restaurant (Hookah Lounge) located in the C3-I (Commercial Service) Zone.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

**DRAFT CONDITIONS OF APPROVAL**

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals, and permits as required from Federal, State, Country or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.

4. That the premises shall maintain a bona fide restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurant. Food service shall be available at all times and in all areas of the premises during normal operating hours.
5. That there shall be no bar or lounge area upon the premises maintained solely for the purpose of sales, service or consumption of alcoholic beverages by patrons.
6. 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.
7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
8. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
9. 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.
10. 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.
11. 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.
12. That no alcoholic beverages shall be sold to be taken from the premises by patrons for off-site consumption.
13. 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.
14. That the restaurant shall remain open to the public during business hours.
15. 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.
16. That the sales, service, and consumption of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 2:00 a.m. each day of the week.

17. That there shall be no video machine(s) maintained on the premises.
18. That access to the premises shall be made available to all City of Glendale Community Development Department, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
19. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
20. That all required permits shall be obtained for any necessary improvements to the building or operation in order to comply with the City's Fresh Air Ordinance and any smoking area. This would include the removal/closure of the door adjacent to the smoking area, if required.
21. That the restaurant shall operate in accordance with the site plan and floor plan submitted as part of this application as it relates to on-site smoking and tobacco usage, except for any additional modifications required to comply with the City's Fresh Air Ordinance as regulated by Chapter 8.52 of the Glendale Municipal Code.
22. That no exterior signs advertising the service of alcoholic beverages shall be permitted.
23. That dancing shall only be allowed on the premises in designated dance floor areas not to exceed 200 square-feet. A Dance permit must be obtained in accordance with Chapter 5.80 of the Glendale Municipal Code.
24. That a Business Registration Certificate shall be applied for and issued for a full-service restaurant with the on-site sales, service and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.
25. The restaurant shall remain open to the public during business hours and shall not have greater than thirty (30) percent of the serving area available for private party rental where access by the general public is restricted. The full-service restaurant is not entitled to operate as a banquet hall, which requires application and approval of a separate Conditional Use Permit.
26. That at all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages shall only be on those same licensed areas.
27. That no patron of any of the business establishment shall 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.

28. That no live entertainment shall be 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.
29. That an establishment (restaurant) 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 shall requires approval of a separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.
30. That the sale of alcohol for consumption off the premises shall be strictly prohibited.
31. That the restaurant shall be operated in full accord with applicable State, County, and local laws.

## **PROJECT BACKGROUND**

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

On August 23, 2016, the Planning Hearing Officer approved Administrative Use Permit Case No. PAUP 1519029 with conditions for the continued on-site sales, service, and consumption of alcoholic beverages at an existing full-service restaurant. This approval expired on August 23, 2021. The current AUP application was submitted on May 17, 2021.

On July 28, 2010, the Planning Hearing Officer granted Conditional Use Permit Case No. PCUP 2010-003 with conditions to allow the change of on-site sales and consumption of alcoholic beverages from beer and wine only to beer, wine and distilled spirits.

On December 4, 2008, the Zoning Administrator granted Conditional Use Permit Case No. PCUP 2008-040 with conditions to allow the on-site sale, service, and consumption of beer and wine at an existing full-service restaurant.

On July 11, 2008, Zoning Use Certificate No. PZUC 20080484 was issued for "Hookah Lounge," a 1,200 square-foot full-service restaurant use located at 829 East Colorado Street.

On June 17, 2005, Zoning Use Certificate No. PZUC 20050368 was issued for "Hookah Lounge," a full-service restaurant located at 831 East Colorado Boulevard.

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

There are no related concurrent permit applications.

