



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

April 15, 2022

Applicant:

Alen Malekian
2255 Honolulu Avenue #1A
Montrose, CA 91020

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP 2116180
2261 HONOLULU AVENUE
(Blue Fish Restaurant)**

The Director of Community Development will render a final decision on or after April 27, 2022 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to renew the on-site sales, service and consumption of beer and wine (ABC License Type 41) at an existing full-service restaurant (Blue Fish Restaurant) located in the "CR" – Commercial Retail 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 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.
5. That no patron of the restaurant shall be allowed to bring into the establishment 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.
6. That the sale of beer and wine for off-site consumption is strictly prohibited, unless preemptively permitted by State regulations.
7. That no separate bar for the sales, service and consumption of alcoholic beverages shall be installed on the premises.
8. That no exterior signs advertising the sales and service of alcoholic beverages shall be permitted.
9. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
10. That no live entertainment is permitted without a "Live Entertainment Permit".
11. 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.
12. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
13. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
14. That the applicant shall comply with all conditions of Standards Variance Case No. 10503-S.
15. 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.
16. 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.

PROJECT BACKGROUND

Previous Permits for the Site:

On March 6, 2022, Business Registration Certificate (BRC) No. 03312826 was renewed for the existing full-service restaurant, Blue Fish. The BRC will expire on March 5, 2023. According to City records, the subject restaurant has been in operation since 2004.

On March 2, 2011, the Planning Hearing Officer granted Conditional Use Permit Case No. PCUP 2010-031 with conditions to allow the on-site, sales, service and consumption of beer and wine at an existing full-service restaurant.

On July 3, 2003, the Zoning Administrator granted Standards Variance Case No. 10503-S with conditions to allow the establishment of a full-service restaurant in an existing building without providing the minimum number of required parking spaces.

On October 22, 2003, the Zoning Hearing Officer granted Conditional Use Permit Case No. 10571-CU with conditions to allow the sales, service and on-site consumption of alcoholic beverages at a full-service restaurant. This expired on October 31, 2010.

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 renew the on-site sales, service and consumption of beer and wine at an existing full-service restaurant within an existing commercial space and there is no additional floor area proposed.

General Plan:

Commercial - Regional

Zone:

CR – Commercial Retail Zone

Description of Existing Property and Uses:

The 5,600 square-foot site is located in the Montrose Shopping Park and is developed with an approximately 2,800 square-foot commercial building, and a detached approximately 580 square-foot storage building. There are two tenants on-site: Blue Fish Japanese Restaurant located at 2261 Honolulu Avenue, and Blue Fish Izakaya Restaurant located at 2263 Honolulu Avenue. The subject 1,383 square-foot tenant space has been occupied by the existing full-service restaurant since 2004. There are three on-site parking spaces located at the rear of the property. Access to the parking lot is provided by a 20-foot wide alley, which is located between Ocean View Boulevard to the west and Thompson to the east. Additional nearby public parking (308 spaces) is

provided across the alley in City Parking Lot 3. Access to the public parking lot is provided by Florencita Drive on the north and the alley to the south.

Neighboring Zones and uses

Direction	Zone	Existing Land Use
North	R-3050 P– Moderate Density Residential, Parking Overlay Zone	City of Glendale Public Parking Lot No. 3
South	CR – Commercial Retail Zone	Restaurant and Dance School
East	CR – Commercial Retail Zone	Retail Uses
West	CR – Commercial Retail Zone	Tavern and Restaurant Use
Project Site	CR – Commercial Retail Zone	Restaurant Uses

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 decision letter if the AUP is approved.

PROJECT ANALYSIS

The subject site is located in the CR (Commercial Retail) Zone, the General Plan Land Use Element designation is Regional Commercial and the North Glendale Community Plan identifies the neighborhood as the Montrose Shopping Park. The renewal of on-site sales, service and consumption of beer and wine at the existing full-service restaurant (Blue Fish) is appropriate in an area of the city zoned for commercial uses and will be consistent with the various elements and objectives of the General Plan and the North Glendale Community Plan. An economic goal of these documents is to create a vibrant area that promotes diversity and economic opportunities that support a variety of businesses. The Montrose Shopping Park emphasizes pedestrian amenities and traffic calming features such as public parking lots, curb extensions, wide sidewalks, sidewalk dining, and seating in landscaped planter areas with shade trees. Goods and services that are offered in this zone generally attract clientele from surrounding communities and the adjoining residential neighborhoods, and the Montrose Shopping Park is a shopping and dining destination. The project site is already developed and the applicant's request is to renew the on-site sales, service and consumption of beer and wine at an existing full-service restaurant that is surrounded by other complementary businesses, including retail and service 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 this section of Honolulu Avenue as an Urban Collector Street. This street is fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercially zoned properties, and the applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant in conjunction with meals is not anticipated to create any negative traffic-related impacts on Honolulu Avenue and surrounding uses over and above the existing conditions.

