



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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glendaleca.gov

February 6, 2023

Star Cafe  
Attn: Janelle Williams  
2418 Honolulu Avenue, Unit B  
Montrose CA, 91020

**RE: 2217 HONOLULU AVENUE**  
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-000179-2022  
(Star Cafe)

Dear Ms. Williams:

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 (AUP) to continue the on-site sales, service, and consumption of alcoholic beverages (ABC License Type 47) at an existing full-service restaurant (Star Cafe) located at **2217 Honolulu Avenue**, in the "CR" - (Commercial Retail) Zone, described as Portions of Lots 71 and 72, Tract No. 1701, in the City of Glendale, County of Los Angeles.

**CODE REQUIRES**

(1) The on-site sales, service, and consumption of alcoholic beverages requires an Administrative Use Permit in the CR Zone.

**APPLICANT'S PROPOSAL**

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

**ENVIRONMENTAL DETERMINATION**

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

**REQUIRED/MANDATED FINDINGS**

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

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

The applicant's request to continue the on-site sales and consumption of alcoholic beverages (Type 47) at an existing 1,515 square-foot full-service restaurant (Star Cafe) will be consistent with the elements and objectives of the General Plan. The subject site is located within the "CR" Commercial Retail zone, and the General Plan Land Use Element designation as a Regional Center. The subject site is located within the Montrose Shopping Park, surrounded by retail stores, counter and full-service restaurants, and personal services. Full alcoholic beverages for on-site sale, service and consumption at this location is permitted within the "CR" Commercial Retail Zone of the City since it is zoned for commercial uses and will provide an option for the community and clients to purchase alcoholic beverages for on-site consumption. Retail and service uses are permitted in the "CR" Commercial Retail zone and are consistent with the Regional Centers land use designation. The Land Use Element is the most directly related to the approval of this use and the other elements of the General Plan, including the Open Space, Recreation, Housing, and Noise Elements, will not be impacted because of the applicant's request. This application does not include any added floor area or modifications to the existing tenant space, therefore, there will be no increase in the required parking for the use.

The Circulation Element identifies Honolulu Avenue as an Urban Collector, Verdugo Boulevard and Verdugo Road as a Major Arterial to the east and south, and Oceanview Boulevard as a Community Collector to the west which all serve as an additional thoroughfare to provide access to the developments along Honolulu Avenue and Montrose Avenue. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercial and residential uses and the applicant's request to allow the on-site sale, service and consumption of full alcoholic beverages is not anticipated to create any negative traffic related impacts on these streets and the 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 sale of alcoholic beverages for on-site consumption 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 in Census Tract 3006.02. There are currently 34 on-sale licenses in this tract. Based on Part 1 crime statistics for census tract 3006.02 in 2021, there were 85 crimes, 49% above the city wide average of 167. Within the last calendar year, there has been one call 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 allow the existing restaurant to continue the on-site sale, service and consumption of alcoholic beverages 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.**

It is not anticipated that the applicant's request to continue the on-site sales, service and consumption of full alcoholic beverages will be detrimental to the community or adversely conflict with the community's normal development of surrounding properties, as conditioned. The existing tenant space is surrounded by various commercial uses that features other complementary businesses, including retail and service uses. There are no public facilities (schools, churches, parks, etc.) located within the immediate area. It is not anticipated that any negative impacts to the community would occur based on the applicant's request to allow full alcoholic beverages sales for on-site consumption. The proposal and incidental sale of alcoholic beverages are not anticipated to cause any conflicts with surrounding development in the future and will not adversely impact existing facilities, property values, or developments within the surrounding area. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that the approval of a type 47 Alcoholic Beverage License for the existing full-service 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.

**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 Administrative Use Permit request for alcoholic beverage sales, service and on-site consumption will not require any new city services, nor will it require any changes to the landscaping, parking or traffic circulation. Since 1966 (past 57 years), a restaurant has operated at the site. At present, Star Café operates a full-service restaurant at the location and is currently serviced with utilities for water, electricity, sewer, and trash. On June 19, 2012, a Conditional Use Permit Case No. PCUP 1207586 was granted with conditions to allow beer and wine sales in conjunction with meals at Star Cafe and expired on June 19, 2022. For the current request, the ability to sell, serve and consume beer, wine and distilled spirits at the restaurant will remain a complementary use and is not anticipated to increase the need for public or private facilities. No changes are anticipated for the parking demand, as the request does not propose to add additional floor area to the building. The surrounding neighborhood is also developed with adequate public and private facilities and infrastructure. The Circulation Element identifies Honolulu Avenue as an urban collector, Verdugo Road and Verdugo Boulevard as a Major Arterial, and Oceanview Boulevard as a Community Collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site.

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

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

1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or 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 described 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 an existing full-service restaurant with the continued sale of alcoholic beverages for on-site sale, service, and consumption does serve a public convenience for the area because it serves local residents, businesses, and the surrounding community. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

## **CONDITIONS OF APPROVAL**

**APPROVAL** of this Administrative Use Permit shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals, and permits as required from Federal, State, Country or City authorities shall be obtained and kept current at all times.
3. That the establishment must obtain the necessary permits and licensing to allow the facility to operate as a full-service restaurant.
4. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing noise, distributing light, loud conversation, and criminal activities.
5. 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.
6. That signs shall be posted clearly specifying no sales to minors or intoxicated persons.
7. That no exterior signs advertising alcoholic beverages shall be permitted.
8. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
9. That no live entertainment is permitted without a "Live Entertainment Permit".
10. That music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
11. That 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 sale of alcohol for consumption off the premises is strictly prohibited.
13. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
14. That the restaurant shall be operated in full accord with applicable State, County, and local laws.

15. That full access to the premises shall be made available to all City of Glendale representatives (including, but not limited to, personnel from the Community Development Department, Neighborhood Services Division, Police Department, and Fire Department) upon request for the purpose of verifying compliance with all laws or verifying the 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.

### **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 Planning Commission, if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **FEBRUARY 21, 2023**.

All appeals must be filed using the City's online permitting and licensing portal: [www.GlendalePermits.org](http://www.GlendalePermits.org), 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. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or the case planner, Dennis Joe, at 818-937-8157.

### **GMC CHAPTER 30.41 PROVIDES FOR**

#### Termination

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

#### Cessation

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

### Extension

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

### **TRANSFERABILITY**

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

### **VIOLATIONS OF THESE CONDITIONS**

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

### **REVOCAION**

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

### **NOTICE – subsequent contacts with this office**

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

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Dennis Joe, at 818-548-8157 or [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov).

Sincerely,

Bradley Calvert  
Director of Community Development



Erik Krause  
Planning Hearing Officer

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