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**January 21, 2022**

**Applicant:**

Cafe Corner Bistro  
Attn: Zorik Yeghikian  
21250 Hawthorne Blvd., #700  
Torrance, CA 90503

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP 2107868  
6720 SAN FERNANDO ROAD  
(Café Corner Bistro)**

The Director of Community Development will render a final decision on or after February 2, 2022 for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of alcoholic beverages (ABC License Type 47) at an existing full-service restaurant (Café Corner Bistro) located in the IMU-R (Industrial/Commercial-Residential Mixed Use) Zone. Currently, the existing full-service restaurant operates with the on-site sales, service and consumption of beer and wine (ABC License Type 41) that was permitted under Administrative Use Permit Case No. PAUP 1726028 that will expire on May 31, 2023.

**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 the hours of operation for the full-service restaurant shall be limited to 7:00 a.m. to 2:00 a.m., except for the outdoor patios which shall close and be vacated by 10:00 p.m. daily. The on-site sales, service and consumption of alcoholic beverages with meals shall be permitted only between the hours of 10:00 a.m. to closing. The patio hours shall be posted outside by the patios.
4. That all outstanding Fire Inspection violations shall be corrected, including but not limited to, obtaining an assembly permit, industrial waste permit, installing panic hardware on the rear door, servicing the kitchen hood and fire extinguisher, and obtaining a flame retardant certificate for the drapes. The applicant shall maintain the premises in accordance with Fire Department standards and regulations at all times.
5. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
6. That 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.
7. 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.
8. That no patron of the business establishment 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.
9. That no alcoholic beverages shall be sold for off-site consumption, unless preemptively permitted by State regulations.
10. That consumption of alcoholic beverages will only be on those same licensed areas.
11. That no separate bar for the sales, service and consumption of alcoholic beverages shall be installed on the premises.
12. That no exterior signs advertising the sales and service of alcoholic beverages shall be permitted.
13. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
14. That live entertainment shall be restricted to a single guitar player or DJ, upon approval of a live entertainment permit.

15. 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.
16. That at least one security guard shall be on the premises at all times after dark while employees are on the premises for the purpose of maintaining compliance with the conditions of approval, including but not limited to smoking, noise, patio hours and parking lot safety. The applicant shall add additional security guards as warranted to maintain a safe and code compliant establishment, including the parking lot.
17. That 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.
18. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified.
19. That the premises shall remain open to the public during business hours as a full-service restaurant only as defined in Chapter 30.70 of the Glendale Municipal Code (GMC).
20. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code. The permitted smoking area(s) shall be properly designated and posted. A site plan showing permitted places of employment and permitted smoking area(s) shall be submitted to the satisfaction of the City's Fresh Air Ambassador and such approved plan shall be posted on-site at the cashier area.
21. That no smoking of any kind is permitted on the west patio (adjacent to Irving Avenue) because this entire area is within the non-smoking setback area from the restaurant's employee door to the west patio. The storage shed by the east patio is a "place of employment" under the City's Fresh Air Ordinance and no portion of the east patio is outside the required setback from a "place of employment."

Smoking shall be permitted in limited areas on the east patio when all of the following occur:

- a. The required minimum setbacks from a "place of employment" shall be met for this patio and site plan showing the permitted smoking area that shall be approved by the City's Fresh Air Ambassador, and
  - b. A clear separation shall be made between smoking and non-smoking areas, with at least ten feet provided between non-smoking and smoking tables, and all smoking tables shall be marked, and
  - c. The use of hookah shall be limited to those tables designated as smoking permitted on the approved site plan.
22. That the restaurant shall be operated in full accord with applicable State, County, and local laws.

23. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Service Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with laws and conditions of this approval.
24. 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.
25. That the applicant shall obtain approval of a new Business Registration Certificate (BRC) that includes this approval.
26. That any expansion or modification of the facility or use which intensifies the 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.
27. That the authorization granted herein shall be valid for a period of ***FIVE (5) YEARS, UNTIL February 2, 2027.***

## **PROJECT BACKGROUND**

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

On January 13, 2021, Business Registration Certificate (BRC) No. 03312401 was issued for a 2,309 square foot full-service restaurant, "Café Corner Bistro Inc." The BRC will expire on January 12, 2022.

On May 31, 2018, the Planning Hearing Officer approved Administrative Use Permit Case No. PAUP 1726028 with conditions to allow the on-site sales, service and consumption of beer and wine at an existing restaurant with incidental hookah use and outdoor patio. The applicant's original request was to allow the on-site sales, service, and consumption of alcoholic beverages at the existing full-service restaurant, however, this was denied by the Planning Hearing Officer, and the approval was for the continued on-site sales, service and consumption of beer and wine at the establishment. This approval is set to expire on May 31, 2023.

On September 18, 2012, the Planning Hearing Officer approved Conditional Use Permit No. PCUP 1216843 with conditions to allow the on-site sales, service and consumption of beer and wine at an existing full-service restaurant (Café Corner Bistro) with outdoor dining. This approval expired on October 4, 2017.

On August 12, 2011, Zoning Use Certificate No. PZUC 1114483 was issued for a 2,800 square foot full-service restaurant, Café Corner Bistro and Hookah Lounge, with

conditions to comply with the Fresh Air Ordinance, and that the sales, service and consumption of alcoholic beverages require approval of conditional use permit.

On August 1, 2011, Zoning Use Certificate No. PZUC 1113658 was issued for a 2,800 square foot full-service restaurant, Café Corner Bistro, with a condition that sales, service and consumption of alcoholic beverages require approval of a conditional use permit.

On July 10, 2006, the Glendale Redevelopment Agency approved an Administrative Parking Exception to allow an increase of approximately 229 square feet to the existing building to accommodate electrical and storage rooms, without providing the required two additional parking spaces.

