



April 30, 2023

Applicant:

Ashot Arutyunyan
7789 Via Cassano
Burbank, CA 91504

**RE: ADMINISTRATIVE USE PERMIT CASE NO. PAUP 580-2022
1120 NORTH PACIFIC AVENUE SUITE 5
(Duke Lite Smoke Shop)**

The Director of Community Development will render a final decision on or after May 10, 2023 for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the sale of alcoholic beverages for off-site consumption (ABC License Type 21) at an existing retail store (Duke Lite Smoke Shop) located in the "C1" Neighborhood Commercial Zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

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

Beverage Control.

5. That individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full-sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
6. That the business shall provide training for its personnel regarding sales to minors or intoxicated persons. Alcoholic Beverage Control staff is available and can provide this training.
7. That store display racks shall be positioned such that they are in a clear line of sight by management and staff with no restricting view.
8. That signs shall be posted clearly specifying no sales to minors or intoxicated persons.
9. That appropriate lighting for the display areas where alcoholic beverages would be sold shall be required.
10. That the display areas where alcoholic beverages would be sold would be provided appropriate lighting.
11. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming any alcoholic beverages on the property, adjacent properties or otherwise making disturbances in the area.
12. That the sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
13. That signs indicating no loitering or trespassing shall be posted.
14. That no exterior signs advertising the sales of alcoholic beverages be permitted.
15. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
16. 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.
17. That the business shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
18. That the business shall be operated in full accord with applicable State, County, and

local laws.

19. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
20. That the off-site sale of alcoholic beverages shall be incidental to the main use as a retail establishment.
21. 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.
22. 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 May 1, 2022, Business Registration Certificate (BRC) No. 3317827 was renewed for the existing retail establishment, Duke Lite Smoke Shop. The BRC will expire on April 30, 2023. According to City records, the subject retail establishment has been in operation since 2021.

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 off-site sales of alcoholic beverages at an existing retail store within an existing commercial structure and there is no added floor area proposed.

General Plan: Commercial – Neighborhood

Zone: C1 (Neighborhood Commercial)

Description of Existing Property and Uses: The project site is 20,950 square-feet in size and is located at the southeast corner of North Pacific Avenue and Palm Drive. The site is developed with a one-story, 9,645-square foot commercial strip mall with six tenant spaces and a one-story, 1,600-square foot commercial structure with one tenant space. The other tenants on site include two full-service restaurants, a retail bakery, a

massage establishment, and a bar. There are a total of 20 parking spaces available on-site at the surface level parking lot. Access to the surface level parking lot is from existing driveways located off North Pacific Avenue and Palm Drive. The subject ##### square-foot tenant space is located towards the southerly end of the 6-tenant building and faces North Pacific Avenue and has been occupied by the existing retail store since 2021.

Neighboring Zones and Uses:

Direction	Zone	Existing Land Use
North	C1 – Neighborhood Commercial, R-1250 – High Density Residential	Office, Personal Service, and Multi-family Residential Development (across Palm Drive)
South	C1 – Neighborhood Commercial, R-1250 – High Density Residential	Personal Service, Retail Store, and Multi-family Residential Development
East	C1 – Neighborhood Commercial, R-1250 – High Density Residential	Multi-family Residential Development
West	C1 – Neighborhood Commercial	Retail Store, Office (across Pacific Avenue)
Project Site	C1 – Neighborhood Commercial	Full-service Restaurants, Massage Establishment, Bar, and Retail Store

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 subject site is located within the C1 – Neighborhood Commercial Zone. The Land Use Element of the Glendale General Plan designates the subject site as Commercial – Neighborhood Center. Goods and services offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community. The sale of alcoholic beverages for off-site consumption at an existing retail establishment is appropriate in an area of the city zoned for commercial uses. The land use designation of the site, Commercial – Neighborhood Center, is intended for small neighborhood shopping centers to serve nearby residential neighborhoods. The applicant’s request is to add the sale of alcoholic beverages for off-site consumption to the existing retail store. This will be consistent with the elements of the General Plan, and in keeping with the goals of the area to promote commercial uses to serve the surrounding neighborhood. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements, will not be impacted as a result of the applicant’s request. The project site is fully developed and the application does not

include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided. The Circulation Element identifies North Pacific Avenue as a minor arterial and Palm Drive as a neighborhood collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request to operate a retail store with the sale of alcoholic beverages for off-site consumption is not anticipated to create any negative traffic-related impacts along these streets and other businesses over and above the existing conditions.

