



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

November 18, 2021

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

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

Dear Mr. Israelyan:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.49, the Community Development Department has processed your application for an Administrative Use Permit to allow on-site sales, service and consumption of alcoholic beverages (expansion from beer and wine to full alcohol for an ABC License Type 47) at an existing full-service restaurant, located at **1100 South Central Avenue, Unit D**, in the "C3" -Commercial Service Zone, described as Portions of Lots 1 and 2, Tract No. 1092, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) The on-site sales, service, and consumption of a full line of alcoholic beverages requires an Administrative Use Permit in the C3 – Commercial Service Zone.

APPLICANT'S PROPOSAL

- (1) To allow the on-site sales, service, and consumption of a full line of alcoholic beverages (Type 47) at an existing full service restaurant.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301, because the discretionary permit request is 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.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the analysis by Community Development Department staff, this Administrative Use Permit application is approved with conditions based on the following:

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

The subject site is located in the C3 (Commercial Service) Zone and the General Plan Land Use Element designation is Commercial Community Services.

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. Furthermore, 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 within the existing commercial strip 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 expand the on-site sales, service and consumption from beer and wine to 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 tenant space is located within an existing commercial strip center, oriented towards the intersection of Central Avenue and Chevy Chase Avenue; the 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 expand the on-site sales, service and consumption from beer and wine to 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 for the commercial strip center and restaurant tenant space is legal nonconforming, and would not meet the minimum number of parking spaces required by the Zoning Code for a new use.

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. 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:

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 restaurant 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. 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. 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 the restaurant within the shopping strip center is not directly adjacent to the above uses.

- 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 will provide alcoholic beverages in conjunction with meal service 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.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Use Permit shall be subject to the following 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.

APPEAL PERIOD

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission, if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Appeals must be filed prior to expiration of the 15-day period, on or before **December 3, 2021**. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner at 818-937-8154.

APPEAL FORM is also available on-line:

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

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, the appeal must be postmarked by the **December 3, 2021** deadline (mailed to Community Development Department – Planning Division, Attention Danny Manasserian, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case

planner Danny Manasserian at dmanasserian@glendaleca.gov) prior to the close of said business day. The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact Danny Manasserian at 818-548-2140 to make arrangements with the cashier. Note: The standard 2.5% fee for **credit card payment** applies.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by an Administrative Use Permit shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

CESSATION

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

EXTENSION

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the Administrative Use Permit.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCACTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Administrative Use Permits. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of an Administrative Use Permit at least ten (10) days' notice by mail to the applicant or permittee.

NOTICE – subsequent contacts with this office

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

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Danny Manasserian at 818-548-2140 or dmanasserian@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development



Vilia Zemaitaitis, AICP
Planning Hearing Officer

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(S.Demirjian/F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S.Boghosian/R.Takidin/ C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner – Danny Man.