On November 14, 1996, the Zoning Hearing Officer approved Conditional Use Permit Case No. 9599-CU with conditions to allow a full-service restaurant to sell beer and wine for on-site consumption in the C3 Commercial Service Zone.

**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 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:**

Mixed Use

**Zone:**

IMU-R – Industrial/Commercial-Residential Mixed Use Zone

**Description of Existing Property and Uses:**

The subject site is a flat, semi-rectangular shaped corner lot with frontage on San Fernando Road and Irving Avenue. Originally developed in 1961, the approximately 14,260 square-foot site is developed with a 2,396 square-foot one-story building. It currently operates as a full-service restaurant (Corner Bistro Café) with 90 indoor seats, 48 outdoor seats adjacent to San Fernando Road, and a 28 seat permitted smoking area adjacent to Irving Avenue, with a 42-inch high wall separated the permitted smoking area and the sidewalk. There are 23 standard parking spaces and one handicapped parking space for a total of 24 on-site parking spaces. The application states that the hours of operation are 7:00 a.m. to 2:00 a.m. daily. Currently, the existing full-service restaurant operates with the on-site sales, service, and consumption of beer and wine (ABC License Type 41) as approved by PAUP 1726028. A condition of

approval limited the hours for beer and wine sales from 10:00 a.m. to closing, with the outdoor patio areas required to be closed by 10:00 p.m. Staff is recommending the same condition of approval limiting the hours of operation for alcoholic beverage sales.

### **Neighboring Zones and uses**

<b>Direction</b>	<b>Zone</b>	<b>Existing Land Use</b>
North	R-2250 – Multi-family Residential	Multi-family Residential Development (separated by an alley)
South	IMU – Industrial/Commercial Mixed Use Zone	Retail and Industrial Uses
East	IMU-R – Industrial/Commercial-Residential Mixed Use Zone	Motel
West	IMU-R – Industrial/Commercial-Residential Mixed Use Zone	Multi-tenant Commercial Building
Project Site	IMU-R – Industrial/Commercial-Residential Mixed Use Zone	Full-service restaurant

### **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 will be made part of the application if the AUP is approved.

### **PROJECT ANALYSIS**

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the on-site sales, service and consumption of alcoholic beverages (ABC License Type 47) at an existing full-service restaurant (Café Corner Bistro). The building was originally built as a Denny's Coffee Shop in 1961 and has operated as a full-service restaurant ever since. The original building consisted of 2,392 square feet and had 24 parking spaces. In 2006, additions to the rear corners of the building (229 square feet) were approved and a parking exception was granted for the additional spaces required.

According to City records, the existing full-service restaurant, "Corer Café Bistro," has been operating at this location since 2011. The site is located at the northwest corner of San Fernando Road and Irving Avenue and is located in the Industrial/Commercial-Residential Mixed Use(IMU-R) zone. The General Plan Land Use Element designation for the subject property is Mixed Use. The on-site sales, service and consumption of alcoholic beverages 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 subject full-service restaurant currently operates with incidental tobacco/hookah use in the outdoor seating area under Smoking

Permitted Area License No. CSPA 2009317 (expires on July 19, 2022). 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.

This location has operated as a full-service restaurant since 1961, and with on-site beer and wine sales since 1996. The existing full-service restaurant, Café Corner Bistro, has operated from this location since 2011. The applicant's request to expand the operation to include a full-line of alcoholic beverages (beer, wine, and distilled spirits) was first made in 2018 under Administrative Use Permit Case No. PAUP 1726028, when the Planning Hearing Officer denied the request to include a full-line of alcoholic beverages and approved the AUP with conditions to allow only the continued sales, service and on-site consumption of beer and wine at this location. A copy of the decision letter is included as Attachment 4 of this report. At that time, the Planning Hearing Officer cited that given the past history of this operator at this location, which included multiple calls for service by the Glendale Police Department as well as neighborhood complaints related to alcohol usage and disruptive behavior, the request to expand to a full-line of alcoholic beverages would not be compatible with the adjacent residential and motel uses. This current application was routed to both the Neighborhood Services Division and the Glendale Police Department for comments, and neither cited any major concerns with the request to operate with the on-site sales, service, and consumption of alcoholic beverages at this location. To mitigate potential impacts, staff is including recommended conditions of approval restricting the hours of operation in the outdoor areas, requiring a security guard on-site, restricting the smoking areas, and a five-year expiration date.

The on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Mixed Use where retail and restaurant services along major arterials, such as San Fernando Road, are desired. The project site is already developed and the applicant's request is to allow the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant (Café Corner Bistro). The project site is surrounded by other complementary businesses, including retail and service type uses. To the north of the subject site and separated by an alley are multi-family residential developments. The proposed conditions of approval will serve to mitigate any potential impacts on surrounding properties, including the adjacent residential uses and the motel. 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 is 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.

The on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant (Café Corner Bistro) is consistent with the General Plan use designations and surrounding uses and will be consistent with the zoning code with

approval of this Administrative Use Permit. According to the Glendale Police Department, the subject property is located in Census Tract 3016.01 where the suggested limit for on-sale alcohol establishments is six. There are currently 16 on-sale licenses in this tract, with Café Corner Bistro being one of the existing 16 licenses. Based on Part 1 crime statistics for Census Tract 3016.01, in 2020, there were 276 crimes, 65% above the city wide average of 167. Within the last calendar year, there have been six calls for service to the Glendale Police Department for this location which include four false alarm calls, one call for theft, one call for trespassing (no report was taken), one call for a group of 25 gathered without masks and smoking (no report was taken), and one call for a recovered vehicle (no report was taken). Additionally, in 2021 there were four calls for police service at this location which included a person disturbing the peace, a panic alarm button pushed (no report was taken), a mentally ill individual in need of medical assistance, and a person disturbing the peace (no report was taken as the person was gone when police arrived). According to the Glendale Police Department, these instances were unrelated to consumption of alcoholic beverages on-site, and in consideration of the site's history, did not cite any concerns with the applicant's request to expand to a full-line of alcoholic beverages for on-site sales, service, and consumption. Suggested conditions of approval have been included to mitigate any potential negative impacts.