According to the Glendale Police Department, the subject property is located in Census Tract 3012.04, where the suggested limit for off-sale alcohol establishments is three. Currently, there are four off-sale establishments located in this tract and "Duke Lite Smoke Shop" will be the 5th license in this Tract. Based on arrests and Part 1 crime statistics for this Census Tract, there were 109 crimes in 2021, 35% below the citywide average of 167. Within the last calendar year, there were two calls for police service at this location, both were false alarm calls and no report was taken. The Glendale Police Department has suggested conditions of approval to ensure that there are no negative impacts to the public health, safety, general welfare, or the environment. The sale of alcoholic beverages for off-site consumption at the existing 1,350 square-foot retail store, "Duke Lite Smoke Shop", will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned, and this type of use is encouraged in this neighborhood commercial and multi-family residential area. The existing retail store will not impede normal development within the surrounding area, since the project site is already fully developed; the use should not impede any redevelopment of North Pacific Avenue, given the proposed request is for the sale of alcoholic beverages for off-site consumption at an existing retail store within an existing tenant space.

It is not anticipated that the applicant's request for alcoholic beverage sales at the existing retail store, "Duke Lite Smoke Shop," will be detrimental to the community or adversely conflict with the community's normal development. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use. The subject property is surrounded by other complementary businesses, including retail, restaurant, and service uses on-site and in the vicinity, as well as multi-family residential uses. Given the commercial nature along North Pacific Avenue, the enclosed nature of the subject tenant space, the number of existing establishments in the area that serve and sell alcohol, and the fact that the administrative use permit request is limited to off-site sales of alcoholic beverages, the applicant's request should not adversely impact the neighborhood.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. The project site is already developed, as are the associated facilities. There are a total of 20 parking spaces available on-site for the commercial tenants. Access to the open, surface-level parking area is taken from existing driveway aprons located off North Pacific Avenue and Palm Drive. The parking demand is not anticipated to intensify based on the

applicant's request to allow the sales of alcoholic beverages for off-site consumption at the existing retail store. The applicant's AUP request will not require any new city services, nor will it require any changes to the parking or traffic circulation.

Overall, the applicant's request to allow the sales of alcoholic beverages for off-site consumption at the existing retail store, "Duke Lite Smoke Shop", is supportable based on the facts surrounding this application and the findings as described below.

DRAFT FINDINGS

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

The sale of alcoholic beverages for off-site consumption within the existing retail establishment will be consistent with the various elements and objectives of the general plan. The project site is located within the Neighborhood Commercial Zone (C1). The Land Use Element of the Glendale General Plan designates the subject site as Commercial – Neighborhood Center and is intended for small neighborhood shopping centers with retail and personal service uses to serve nearby residential neighborhoods. Properties along North Pacific Avenue between Glenoaks Boulevard to the south and Glenwood Road to the north are designated with the Neighborhood Center land use and are mostly comprised of one- to two-story commercial structures occupied with such uses. The applicant's request to sell alcoholic beverages for off-site consumption at an existing retail establishment will be in keeping with the goals of the area to promote neighborhood-serving commercial uses. The sale of alcoholic beverages for off-site consumption within the existing retail establishment at this location is appropriate in an area of the city zoned for commercial uses and will provide an option for the residents of the surrounding neighborhood to purchase alcoholic beverages in the vicinity.

The Land Use Element is most directly related to the approval of this use. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements, will not be impacted as a result of the applicant's request. The project site is fully developed and has not been selected for open space or recreation. The proposal to sell alcoholic beverages for off-site consumption within an existing retail establishment is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions. This application does not include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided.

The Circulation Element identifies North Pacific Avenue as a minor arterial and Palm Drive as a neighborhood collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request to continue to operate an existing retail store with the sale of alcoholic beverages for off-site consumption is not anticipated to create any negative traffic-related impacts along North Pacific Avenue and Palm Drive and other businesses

over and above the existing conditions.