The existing full-service restaurant, Blue Fish, has operated with the on-site sales, service and consumption of beer and wine at this location since 2004. The applicant's request 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 3006.02 where the suggested limit for on-sale alcohol establishments is eight. There are currently 32 on-sale licenses in this tract, with Blue Fish being one of the existing 32 licenses. Based on Part 1 crime statistics for census tract 3006.02 in 2020, there were 171 crimes, 2% above the city wide average of 167. Within the last calendar year, there have not been any calls for service to the Glendale Police Department for this location. The Glendale Police Department did not cite any concerns with the applicant's request to renew ted conditions of approval have been included to mitigate any potential negative impacts.

The renewal of on-site sales, service and consumption of beer and wine at the 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 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 located in the Montrose Shopping Park and is surrounded by other complementary businesses, including retail and service uses. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that Blue Fish Restaurant would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties.

There are seven public facilities located in the immediate area of the subject site: Church of Scientology Mission of the Foothills at 2254 Honolulu Avenue (across the street to the south), Fire Station No. 29 at 2465 Honolulu Avenue (0.4 miles to the west), Christian Science Church at 2406 Honolulu Avenue (0.2 miles to the west), Montrose Park at 3259 Clifton Place (0.4 miles to the southeast), John C. Fremont Elementary School at 3320 Las Palmas Avenue (0.7 miles to the south), Sparr Heights Community Center at 1613 Glencoe Way (0.7 miles to the north), and Bethany Church at 3229 North Verdugo Road (0.7 miles to the south). While these facilities and uses are within close proximity, the applicant's request will not impede their operation or conflict with such land uses.

The applicant's request for the renewal of on-site sales, service and consumption of beer and wine 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. 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. There are three on-site parking spaces located at the rear of the property as approved by Standards Variance Case No. 10503-S. Access to the parking lot is provided by a 20-foot wide alley, which is located between Ocean View Boulevard to the west and Thompson to the east. Additional nearby public parking (308 spaces) is provided across the alley in City Parking Lot 3. Access to the public parking lot is provided by Florencita Drive on the north and the alley to the south. These City Parking Lots provide parking for the surrounding commercial uses located in the Montrose Shopping Park. The Circulation Element identifies Honolulu Avenue as an Urban Collector street and is fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with meals will not require any new city services, nor will it require any changes to the parking or traffic circulation, as it is ancillary to the primary restaurant use.

Overall, the applicant's request to allow the renewal of on-site sales, service, and consumption of beer and wine 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 renewal of on-site sales, service and consumption of beer and wine, at an existing full-service restaurant (Blue Fish) 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 beer and wine with their meals. The subject site is located in the CR (Commercial Retail) Zone and the General Plan Land Use Element designation is Regional Commercial and the North Glendale Community Plan identifies the neighborhood as the Montrose Shopping Park. The on-site sales, service and consumption of beer and wine at an existing full-service restaurant (Blue Fish) will be consistent with the various elements and objectives of the General Plan. An economic goal of these documents is to create a vibrant area that promotes diversity and economic opportunities that support a variety of businesses. The Montrose Shopping Park emphasizes pedestrian amenities and traffic calming features such as public parking lots, curb extensions, wide sidewalks, sidewalk dining, and seating in landscaped planter areas with shade trees. Goods and services that are offered in this zone generally attract clientele from surrounding communities and the adjoining residential neighborhoods, and the Montrose Shopping Park is a shopping and dining destination. The project site is already developed and the applicant's request is to allow the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant that is surrounded by other complementary businesses, including retail and service 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 this section of Honolulu Avenue as an Urban Collector Street and is fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercially zoned properties, and the applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant in conjunction with meals is not anticipated to create any negative traffic-related impacts on Honolulu 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.