The on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant (Café Corner Bistro) 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 Griffith Manor Park (0.7 miles south west). 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 expand their operation to include the on-site sales, service and consumption of alcoholic beverages at an 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 on-site sales, service and consumption of alcoholic beverages, at an existing full-service restaurant (Café Corner Bistro) 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 subject site is located in the IMU-R (Industrial/Commercial-Residential Mixed Use) Zone and the General Plan Land Use



Element designation is Mixed Use. Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community.

The on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant (Café Corner Bistro) will be consistent with the various elements and objectives of the General Plan. The land use designation of the site is Mixed Use where retail services along a major arterial, such as San Fernando Road, are desired. The project site is already developed and the applicant's request is to allow the on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant that is surrounded by other complementary businesses, including retail and service uses. Directly to the north of the subject site, and separated by an alley, are multi-family residential developments. The proposed conditions of approval will serve to mitigate any potential impacts on surrounding properties, including the adjacent residential uses. The 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.

The Circulation Element identifies San Fernando Road as a major arterial, and Irving Avenue as a local street. These streets are 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 north of the abutting alley, and the applicant's request for on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant with meals, is not anticipated to create any negative traffic-related impacts on San Fernando Road, Irving Avenue, 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.**

This location has operated as a full-service restaurant since 1961, and with on-site beer and wine sales since 1996. The existing full-service restaurant, Café Corner Bistro, has operated from this location since 2011. The applicant's request to expand the operation to include a full-line of alcoholic beverages (beer, wine, and distilled spirits) was first made in 2018 under Administrative Use Permit Case No. PAUP 1726028 when the Planning Hearing Officer denied the request to include a full-line of alcoholic beverages and approved the AUP with conditions to allow only the continued sales, service and on-site consumption of beer and wine at this location. A copy of the decision letter is included as Attachment 4 of this report. At that time, the Planning Hearing Officer cited that given the past history of this operator at this location, which included multiple calls for service by the Glendale Police Department as well as neighborhood complaints related to alcohol usage and disruptive behavior, the request to expand to a full-line of alcoholic beverages would not be compatible with the adjacent residential and motel uses. This current application was routed to both the Neighborhood Services Division

and the Glendale Police Department for comments, and neither cited any major concerns with the request to operate with the on-site sales, service, and consumption of alcoholic beverages at this location. To mitigate potential impacts, staff is including recommended conditions of approval restricting the hours of operation in the outdoor areas, requiring a security guard on-site, restricting the smoking areas, and a five-year expiration date.

The on-site sales, service and consumption of alcoholic beverages at an 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 3016.01 where the suggested limit for on-sale alcohol establishments is six. There are currently 16 on-sale license in this tract, with Café Corner Bistro as one of the existing 16 licenses. Based on Part 1 crime statistics for census tract 3016.01 in 2020, there were 276 crimes, 65% above the city wide average of 167. Within the last calendar year, there have been six calls for service to the Glendale Police Department for this location which include four false alarm calls, one call for theft, one call for trespassing (no report was taken), one call for a group of 25 gathered without masks and smoking (no report was taken). Additionally, in 2021, there were four calls for police service at this location which included a person disturbing the peace, a panic alarm button pushed (no report was taken), a mentally ill individual in need of medical assistance, and a person disturbing the peace (no report was taken as the person was gone when police arrived). According to the Glendale Police Department, these instances were unrelated to consumption of alcoholic beverages on-site, and in consideration of the site's history, did not cite any concerns with the applicant's current request to expand to a full-line of alcoholic beverages for on-site sales, service, and consumption. Suggested conditions of approval have been included to mitigate any potential negative impacts.

**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 alcoholic beverages at an existing full-service restaurant will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request to allow the on-site sales, service and consumption of alcoholic beverages 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, directly to the north of the subject site, and separated by an alley, are multi-family residential developments. The proposed conditions of approval will serve to mitigate any potential negative 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 Griffith Manor Park (0.7 miles south west). 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.

**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 for on-site sales, service and consumption of alcoholic beverages at an existing 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, "Café Corner Bistro," has been operating at this location since 2011. 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 applicant's request for on-site sales, service and consumption of alcoholic beverages at an existing full-service restaurant with meals is not anticipated to create any negative traffic-related impacts on San Fernando Road or Irving Avenue 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 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 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 (ABC), such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration as described 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 I 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 of approval have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above.
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.