B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

The operation of the existing retail store with the sale of alcoholic beverages for off-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 3012.04. There are currently four off-sale licenses in this tract. Based on arrests and Part 1 crime statistics for census tract 3012.04 in 2021, there were 109 crimes, 35% below the city wide average of 167. Within the last calendar year, there has been two calls for service to the Glendale Police Department for this location; both calls were false alarms and no report was taken. The Glendale Police Department did not cite any concerns with the applicant's request to allow the offsite sales within the existing retail store 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 sale of alcoholic beverages for off-site consumption at the existing retail establishment, "Duke Lite Smoke Shop," will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request to operate the existing retail store with the added sale of alcoholic beverages for off-site consumption would not conflict with adjacent and surrounding land uses. In fact, this type of use is encouraged in this neighborhood-serving commercial area. The existing retail store will not impede normal development within the surrounding area, since the project site is already fully developed; the use should not impede any redevelopment of North Pacific Avenue, given the proposed administrative use permit is for the sale of alcoholic beverages for off-site consumption at an existing retail store within an existing tenant space.

It is not anticipated that the sale of alcoholic beverages for off-site consumption at the existing retail establishment, "Duke Lite Smoke Shop," will be detrimental to the community or adversely conflict with the community's normal development. The applicant's request to allow the sale of alcoholic beverages for off-site consumption at the existing retail establishment is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use.

The subject property is surrounded by other complementary businesses, including retail, restaurant, and service uses, as well as residential uses in the vicinity. Multi-family residential uses are located adjacent to the subject retail store. However, given the that the administrative use permit request is limited to off-site sales of alcoholic beverages, the applicant's request should not adversely impact the neighborhood. There are three schools, two churches, and five daycare centers

located within the immediate area of the subject site: Herbert Hoover High School at 651 Glenwood Road (0.5 miles to the northwest), Eleanor J. Toll Middle School at 700 Glenwood Road (0.5 miles to northwest), Mark Keppel Visual and Performing Arts Magnet at 730 Glenwood Road (0.5 miles to the northwest), First German United Methodist Church at 556 West Glenoaks Boulevard (0.3 miles to the southwest), The Church of Jesus Christ of Latter-day Saints at 1101 North Central Avenue (0.5 miles to the east), Angels Planet Family Child Care at 550 Palm Drive (0.2 miles to the west), Bonnie Academy at 534 West Glenoaks Boulevard (0.3 miles to the southwest), Goldfish Child Care at 410 West Stocker Street (0.3 miles to the northeast), Grandview House Preschool at 1212 North Pacific Avenue (0.2 miles to the north), and Taline Christian Preschool at 632 West Stocker Street (0.4 miles to the northwest). There are no known hospitals within the immediate area of the existing retail store. While residential uses are located nearby, the project is conditioned to ensure the operation will be in compliance with all applicable federal, state, and local laws. The applicant's request to allow the sale of alcoholic beverages for off-site consumption at the existing retail establishment is not anticipated to adversely impact other neighboring uses in this area.

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.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the use. The project site is already developed as are the associated facilities. There are a total of 20 parking spaces available on-site. Access to the surface-level parking area is taken from existing driveways located off North Pacific Avenue and Palm Demand. The parking demand is not anticipated to intensify based on the applicant's request to allow the sales of alcoholic beverages for off-site consumption at the existing retail store. The Circulation Element identifies North Pacific Avenue as a minor arterial and Palm Drive as a neighborhood collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's AUP request will not require any new city services, nor will it require any changes to the parking or traffic circulation.

REQUIRED FINDINGS OF FACT FOR AN AUP 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, such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration based on the comments submitted by the City of Glendale Police Department, and noted in Finding B above.

2. That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 20 percent of the city average for Part 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 operation of a retail store with the sale of alcoholic beverages for off-site 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.

For more information or to submit comments, please contact the case planner, Deborah Hong, at 818-937-8159 or DHong@glendaleca.gov.