The existing full-service restaurant with sidewalk dining, Blue Fish, has operated from this location since 2004 with the on-site sales, service and consumption of beer and wine. The applicant's request 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 3006.02 where the suggested limit for on-sale alcohol establishments is eight. There are currently 32 on-sale licenses in this tract, with Blue Fish being one of the existing 32 licenses. Based on Part 1 crime statistics for census tract 3006.02 in 2020, there were 171 crimes, 2% above the city wide average of 167. Within the last calendar year, there have not been any calls for service to the Glendale Police Department for this location. The Glendale Police Department did not cite any concerns with the applicant's request to continue the on-site sales, service and consumption of beer and wine at this location and 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 renewal of on-site sales, service and consumption of beer and wine 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 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 located in the Montrose Shopping Park and is surrounded by other complementary businesses, including retail and service uses. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that Blue Fish restaurant would have a negative impact on the surrounding area, and the proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties.

There are seven public facilities located in the immediate area of the subject site: Church of Scientology Mission of the Foothills at 2254 Honolulu Avenue (across the street to the south), Fire Station No. 29 at 2465 Honolulu Avenue (0.4 miles to the west), Christian Science Church at 2406 Honolulu Avenue (0.2 miles to the west), Montrose Park at 3259 Clifton Place (0.4 miles to the southeast), John C. Fremont Elementary School at 3320 Las Palmas Avenue (0.7 miles to the south), Sparr Heights Community Center at 1613 Glencoe Way (0.7 miles to the north), and Bethany Church at 3229 North Verdugo Road (0.7 miles to the south). While these facilities and uses are within close proximity, the applicant's request will not impede their operation or conflict with such land uses. The low-intensity nature of the on-site sales, service and consumption of beer and wine as part of a restaurant use would not negatively impact these facilities in the way other establishments like a tavern, bar, or nightclub would.

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 the renewal of on-site sales, service and consumption of beer and wine 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, Blue Fish, has been operating at this location since 2004. 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. There are three on-site parking spaces located at the rear of the property as approved by Standards Variance Case No. 10503-S. Access to the parking lot is provided by a 20-foot wide alley, which is located between Ocean View Boulevard to the west and Thompson to the east. Additional nearby public parking (308 spaces) is provided across the alley in City Parking Lot 3. Access to the public parking lot is provided by Florencita Drive on the north and the alley to the south. These City Parking Lots provide parking for the surrounding commercial uses located in the Montrose Shopping Park. The Circulation Element identifies Honolulu Avenue as an Urban Collector street and is fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for the renewal of on-site sales, service and consumption of beer and wine at an existing full-service restaurant with meals will not require any new city services, nor will it require any changes to the parking or traffic circulation, as it is ancillary to the primary restaurant use.

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.

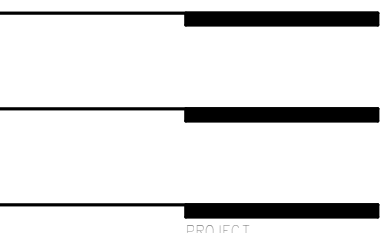
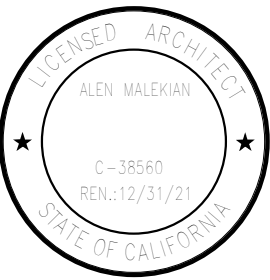
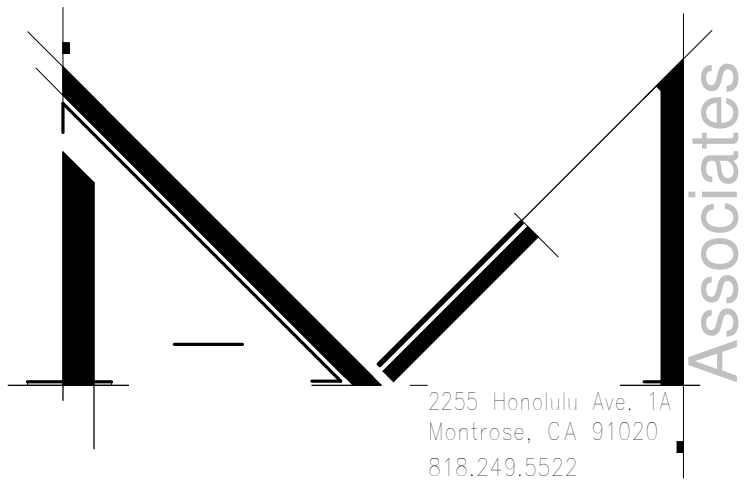
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.