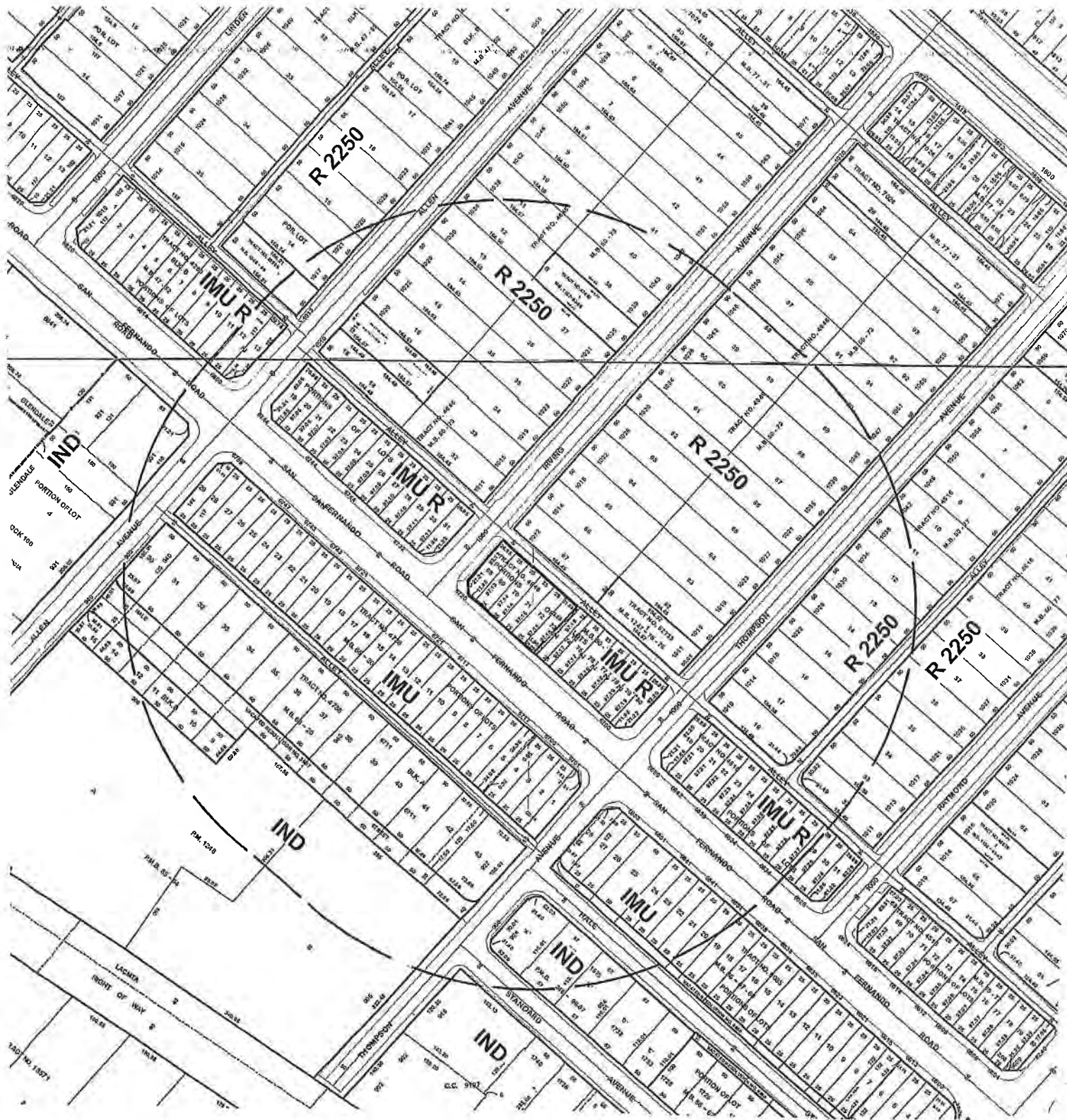
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.

5. That notwithstanding consideration in subsections 1 through 4 above, the operation of a full-service restaurant with the on-site sales, service and consumption of alcoholic beverages does serve a public convenience for the area because it would provide beer and wine 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, Vista Ezzati, at 818-937-8180 or [VEzzati@glendaleca.gov](mailto:VEzzati@glendaleca.gov)***

**ATTACHMENT:**

1. Location Map
2. Reduced Plans
3. Departmental Comments
4. Decision Letter, Case No. PAUP 1726028



**SITE LOCATION:**  
6720 SAN FERNANDO ROAD  
GLENDALE, CA 91201



## 500 FT. RADIUS - ZONING MAP

### ALCOHOLIC BEVERAGE LICENSING CO

12121 W. OLYMPIC BOULEVARD, STE 810  
LOS ANGELES, CA 90025

**PROPERTY OWNER:**  
SHAHIK MARDERROSS

**APPLICANT:**  
CAFE CORNER BISTRO INC

**REPRESENTATIVE:**  
ALCOHOLIC BEVERAGE LICENSING CO

### LEGEND

IMU R ZONING  
——— ZONE BOUNDARY LINE

CASE NO.:

DATE: 04 - 30 - 2021  
SCALE: 1" = 200'  
T.B. PAGE: 563 GRID: J-1  
A.P.N.: 5624-012-036

PROJECT ADDRESS:  
CORNER BISTRO  
6720 SAN FERNANDO RD.  
GLENDALE, CA 91201

BUSINESS OWNER:  
ZORIK YEGHIKIAN  
6720 SAN FERNANDO RD.  
GLENDALE, CA 91201

LEGAL DESCRIPTION:  
APN: 5624-012-036

TRACT: 4646 EX OF STS LOT 68 AND EX OF ST  
LOTS 69,70,71 AND 72 AND NW 21.05 FT EX OF  
ST OF LOT 73

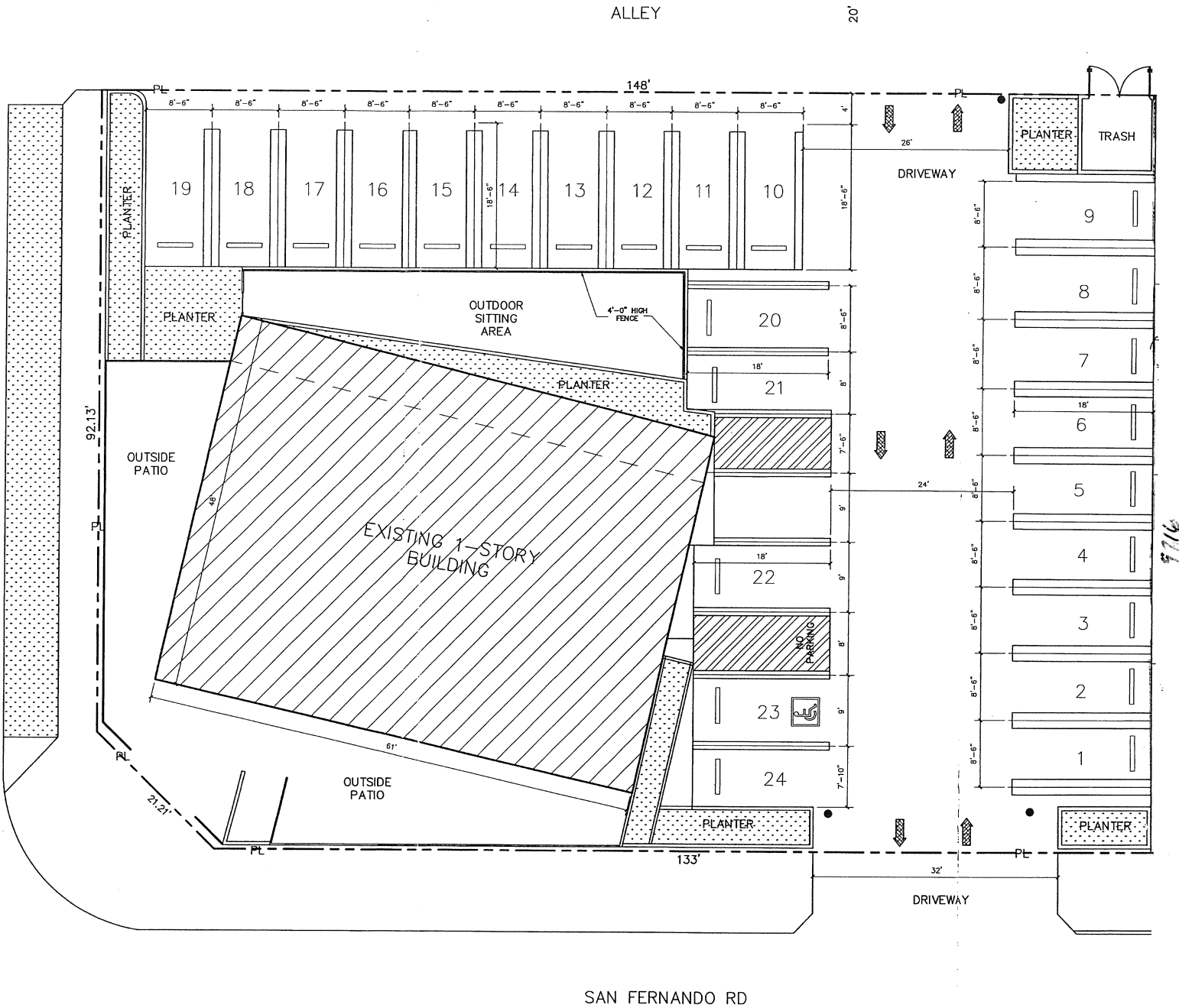
-YEAR BUILT : 1961  
-BUILDING USE : COMMERCIAL  
-ZONE : IMU-R

-LOT SIZE : 14,266 SQ.FT.  
-EXISTING BUILDING SIZE : 2,621 SQ.FT.  
FLOOR AREA RATIO: 18.38%  
-EXISTING LANDSCAPED AREA : 826 SQ.FT.  
846 SQ.FT. / 14,266 SQ.FT. = 5.9%  
-EXISTING PARKING : 24 PARKING SPACES

VICINITY MAP



60'  
IRVING AVENUE



SAN FERNANDO RD

SITE PLAN  
SCALE: 1/8" = 1'-0"

PROJECT OWNER

ZORIK YEGHIKIAN  
6720 SAN FERNANDO RD  
GLENDALE, CA 91201

PROJECT ADDRESS

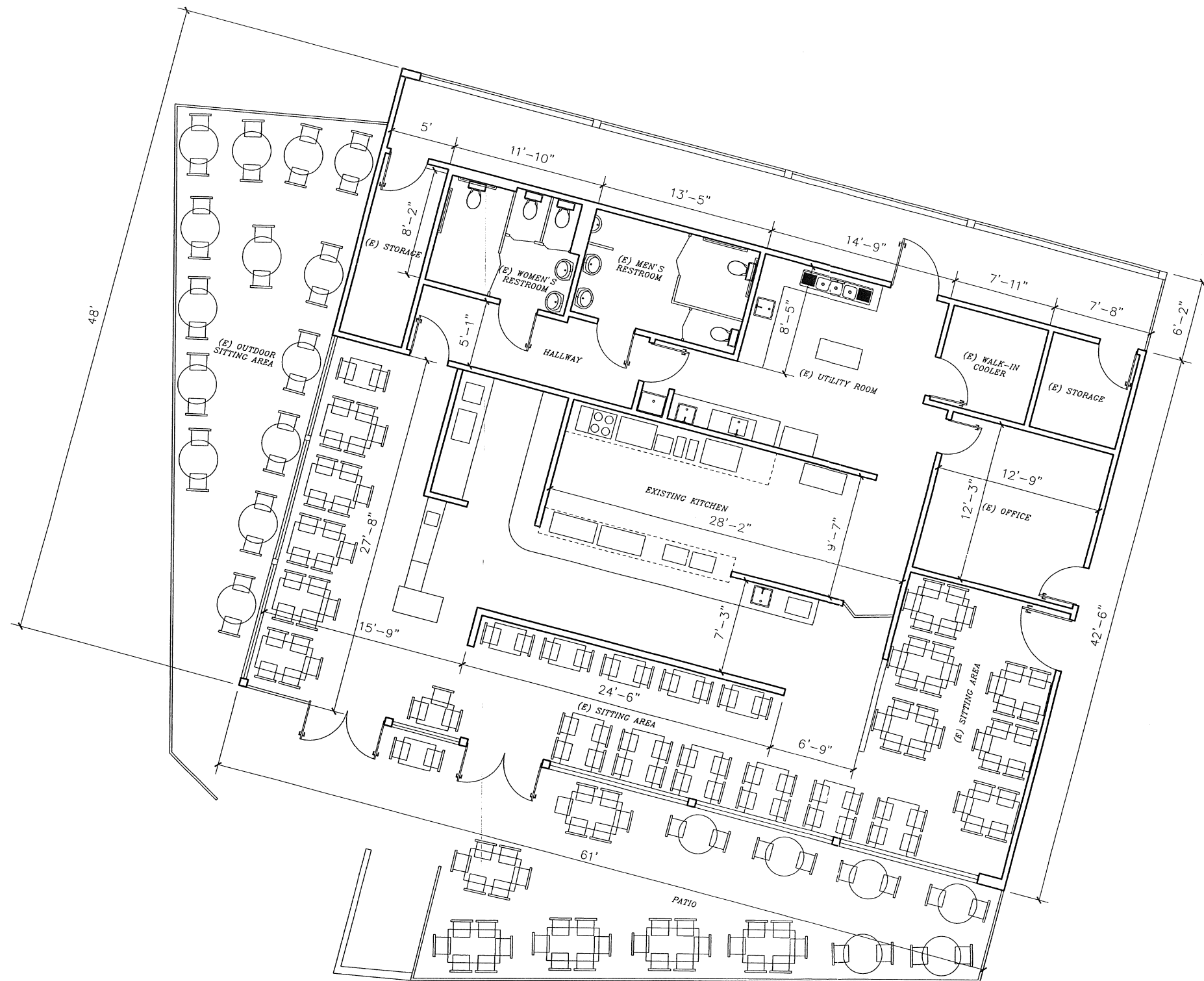
CORNER BISTRO  
6720 SAN FERNANDO RD  
GLENDALE, CA 91201