ATTACHMENT:

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

ZONING MAP

LEGEND ZONE NOT IN MAP RADIUS

ZONE DISTRICT BOUNDARY

- ROS - RESIDENTIAL OPEN SPACE
- R1R - RESTRICTED RESIDENTIAL
- R1 - LOW DENSITY RESIDENTIAL
- R3050 - DENSITY RESIDENTIAL
- R2250 - MEDIUM DENSITY RESIDENTIAL
- R2250 P - MEDIUM DENS. RES. PARKING OVERLAY
- R 1650 - MEDIUM HIGH DENSITY RES.
- R 1650 P - MEDIUM HIGH DENSITY RES. PARKING OVERLAY
- R 1250 - HIGH DENSITY RESIDENTIAL
- C1 - NEIGHBORHOOD COMMERCIAL
- C2 - COMMUNITY COMMERCIAL
- C3 - COMMERCIAL SERVICE
- CH - COMMERCIAL HILLSIDE
- CA - COMMERCIAL AUTO
- CR - COMMERCIAL RETAIL
- CPD - COMMERCIAL PLANNED DEVELOPMENT
- CD - COMMERCIAL EQUESTRIAN
- SFMU - COMMERCIAL/RESIDENTIAL MIXED USE
- IMU - INDUSTRIAL/COMML. MIXED USE
- IMU R - INDUSTRIAL COMML.-RESIDENTIAL MIXED USE
- IND - INDUSTRIAL
- T - TRANSPORTATION
- SR - SPECIAL RECREATION
- CEM - CEMETERY

DOWNTOWN SPECIFIC PLAN

- DSP/AE - ART & ENTERTAINMENT
- DSP/AT - ALEX THEATER
- DSP/BC - BROADWAY CENTER
- DSP/CC - CIVIC CENTER
- DSP/EB - EAST BROADWAY
- DSP/GAL - GALLERIA
- DSP/GAT - GATEWAY
- DSP/M - MARYLAND
- DSP/MO - MID ORANGE
- DSP/OC - ORANGE CENTRAL
- DSP/TC - TOWN CENTER
- DSP/TD - TRANSITIONAL

OVERLAY ZONES

- H HORSE
- HD HISTORIC DISTRICT
- PARKING
- PRD PLANNED RESIDENTIAL DEVELOPMENT
- PPD PRECISE PLAN OF DESIGN
- PS PARKING STRUCTURE

FAR DISTRICTS (ROS, R1R & R1 ONLY)

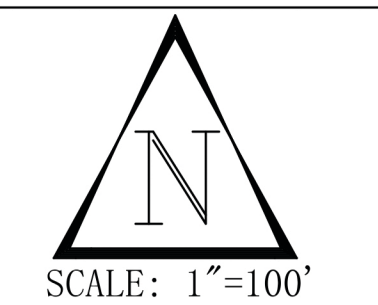
- I
- II
- III

HEIGHT DISTRICTS (C2 & C3 ONLY)