**Environmental Determination:**

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

**General Plan:**

Community Services

**Zone:**

C3-I – Commercial Service Zone

**Description of Existing Property and Uses:**

The subject property is located on the northwest corner of South Cedar Street and East Colorado Street. The project site is currently developed with two commercial buildings on the property, a two-story, 2,400 square-foot multi-tenant commercial building, and a one-story, 374 square-foot commercial building. The subject property is located on the northwest corner of South Cedar Street and East Colorado Street. The existing full-service restaurant, “Hookah Lounge” occupies 1,200 square-feet of the first floor of the larger commercial building located at 829 East Colorado Street and uses it for indoor seating, restrooms, and the restaurant’s main office. The smaller one-story building located at 831 East Colorado Street houses the kitchen facilities for the existing full-service restaurant and is approximately 374 square-feet in size. There is also an outdoor dining area between the two buildings with approximately 53 seats for patrons. The site has a parking lot to the north of the lot that is accessed from South Cedar Street and is striped for eight spaces, including one handicap stall. The existing full-service restaurant, “Hookah Lounge”, has been operating at this site since 2005 with alcoholic beverage sales on-site since 2008.

**Neighboring Zones and uses**

Direction	Zone	Existing Land Use
North	R-2250 – Medium Density Residential	Single-family Residence
South	C3-I – Commercial Service Zone	Multi-tenant Retail and Service Commercial Center
East	C3-I – Commercial Service Zone	Adult Day Healthcare Center and Banquet Hall
West	C3-I – Commercial Service Zone	Multi-tenant Commercial Building
Project Site	C3-I – Commercial Service Zone	Multi-tenant Commercial Building

## **COMMENTS FROM OTHER CITY DEPARTMENTS:**

No major concerns were received from the various city divisions/departments. Conditions have been received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. These conditions have been included in the recommended conditions of approval.

## **PROJECT ANALYSIS**

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the continued on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant. According to City records, the existing full-service restaurant, "Hookah Lounge," has been operating at this location since 2005. The subject full-service restaurant will also operate with incidental tobacco/hookah use in the outdoor seating area. The site currently has a Smoking Permitted Area License (No. CSPA2016042) that is due to expire on October 9, 2021. Appropriate conditions of approval will be placed on this Administrative Use Permit to ensure the site complies with the City's Fresh Air Ordinance, and that any potential negative impacts will be appropriately mitigated.

The continued on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Community Services where retail and restaurant services along major arterials, such as East Colorado Street, are desired. The project site is already developed and the applicant's request is to allow the continued on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant. The project site is surrounded by other complementary businesses, including retail and service type uses. Residential uses abut the subject property along South Cedar Street, which is zoned for multi-family development. The proposed conditions of approval will serve to mitigate any potential impacts on surrounding properties, including the adjacent residential uses. 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, as the site and its development are existing. 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. In accordance with GMC 30.32, the subject property is legal nonconforming in terms of on-site parking. The applicant's request to allow the continued on-site sales, service and consumption of alcoholic beverages with meals is not anticipated to create any negative traffic-related impacts on East Colorado Street or South Cedar Street over and above the existing conditions.

The continued on-site sales, service, and consumption of alcoholic beverages 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 3022.01 where the suggested limit for on-sale alcohol establishments is three. Currently, there are 30 on-sale establishments located

in this tract and “Hookah Lounge” is one of the existing licenses in this census tract. Based on Part 1 crime statistics for this Census Tract, there were 191 crimes, 14% above the citywide average of 167. Within the last calendar year, there were nine calls for police service at this location, ranging from noise and loud music complaints, threat investigation, and suspicious group and male complaints. None of these resulted in a police report being filed. The Glendale Police Department did not cite any major concerns related to the continued on-site sales, service and consumption of alcoholic beverages at the existing restaurant, and have submitted several suggested conditions which have been incorporated in the list of conditions of approval as part of the staff report.

The continued on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant is not anticipated to be detrimental to the community or adversely conflict with the community’s normal development. The consumption of alcoholic beverages with food at the existing full-service restaurant will not conflict with the adjacent land uses and will be ancillary to the primary use. There are no churches, public or private schools, children’s day care facilities, public parks, libraries, or hospital within the immediate area of the subject property. The closest public facility is Elk Mini Park at 800 East Elk Avenue (0.2 miles south). While this facility is within close proximity to the subject site, it is located outside the immediate neighborhood, and no off-site sales of alcoholic beverages will be permitted.