DRAWING TITLE

SITE PLAN

DATE: 10/1/17  
SCALE: 1/8" = 1'-0"  
DRAWN: D.K.  
APPROVED:  
JOB:  
SHEET:

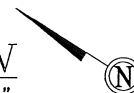
A-1



NOTE:

- ALL EQUIPMENTS ARE EXISTING.
- NUMBER OF EXISTING SEATS : 175

(E) FLOOR PLAN  
SCALE: 1/4"=1'-0"



SAN FERNANDO RD

REVISION	BY

PROJECT  
6720 SAN FERNANDO RD  
GLENDALE CA 91201

DRAWING TITLE  
FLOOR PLAN

DATE: MAY 6, 2021  
SCALE: 1/4"=1'-0"  
DRAWN:  
APPROVED:  
JOB :  
SHEET:  
A-2  
SHEETS



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

**Project**

**Address:** 6720 San Fernando Rd

**Project**

**Case No.:** PAUP 2107868

***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:** 6/25/21

**Print Name:** Jeff Newton

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

**a. ADDITIONAL COMMENTS:**

- ☐ 1. Application for an Administrative Use Permit to allow the on-site sales, service and consumption of all full line alcoholic beverage, as an accessory use, in conjunction with an existing restaurant and with an existing beer and wine license accommodating 175 total seats with hours of operation from 7am to 2am daily. Hours of alcohol service are the same as the hours of operation of the restaurant, located at 6720 San Fernando Road.

Café Corner Bistro is located in census tract 3016.01 which allows for 6 On-Sale establishments. There are currently 16 On-Sale licenses in this tract. Café Corner is one of the existing 16. Based on Part 1 crime statistics for census tract 3016.01 in 2020, there were 276 crimes, 65% above the city wide average of 167.

Within the last calendar year, there were 6 calls for police service at the location:

06/05/20 – TRSPAS (male transient refusing to leave, no DR taken)  
08/04/20 – 459Ringer (false alarm, no DR taken)  
08/05/20 – 459Ringer (false alarm, no DR taken)  
08/10/20 – 459Ringer (false alarm, no DR taken)  
12/18/20 – GMC (group of 25 smoking inside and not wearing masks, owner advised)  
03/11/20 – 415 Female (DR #21-3176)

Per the ABC website, Café Corner Bistro has an “active” Type 41 liquor license (On-Sale Beer and Wine – Eating Place) and Type 58 liquor license (Caterer Permit), license #523089.

**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.

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

**Project**

**Address:** 6720 San Fernando Rd

**Project**

**Case No.:** PAUP 2107868

***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:** 6/25/21

**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.



City of Glendale  
Community Development Department  
Planning Division

633 E. Broadway, Room 103  
Glendale, CA 91206-4386  
Tel (818) 548-2140 or (818) 548-2115  
Fax (818) 240-0392 glendaleca.gov

May 31, 2018

Zorik Yeghikian  
DBA Café Corner Bistro  
c/o Wil Nieves  
21250 Hawthorne Boulevard, #700  
Torrance, CA 90503

**RE: 6720 SAN FERNANDO ROAD  
ADMINISTRATIVE USE PERMIT NO. PAUP1726028  
(CAFÉ CORNER BISTRO)**

Dear Applicant:

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 the on-site sales, service and consumption of a full line of alcoholic beverages at an existing full-service restaurant (Café Corner Bistro), with incidental hookah use and outdoor patio, located at **6720 San Fernando Road**, in the "IMU-R" - Industrial/Commercial-Residential Mixed Use Zone, described as Lots 68-72, Portion of Lot 73, Tract No. 4646, where the on-site sales, service and consumption of beer and wine is currently allowed, in the City of Glendale, County of Los Angeles.

#### CODE REQUIRES

- (1) On-site sales, service and consumption of alcoholic beverages requires an Administrative Use Permit in the "IMU-R" - Industrial/Commercial-Residential Mixed Use Zone

#### APPLICANT'S PROPOSAL

- (1) An administrative use permit to allow the on-site sales, service and consumption of a full line of alcoholic beverages at an existing full-service restaurant.

#### ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review per State CEQA Guidelines Section 15301, Class 1 "Existing Facilities" because this application is for an existing restaurant to provide on-site sales, service and consumption of beer and wine at an existing full-service restaurant with meals.