- I
- II
- III
- IV

SITE LOCATION:
1120 N PACIFIC AVE #5
GLENDALE, CA 91202

APN: 5636-003-040



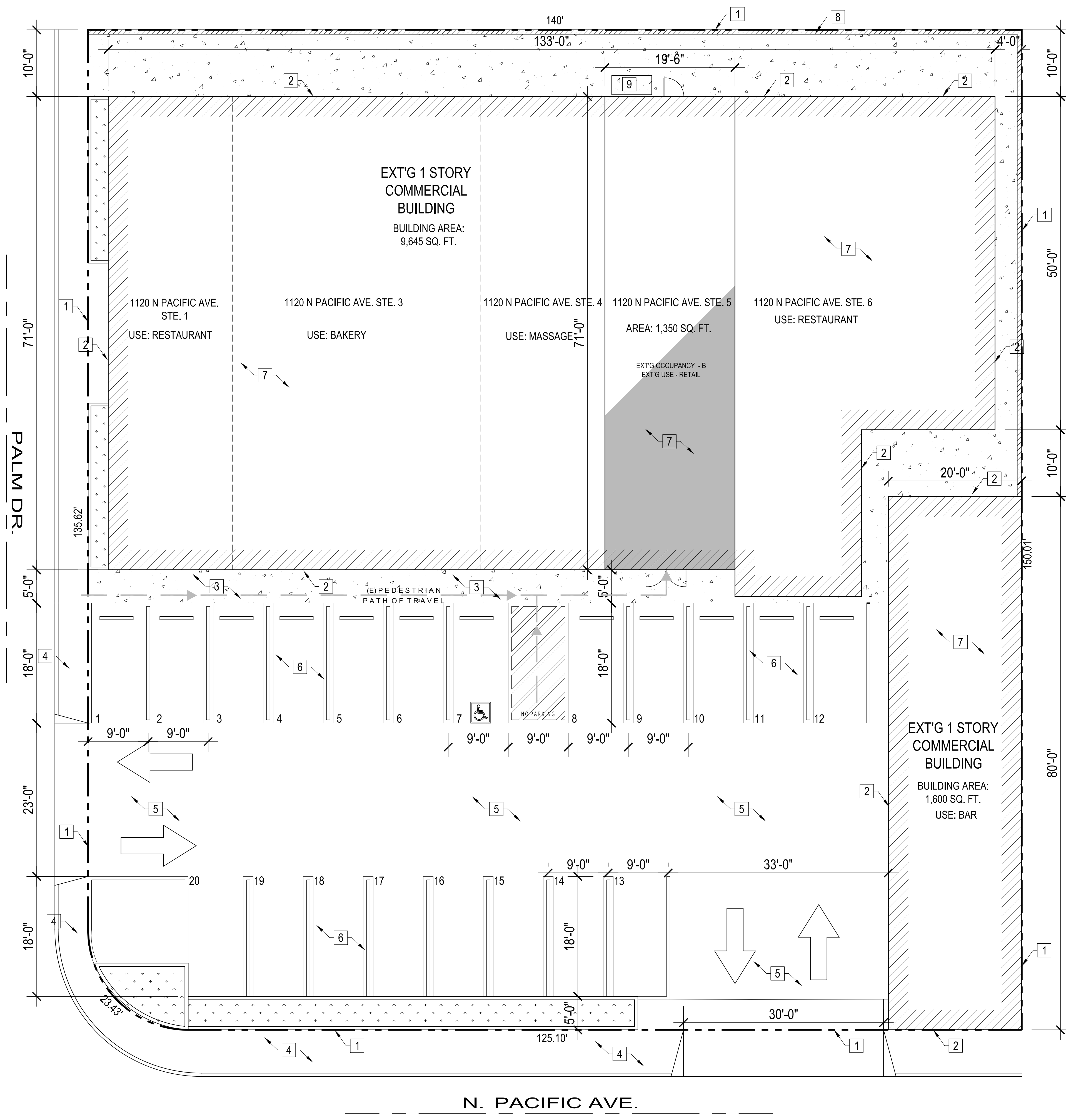
SCALE: 1"=100'

SUBJECT PROPERTY

DATE: Nov 17, 2022



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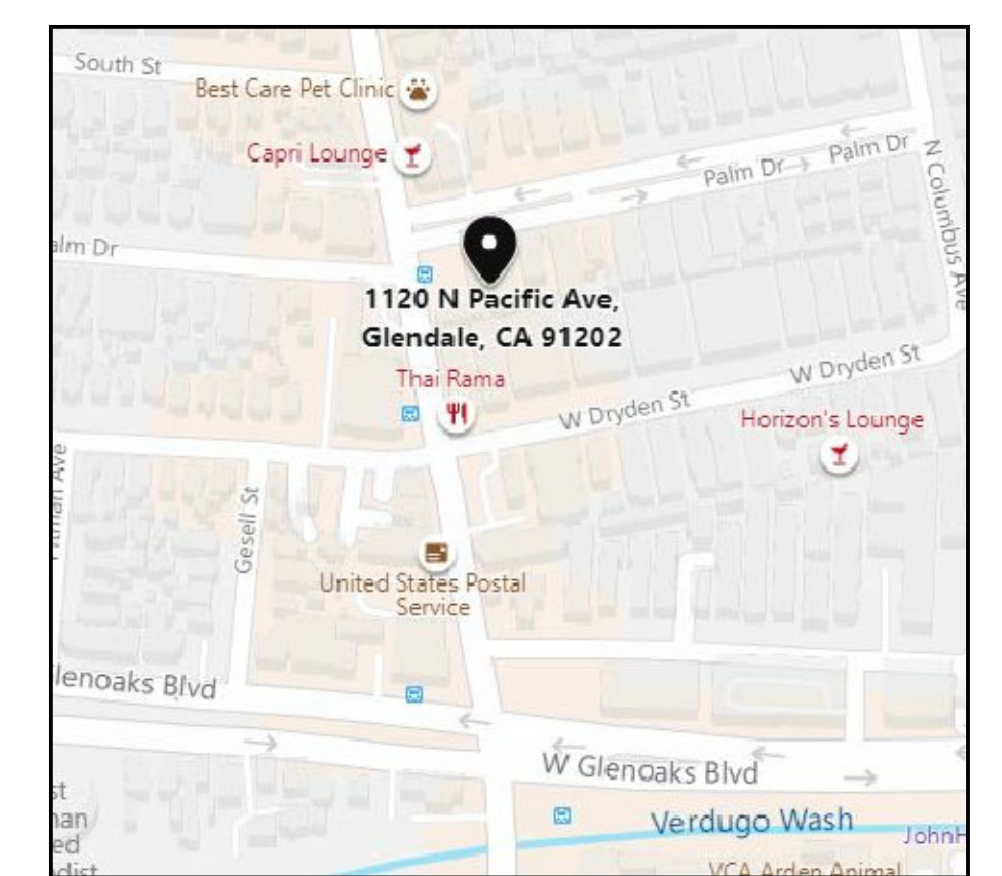