5. That notwithstanding consideration in subsections 1 through 4 above, the continued operation of a full-service restaurant with the on-site sales, service and consumption of beer and wine 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

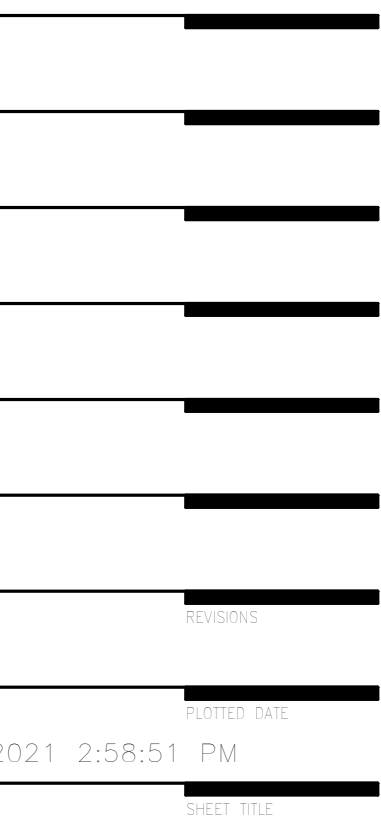
ATTACHMENT:

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



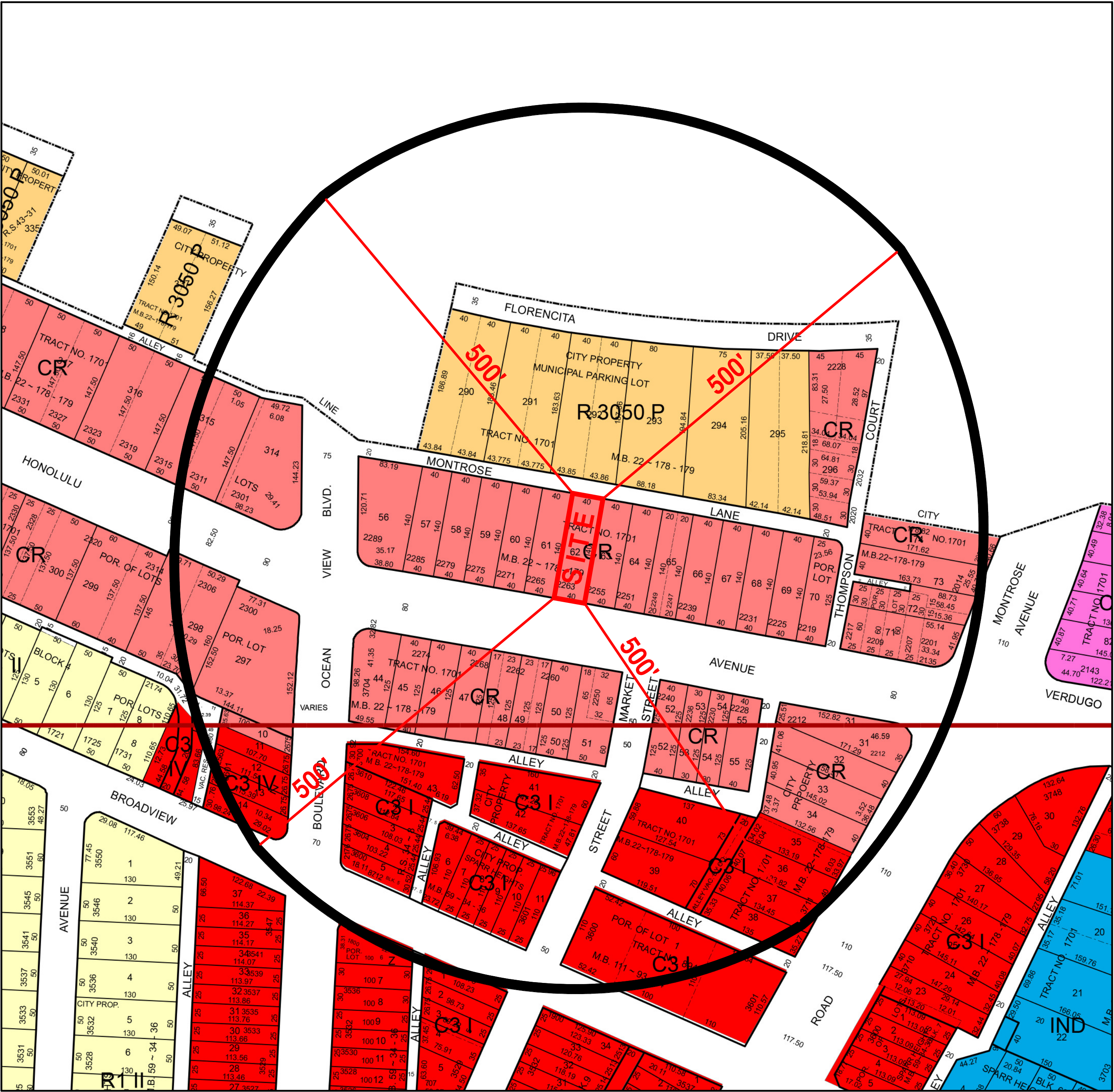
AUP

2261 HONOLULU AVE.
MONTROSE, CA. 91020



8/16/2021 2:58:51 PM

ZONING MAP
SCALE 1"=100'