The following findings and conditions of approval are applicable to this project:

#### REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, analysis by Community Development Department staff, and comments received from the public with respect to this application, the Planning Hearing Officer **GRANTED WITH CONDITIONS** to allow the on-site sale, service, and consumption of **beer and wine** at the existing full-service restaurant with outdoor dining, with the hours of operation for the full-service restaurant limited to 7:00 a.m. to 2:00 a.m. except for the outdoor patios, which shall

close and be vacated by 10:00 p.m. daily. The sales, service and consumption of beer and wine shall be permitted only between the hours of 10:00 a.m. to closing. The Planning Hearing Officer **DENIED** the request to allow the on-site sale, service, and consumption of a full line of alcoholic beverages. The above decisions are based on the following findings:

**A. The proposed use will be consistent with the various elements and objectives of the General Plan**

The proposed use will be consistent with the various elements and objectives of the General Plan. The site is located at the northwest corner of San Fernando Road and Irving Avenue, designated Community Commercial in the Land Use Element and zoned "IMU-R" – Industrial/Commercial-Residential Mixed Use. The purpose of commercial activity is to provide convenient and available services to residents of the community. Mixed use zones allow for a blending of uses within a single site and recognize that, while commercial activities are permitted, they need to be compatible with residential uses. The full-service restaurant has provided ancillary service of beer and wine for on-site consumption with meals since 2011. The location of this business is adjacent to a residential neighborhood and to a motel and across an alley from a multi-family residential building.

The existing restaurant use with beer and wine with meals is consistent with the General Plan use designations and surrounding uses and is consistent with the zoning code with approval of an administrative use permit. However, expansion to serve a full-line of alcoholic beverages at this facility would not be compatible with the adjacent residential and motel uses given the past history of this operator and location. The Glendale Police Department noted multiple calls for service at this restaurant. Neighborhood complaints related to the restaurant and service of alcohol include patrons vomiting on neighboring residential lawns, smell of smoke in the area, loud noise and loitering in the parking lot and surrounding neighborhood into the late evening hours. Given the location of outdoor patio dining areas, the proximity of residential units and motel rooms to this restaurant, complaints from neighboring residents and businesses about noise, smoke, vomiting in front yards and loitering, and repeated police calls for service related to operation of this restaurant and hookah lounge, conditions of approval have been added to limit hours of the restaurant operation from 7:00 a.m. to 2:00 a.m., to limit the use of the outdoor dining patio hours from 10:00 a.m. to 10:00 p.m. daily, and to limit service of beer and wine to between the hours of 10:00 a.m. and closing daily. In addition, a full-service restaurant with beer and wine service with meals will serve the public convenience for this area because it serves local residents, businesses and travelers, maintains service of beer and wine, and reduces the time patrons can use the outdoor patio which should minimize outdoor noise affecting nearby residents and businesses. Conditions of approval are included to ensure that the use will not adversely affect adjacent residences and businesses.

**B. 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 use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment. The Police Department states that Café Corner Bistro is located in Census Tract 3016.01, which allows for five on-sale establishments. There are currently nine on-sale establishments in this tract. Café Corner Bistro is one of the existing nine establishments. Therefore, the amount of alcoholic beverage sales licenses in this census tract would exceed the recommended limit of on-sale licenses. However, since the primary use is a restaurant and the sale of beer and wine is already permitted in conjunction with food service, approval of this Administrative Use Permit to continue the on-sale service and

consumption of beer and wine will not tend to contribute to the adverse impacts on the surrounding area caused by this level of over concentration. This grant approves the continued service of beer and wine at the full-service restaurant. The request for expansion to allow full-service of alcoholic beverages is denied.

The Police Department states that this full-service restaurant is located in a crime reporting district that exceeds the City average for Part 1 crimes (284 crimes, a crime rate 158% above the city average of 180 crimes). The Police Department notes that 11 non-felony crimes calls were received for police service at this location within the last calendar year. In the past, the operators were instructed to correct safety and zoning issues including, but not limited to, Fresh Air Ordinance (smoking) violations. Conditions of approval are included to address concerns with safety, noise and compliance with the City's Fresh Air Ordinance.

**C. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property provided that the conditions of approval are followed.**

The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. It is anticipated that Café Corner Bistro will have a detrimental effect on the community with the change to a full-line of alcoholic beverages in conjunction with the full-service restaurant. Therefore, service of a full-line of alcoholic beverages is denied. However, the continued on-sale service and consumption limited to beer and wine in conjunction with service of meals at the restaurant is approved. This property, used as a restaurant for 55 years, has proven to have generated numerous complaints from the surrounding residences and businesses in the area including neighborhood complaints associated with consumption of beer and wine. The Glendale Police Department has also received eleven calls for service within the past years, with several of these complaints, such as disorderly conduct and fights typically associated with alcohol consumption. These neighborhood complaints include loitering into late hours, noise, fights and vomiting on neighborhood lawns. Hours of restaurant operation and operation of the outdoor patio have been modified to address neighboring residential and business impacts from the restaurant and the restaurant is approved to continue service of beer and wine with meals within the hours and location specified. The use of the building will continue in a similar manner with service of beer and wine. No expansion to allow a full-line of alcoholic beverages is approved. Customer service hours for the full-service restaurant are proposed to be limited to 7:00 a.m. to 2:00 a.m., except for the outdoor patio which shall close at 10:00 p.m. daily, and service of beer and wine is limited to the hours of 10:00 a.m. to closing. The use will not adversely affect or conflict with adjacent residential and motel uses with the restriction on hours of operation and by limiting alcohol on-sale, service and consumption to beer and wine. Additionally, the operation will be in compliance with the Fresh Air Ordinance so as to not conflict with adjacent uses.

No schools or day care facilities are known to be located within the vicinity of the project site. The conditions of approval provide for an on-site security guard during evening hours to ensure that there are no impacts. Hours of use limits for the patio and business operations address noise impacts.