Overall, the applicant’s request to allow the on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant, is supportable based on the facts surrounding this application and the findings

## **DRAFT FINDINGS**

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

The subject site is located in the C3 (Commercial Service) Zone and the General Plan Land Use Element designation is Community Services. Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The continued on-site sales, service and consumption of alcoholic beverages within an existing full-service 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 enjoy alcoholic beverages with their meals.

The continued on-site sales, service and consumption of alcoholic beverages at the existing full-service restaurant will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Community Services where retail services along a major arterial, such as East Colorado Street, are desired. The project site is already fully developed and the existing full-service restaurant is surrounded by other complementary businesses, including retail and service uses. Residential uses

abut the subject property along South Cedar Street, which is zoned for multi-family development. The proposed conditions of approval will serve to mitigate any potential impacts on surrounding properties, including the adjacent residential uses. The site is existing and there are no additions or operational changes being proposed, 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.

The Circulation Element identifies East Colorado Street as a major arterial. It is fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercially zoned properties, and residential uses to the north on South Cedar Street, and the applicant's request to continue to serve alcoholic beverages with meals is not anticipated to create any negative traffic-related impacts on East Colorado Street and surrounding uses 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 continued on-site sales, service, and consumption of alcoholic beverages 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 3022.01 where the suggested limit for on-sale alcohol establishments is three. Currently, there are 30 on-sale establishments located in this tract and "Hookah Lounge" is one of the existing licenses in this census tract. Based on Part 1 crime statistics for this Census Tract, there were 191 crimes, 14% above the citywide average of 167. Within the last calendar year, there were nine calls for police service at this location, ranging from noise and loud music complaints, threat investigation, and suspicious group and male complaints. None of these resulted in a police report being filed. The Glendale Police Department did not cite any major concerns related to the continued on-site sales, service and consumption of alcoholic beverages at the existing restaurant, and have submitted several suggested conditions which have been incorporated in the list of conditions of approval as part of the staff report.

**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 on-site sales, service and consumption of alcoholic beverages of at an existing full-service restaurant, "Hookah Lounge," will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The full-service restaurant, "Hookah Lounge" has operated at this location since 2005, and has been serving alcohol for on-site consumption since 2008. The applicant's request to allow the continued on-site sales, service and consumption of alcoholic beverages with meals is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use, a full-service restaurant. The subject property is surrounded by other complementary businesses, including retail and service uses. As noted above, residential development does abut



the subject property on South Cedar Street, as these properties are zoned for multi-family residential development. The proposed conditions of approval will serve to mitigate any potential impacts on the surrounding properties, including the adjacent residential uses.

There are no churches, public or private schools, children's day care facilities, public parks, libraries, or hospital within the immediate area of the subject property. The closest public facility is Elk Mini Park at 800 East Elk Avenue (0.2 miles south). While this facility is within close proximity to the subject site, it is located outside the immediate neighborhood, and no off-site sales of alcohol will be permitted.

**D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.**

The applicant's request to allow the continued on-site sales, service, and consumption of alcoholic beverages at the full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The existing full-service restaurant, "Hookah Lounge," has been operating at this location since 2005. 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 site has a parking lot to the north that is accessed from an existing driveway on South Cedar Street and which has eight striped parking spaces, including one handicap stall. In accordance with GMC 30.32, the subject property is legal nonconforming in terms of on-site parking. The applicant's request to allow the continued on-site sales, service and consumption of alcoholic beverages with meals is not anticipated to create any negative traffic-related impacts on East Colorado Street or South Cedar Street over and above the existing conditions.