NOTES:

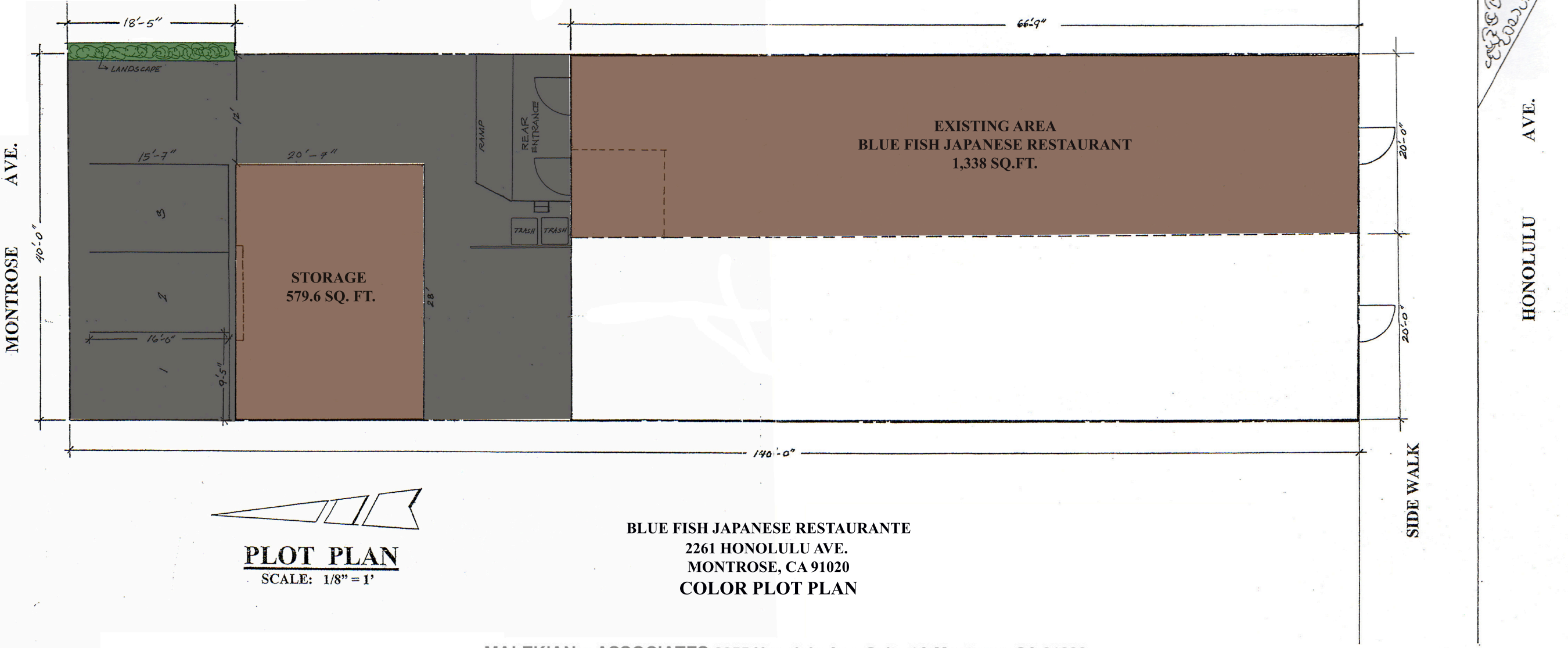
LOT AREA: 5,600 SQ. FT.

BUILDING AREA:

Existing Restaurant: 1,338 SQ. FT.

Existing Storage: 579.6 SQ.FT.