**D. Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the use.**

Adequate public and private facilities such as utilities, landscaping and traffic circulation measures are and will be provided for the existing restaurant. An expansion of alcohol service to include a full line of alcoholic beverages may increase noise, loitering, traffic and

parking impacts to the surrounding residential neighborhood based on the complaints received by the existing restaurant operation and service of beer and wine. Conditions have been added to limit the hours of restaurant operation and to limit alcohol service to beer and wine. The surrounding neighborhood is developed with adequate public and private facilities and infrastructure. The twenty-four (24) existing parking spaces have proven to be sufficient for the existing restaurant use, and no changes are anticipated to parking demand by maintaining beer and wine service at the restaurant. San Fernando Road is identified as a Major Arterial, Irving Avenue is designated as a local street, and there is an alley to the north of the site. All of these adequately handle existing traffic circulation around the site. Continuation of the restaurant service with beer and wine sales with meals is not anticipated to intensify traffic circulation and parking demand.

**THAT ALL THE CRITERIA SET FORTH IN SECTION 30.42.030 (F) TO BE CONSIDERED IN MAKING THE FINDINGS IN SUBSECTION A. THROUGH D. ABOVE HAVE ALL BEEN MET AND THOROUGHLY CONSIDERED**

1. That such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration as described above in finding B.
2. That such use does not encourage or intensify crime within the district as described above in finding B.
3. That such 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 described above in finding C.
4. That the proposed use satisfies its transportation or parking needs as described above in finding D.
5. That the proposed use does or will serve a public necessity or public convenience purpose for the area as evidenced by the operation of this restaurant with alcoholic beverage on-site sales, service and consumption as described above in finding A.

**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 Planning Hearing Officer.
2. That all necessary licenses as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Neighborhood Services section, Building and Safety division, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.

4. That the hours of operation for the full-service restaurant shall be limited to 7:00 a.m. to 2:00 a.m., except for the outdoor patios which shall close and be vacated by 10:00 p.m. daily. The on-site sales, service and consumption of beer and wine with meals shall be permitted only between the hours of 10:00 a.m. to closing. The patio hours shall be posted outside by the patios.
5. That all outstanding Fire Inspection violations shall be corrected, including but not limited to, obtaining an assembly permit, industrial waste permit, installing panic hardware on the rear door, servicing the kitchen hood and fire extinguisher, and obtaining a flame retardant certificate for the drapes. The applicant shall maintain the premises in accordance with Fire Department standards and regulations at all times.
6. That the full-service restaurant shall adhere to the City's Fresh Air (smoking) Ordinance. The permitted smoking area shall be properly designated and posted. A site plan showing permitted places of employment and permitted smoking area shall be submitted to the satisfaction of the City's Fresh Air Ambassador and such approved plan shall be posted on-site at the cashier area.
7. **That no smoking of any kind is permitted on the west patio** (adjacent to Irving Avenue) because this entire area is within the non-smoking setback area from the restaurant's employee door to the west patio. The storage shed by the east patio is a "place of employment" under the City's Fresh Air Ordinance and no portion of the east patio is outside the required setback from a "place of employment."

**Smoking shall be permitted in limited areas on the east patio when all of the following occur:**

- a. **The shed shall be removed, and**
  - b. **The required minimum setbacks from a "place of employment" shall be met for this patio and site plan showing the permitted smoking area shall be approved by the City's Fresh Air Ambassador, and**
  - c. **A clear separation shall be made between smoking and non-smoking areas, with at least ten feet provided between non-smoking and smoking tables, and all smoking tables shall be marked, and**
  - d. **The use of hookah shall be limited to those tables designated as smoking permitted on the approved site plan.**
8. That no patron shall be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage.
  9. That no video games shall be maintained upon the premises.
  10. That no separate bar for the sales, service and consumption of beer and wine shall be installed on the premises.
  11. That service of alcoholic beverages shall be limited to beer and wine served in conjunction with the consumption of food.
  12. That the sale and serving of beer and wine shall be for consumption on the premises only.
  13. That no exterior signs advertising the sales/service of beer and wine shall be permitted.



14. That live entertainment shall be restricted to a single guitar player or DJ, upon approval of a live entertainment permit.
15. That music or noise shall be contained within the building. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
16. That at least one security guard shall be on the premises at all times after dark while employees are on the premises for the purpose of maintaining compliance with the conditions of approval, including but not limited to smoking, noise, patio hours and parking lot safety. The applicant shall add additional security guards as warranted to maintain a safe and code compliant establishment, including the parking lot.
17. That the back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
18. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified.
19. That the premises shall remain open to the public during business hours as a full-service restaurant as defined in Chapter 30.70 of the Glendale Municipal Code (G.M.C).
20. That any expansion or modification of the facility or use which intensifies this 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.
21. That the service of beer and wine shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control (ABC).
22. That the authorization granted herein shall be valid for a period of **FIVE (5) YEARS, UNTIL MAY 31, 2023.**

#### APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **June 15, 2018**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line:** <http://www.glendaleca.gov/appeals>

### **TRANSFERABILITY**

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

### **VIOLATIONS OF THESE CONDITIONS**

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

### **REVOCATION, CONTINUING JURISDICTION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over administrative use permits, variances, and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of an administrative use permit at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

### **GMC CHAPTER 30.4 PROVIDES FOR**

#### Termination

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

#### Extension

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

#### Cessation

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


**NOTICE – subsequent contacts with this office**

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

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Kathy Duarte at (818) 937-8163 or [kduarte@glendaleca.gov](mailto:kduarte@glendaleca.gov)

Sincerely,

Philip Lanzafame  
Director of Community Development



Laura Stotler  
Principal Planner  
Planning Hearing Officer

LS:KD:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); 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/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner –Kathy Duarte.