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

That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

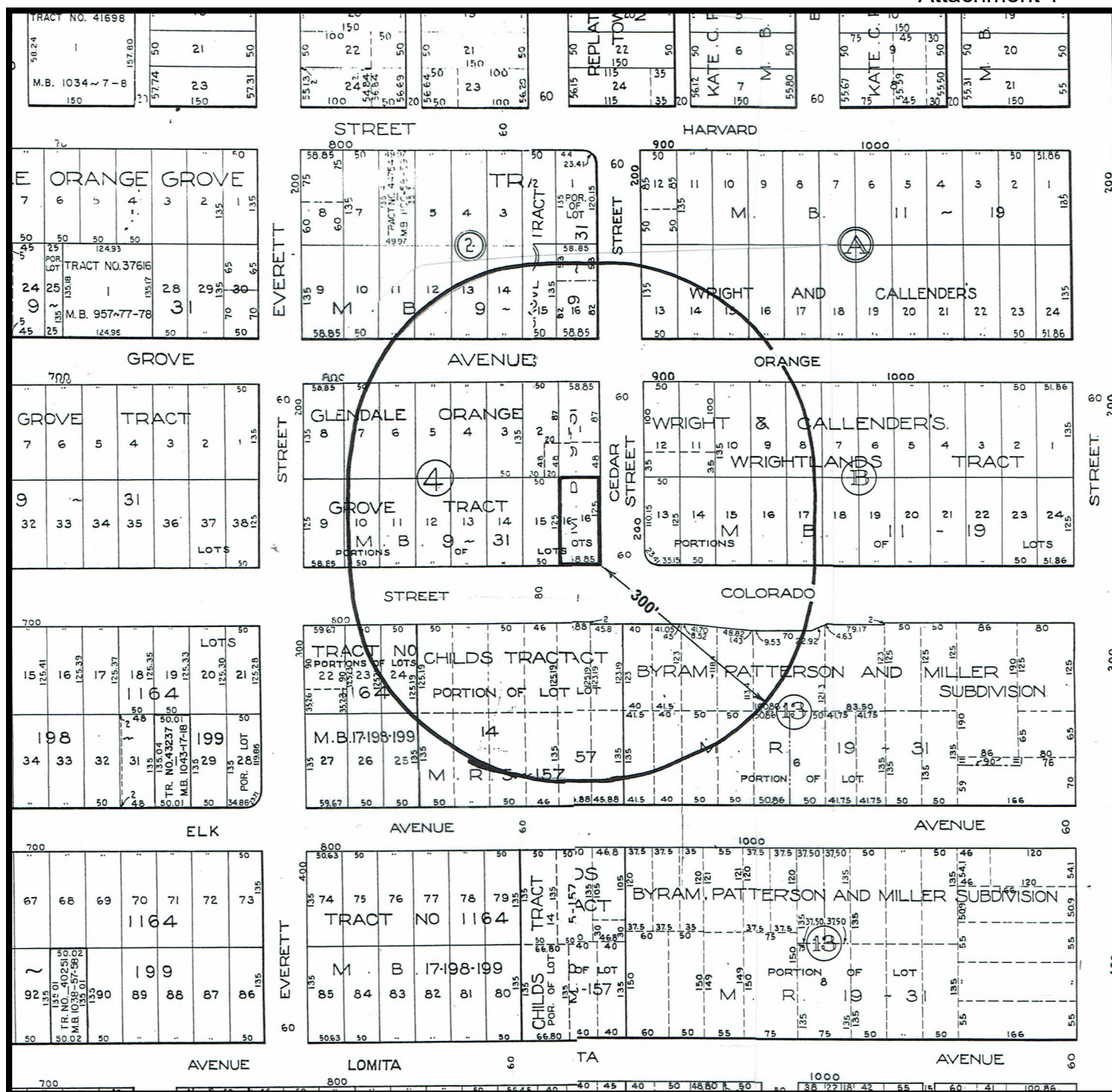
1. That though the proposed use is located in a census tract with more than the recommended maximum concentration of on-site uses, that such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration.
2. That the proposed use is not located in a crime reporting district with a crime rate which exceeds 20 percent of the city average of Part I crimes. Based on Part 1 crime statistics for this Census Tract, there were 191 crimes, 14% above the citywide average of 167.