-  **HARDSCAPE**
-  **BUILDING**
-  **LANDSCAPE**

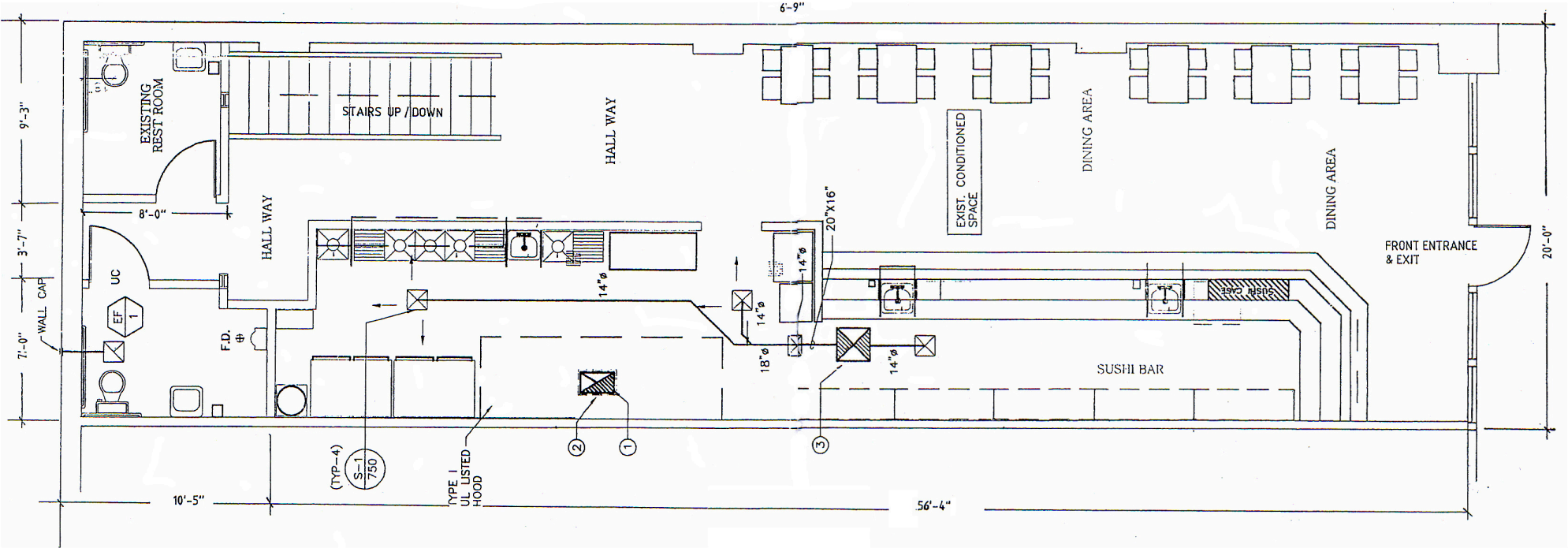


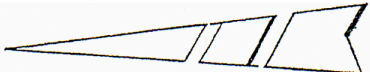
NOTES:

LOT AREA: 5,600 SQ. FT.
BUILDING AREA:
Existing Restaurant: 1,338 SQ. FT.

SHEET KEY NOTES

- ① 20" X 12" GREASE DUCT IN ONE HOUR FIRE RESISTIVE SHAFT UP TO FAN ON ROOF
- ② ONE HOUR FIRE RATED SHAFT
- ③ FULL SIZE DUCT UP TO SAF-1.




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

BLUE FISH JAPANESE RESTAURANTE
2261 HONOLULU AVE.
MONTROSE, CA 91020
FLOOR PLAN

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

Project
Address: 2261 Honolulu Ave

Project
Case No.: PAUP2116180

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: 11/03/21

Print Name: Jeff Newton

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

a. ADDITIONAL COMMENTS:

☐ 1. Applicant Ao78olen Malekian is in the process of obtaining an Administrative Use Permit to allow the on-site sales, service and consumption of beer and wine (ABC License Type 41) at an existing full-service restaurant DBA Blue Fish Japanese Restaurant located at 2261 Honolulu Avenue.

Blue Fish Japanese Restaurant is located in census tract 3006.02 which allows for 8 On-Sale establishments. There are currently 32 On-Sale licenses in this tract. Blue Fish Japanese Restaurant is one of the existing 32. Based on arrests and Part 1 crime statistics for census tract 3006.02 in 2020, there were 171 crimes, 2% above the city wide average of 167.

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

Per the ABC website, Blue Fish Japanese Restaurant has an "active" Type 41 liquor license (On-Sale Beer and Wine – Eating Place), license #448862.

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: 2261 Honolulu Ave

Project

Case No.: PAUP2116180

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: 10-28-2021

Print Name: Sarkis Hairapetian

Title: Pr.B.C.S. Dept. B&S. Tel.: X-3209