3. That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use), as noted in Finding C above.
4. That adequate parking and loading facilities are provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing use as described in Finding D above.
5. That notwithstanding consideration in subsections 1 through 4 above, the operation of a full-service restaurant with on-site sales, service and consumption of alcoholic beverages with meals does serve a public convenience for the area because it would provide alcoholic beverages in conjunction with food service at the restaurant for 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, Ani Garibyan, at 818-937-8188 or [AGaribyan@glendaleca.gov](mailto:AGaribyan@glendaleca.gov).***

**ATTACHMENT:**

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



# LOCATION

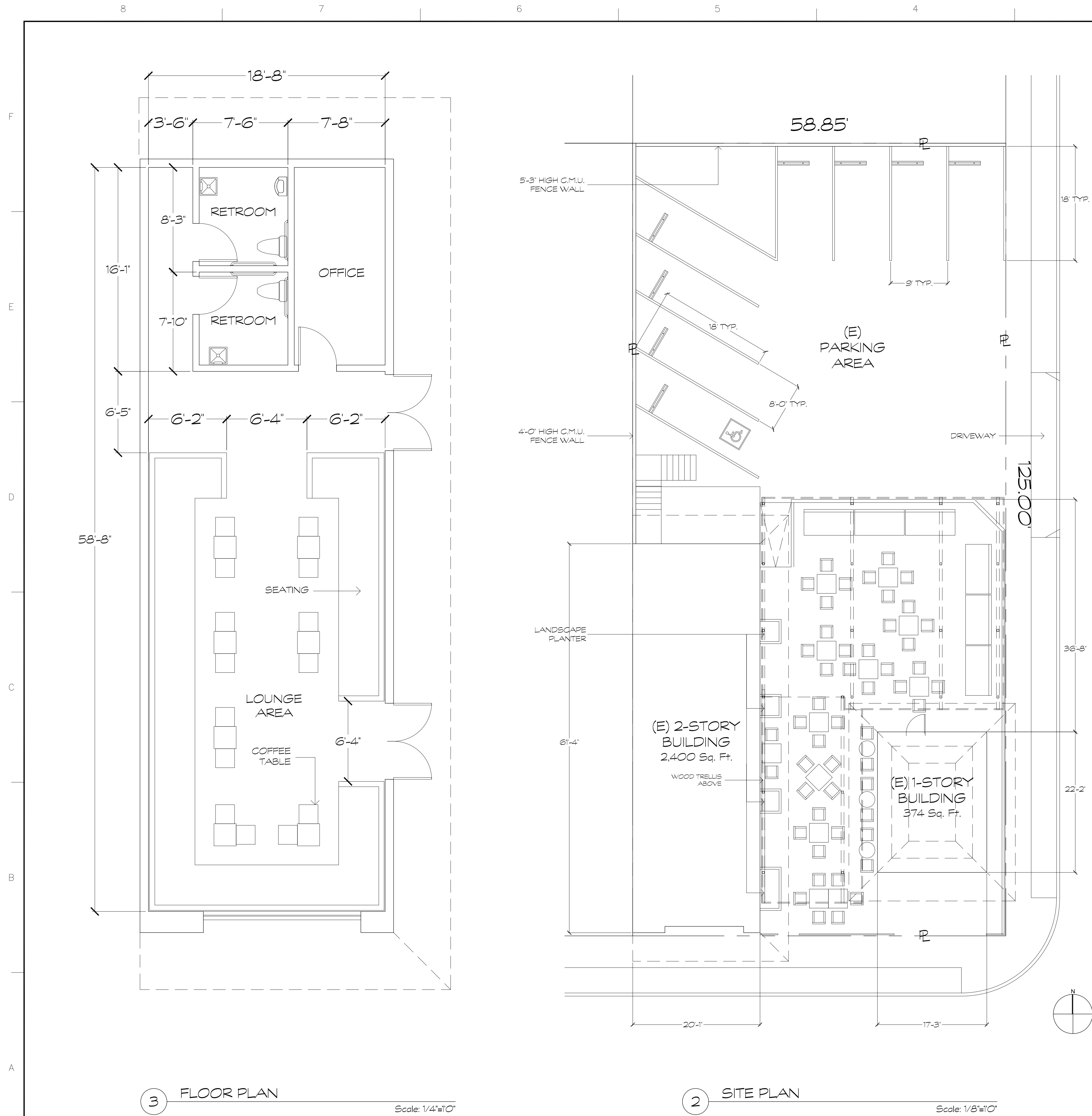
**829-831 E. Colorado Street**  
**Glendale, CA 91205**  
**APN: 5674-019-017**

300' Radius



1"=200'

Property Owner: AFIK HOONANIAN  
 Prepared by Williams Land Use Services 818-542-4109



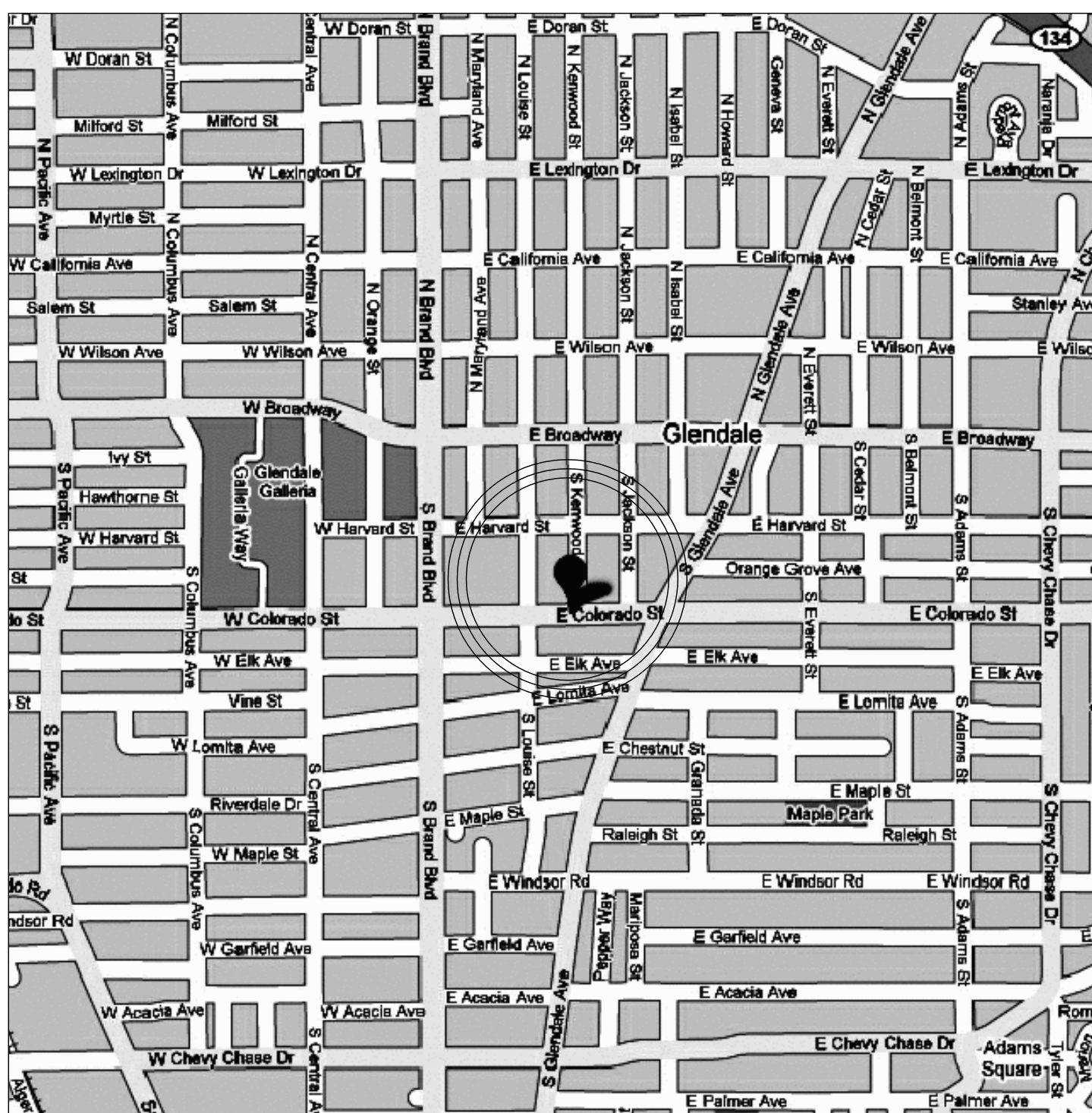
BUILDING INFO:

CONST. TYPE:	V - N.R.
(E) STRUCTRE	2,774 Sq. Ft.
USE:	RESTAURANT
STORIES:	2-STORY
LOT COVERAGE:	1,605 Sq. Ft.
	22%
LANDSCAPE:	50 Sq. Ft.
	<1%

SITE INFO:

LEGAL DESCRIPTION:	LOT: 16 BLOCK: 4 TR: GLENDALE ORANGE GROVE
APN:	5674-019-017
LOT AREA:	7,353 S.F.
ZONE:	C3 I
PARKING:	8 SPACES

VICINITY MAP:



CEDAR STREET

SITE PLAN / FLOOR PLAN

HOOKAH LOUNGE  
831 E. COLORADO ST.  
GLENDALE, CA 91207

SHEET TITLE:  
SITE PLAN  
FLOOR PLAN

DATE: 7-16-08  
SHEET NUMBER

A1.0

SHEET 1 OF 1



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

DATE: 06/24/2021

DUE DATE: 07/08/2021

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

**FROM:** Ani Garibyan, Planning Associate **Tel. #** **Ext.** 8188

829-831 E Colorado / APN: 5674-019-017

**PROJECT ADDRESS:** "Hookah Lounge"

Applicant: Janelle Williams

Property Owner: Afik Hoonanian

**PROJECT DESCRIPTION:**

Application for an Administrative Use Permit to allow the renewal of on-site sales, service and consumption of all full line of alcoholic beverages (Type 47) in conjunction with an existing full-service restaurant located at 829-831 E. Colorado.

**PLEASE CHECK:**

<p><input type="checkbox"/> <b>A. CITY ATTORNEY</b></p> <p><input type="checkbox"/> <b>B. COMMUNITY DEVELOPMENT:</b></p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> (1) Building &amp; Safety  <input type="checkbox"/> (2) Economic Development  <input type="checkbox"/> (3) Housing  <input checked="" type="checkbox"/> (4) Neighborhood Services  <input type="checkbox"/> (5) Planning &amp; Urban Design              EIF/Historic District       </p> <p><input type="checkbox"/> <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p><input type="checkbox"/> <b>E. FIRE ENGINEERING (PSC)</b></p> <p><input type="checkbox"/> <b>F. GLENDALE WATER &amp; POWER:</b></p> <p style="margin-left: 20px;"> <input type="checkbox"/> (1) Water  <input type="checkbox"/> (2) Electric       </p>	<p><input type="checkbox"/> <b>G. INFORMATION SERVICES</b> (Wireless Telecom)</p> <p><input type="checkbox"/> <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <p style="margin-left: 20px;"> <input type="checkbox"/> (1) Engineering &amp; Land Development  <input type="checkbox"/> (2) Traffic &amp; Transportation  <input type="checkbox"/> (3) Facilities (city projects only)  <input type="checkbox"/> (4) Integrated Waste  <input type="checkbox"/> (5) Maintenance Services/Urban Forester       </p> <p><input checked="" type="checkbox"/> <b>J. GLENDALE POLICE</b></p> <p><input type="checkbox"/> <b>K. OTHER:</b></p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)  <input type="checkbox"/> (2) Tribal Consultations (EIFs)  <input type="checkbox"/> (3) City Clerk's Office       </p>
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**ENTITLEMENT(S) REQUESTED**

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

AUP/CUP Case No.: PAUP 2106467

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

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

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

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

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

**Project**  
**Address:** 829-831 E Colorado

**Project**  
**Case No.:** PAUP 2106467

***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:** 6/24/21

**Print Name:** Jackie Jouharian

**Title:** CSR **Dept.** NS **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.

## POINT PERSON – DEPARTMENTS/DIVISION

**CITY ATTORNEY** – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

**CITY CLERK** – KAREN CRUZ

**COMMUNITY DEVELOPMENT:**

Building and Safety – JAN BEAR

Neighborhood Services – JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK

**COMMUNITY SERVICES AND PARKS** – ARSINE ISAYAN

**INFORMATION SERVICES DEPT.**

Wireless Communications – GORDON ARNOLD

**FIRE ENGINEERING** – SITA DEMIRJIAN

**GLENDALE WATER AND POWER:**

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate) and FAUSTINO GARCIA

Electric – HOVSEP BARKHORDARIAN and FAUSTINO GARCIA and SEDA BOGHOSIAN

**POLICE** – LT. JEFF NEWTON (Zazil Avila, C.S.O., Alternate)

**PUBLIC WORKS:**

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation – PASTOR CASANOVA and WILLIE PANGILINAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and LOREN KLINK

Facilities (City projects) – KEVIN TODD

**OTHERS:**

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

**TRIBAL CONSULTATION (EIF Applications) –**

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\..\..\Environmental\Tribal Consultation Sample Letters](#))



**CITY OF GLENDALE**  
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Application for an Administrative Use Permit to allow the renewal of on-site sales, service and consumption of all full line of alcoholic beverages (Type 47) in conjunction with an existing full-service restaurant located at 829-831 E. Colorado DBA Hookah Lounge.

**PLEASE CHECK:**

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

Variance Case No.:                       
AUP/GUP Case No.: PAUP 2106467  
ADR/DRB Case No.:                     

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



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

**Project**  
**Address:** 829-831 E Colorado

**Project**  
**Case No.:** PAUP 2106467

***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:** 6/24/21

**Print Name:** Jeff Newton

**Title:** Lieutenant **Dept.** Police **NS** **Tel.:** 818-937-8575

**a. ADDITIONAL COMMENTS:**

- ☐ 1. Application for an Administrative Use Permit to allow the renewal of on-site sales, service and consumption of all full line of alcoholic beverages (Type 47) in conjunction with an existing full-service restaurant located at 829-831 E. Colorado DBA Hookah Lounge.

Hookah Lounge is located in census tract 3022.01 which allows for 3 On-Sale establishments. There are currently 30 On-Sale licenses in this tract. Hookah Lounge is one of the existing 30. Based on arrests and Part 1 crime statistics for census tract 3022.01 in 2020, there were 191 crimes, 14% above the city wide average of 167.

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

06/06/20 – 415 Noise (no DR taken)	04/18/21 – Susp Male (no DR taken)
07/31/20 – 415 (no DR taken)	05/19/21 – 415 Noise (no DR taken)
07/31/20 – Threat (DR #20-9529)	
11/23/20 – 415 Noise (no DR taken)	
11/25/20 – 415 Music (no DR taken)	
03/07/20 – Sus Group (no DR taken)	
04/11/21 – 415 Group (no DR taken)	

Per the ABC website, Hookah Lounge has an “active” Type 47 liquor license (On-Sale General Eating Place), license #515113.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- ☐ 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

1. ☐ At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of \_\_\_\_\_ to \_\_\_\_\_ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
9. No live entertainment is permitted without a "Live Entertainment Permit". No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male 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.
15. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

## **POINT PERSON – DEPARTMENTS/DIVISION**

**CITY ATTORNEY** – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

**CITY CLERK** – KAREN CRUZ

**COMMUNITY DEVELOPMENT:**

Building and Safety – JAN BEAR

Neighborhood Services –JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK

**COMMUNITY SERVICES AND PARKS** – ARSINE ISAYAN

**INFORMATION SERVICES DEPT.**

Wireless Communications – GORDON ARNOLD

**FIRE ENGINEERING** – SITA DEMIRJIAN

**GLENDALE WATER AND POWER:**

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate) and FAUSTINO GARCIA

Electric – HOVSEP BARKHORDARIAN and FAUSTINO GARCIA and SEDA BOGHOSIAN

**POLICE** – LT. JEFF NEWTON (Zazil Avila, C.S.O., Alternate)

**PUBLIC WORKS:**

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation –PASTOR CASANOVA and WILLIE PANGILINAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and LOREN KLINK

Facilities (City projects) – KEVIN TODD

**OTHERS:**

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

**TRIBAL CONSULTATION (EIF Applications) –**

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [.\\..\\..\\Environmental\\Tribal Consultation Sample Letters](#))