EXT'G RETAIL SPACE 1120 N PACIFIC AVE #5 GLENDALE, CA 91202

PROJECT INFORMATION

<p>PROJECT LOCATION 1120 N PACIFIC AVE #5 GLENDALE, CA 91202</p> <p>TENANT 1120 N PACIFIC AVE #5 GLENDALE, CA 91202</p>	<p>PROJECT DESIGNER DESIGNNRK 213 N. ORANGE ST. UNIT: E GLENDALE, CA 91203 OFFICE : 818.823.7286 FAX : 888.424.8125 INFO@DESIGNNRK.COM</p>
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SITE MAP



PROJECT FLOOR PLAN AREA & DATA

LOT SIZE :	20,950± SQ. FT.
AREA OF EXT'G BUILDING:	9,645 SQ. FT.
AREA OF UNIT:	1,350 SQ. FT.
EXT'G USE / OCCUPANCY :	RETAIL
EXT'G OCCUPANCY LOAD	14

LEGAL DESCRIPTION :
*TR=726*LOTS 63, 64 AND (EX OF STS)
LOT 65

ZONING :	C1
ASSESSOR'S PARCEL NO. :	5636-003-040
CONSTRUCTION TYPE :	VB
YEAR BUILT :	1975
NUMBER OF STORIES :	1
FIRE SPRINKLERS	NO
FIRE ZONE	NO

PROJECT SHALL COMPLY W/ THE 2019 CBC, CMC, CEC, CPC, GFD & CALIFORNIA ENERGY CODE AS WELL AS THE 2020 GLENDALE BUILDING & SAFETY CODE. CBC SECTION 106.1.1

SHEET INDEX

ARCHITECTURAL SHEETS:

A1.1	COVER SHEET & SITE PLAN
A1.2	COLORED SITE PLAN
A2.1	EXT'G AND PROPOSED FLOOR PLANS, RCP

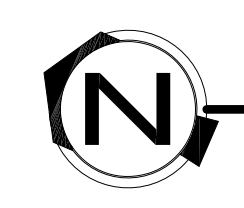
SITE PLAN KEYED NOTES

1. PROPERTY LINE
2. EXT'G BUILDING LINE
3. ACCESSIBLE PATH OF TRAVEL
4. SIDEWALK
5. EXT'G DRIVEWAY TO REMAIN
6. EXT'G PARKING LAYOUT
7. EXT'G TORCH DOWN ROOF TO REMAIN
8. EXT'G BLOCK WALL TO REMAIN
9. LOCATION OF TRASH BIN
10. LOCATION OF AC UNIT
11. EXT'G STAIRCASE TO REMAIN
12. DOWNSPOUTS FOR ROOF DRAINAGE

SITE PLAN LEGEND

- | | |
|--|--------------------------------------|
| | EXT'G 1-STORY BUILDING |
| | PROJECT UNIT (1120 N PACIFIC STE: 5) |
| | PATH OF TRAVEL |

N. PACIFIC AVE.



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

REVISIONS:

213 n. orange st. ste: e
glendale, ca 91203
818.823.7286 o.
888-424.8125 f.
www.designnrk.com
info@designnrk.com

designNRK

residential +
commercial
design

COVER SHEET & SITE PLAN

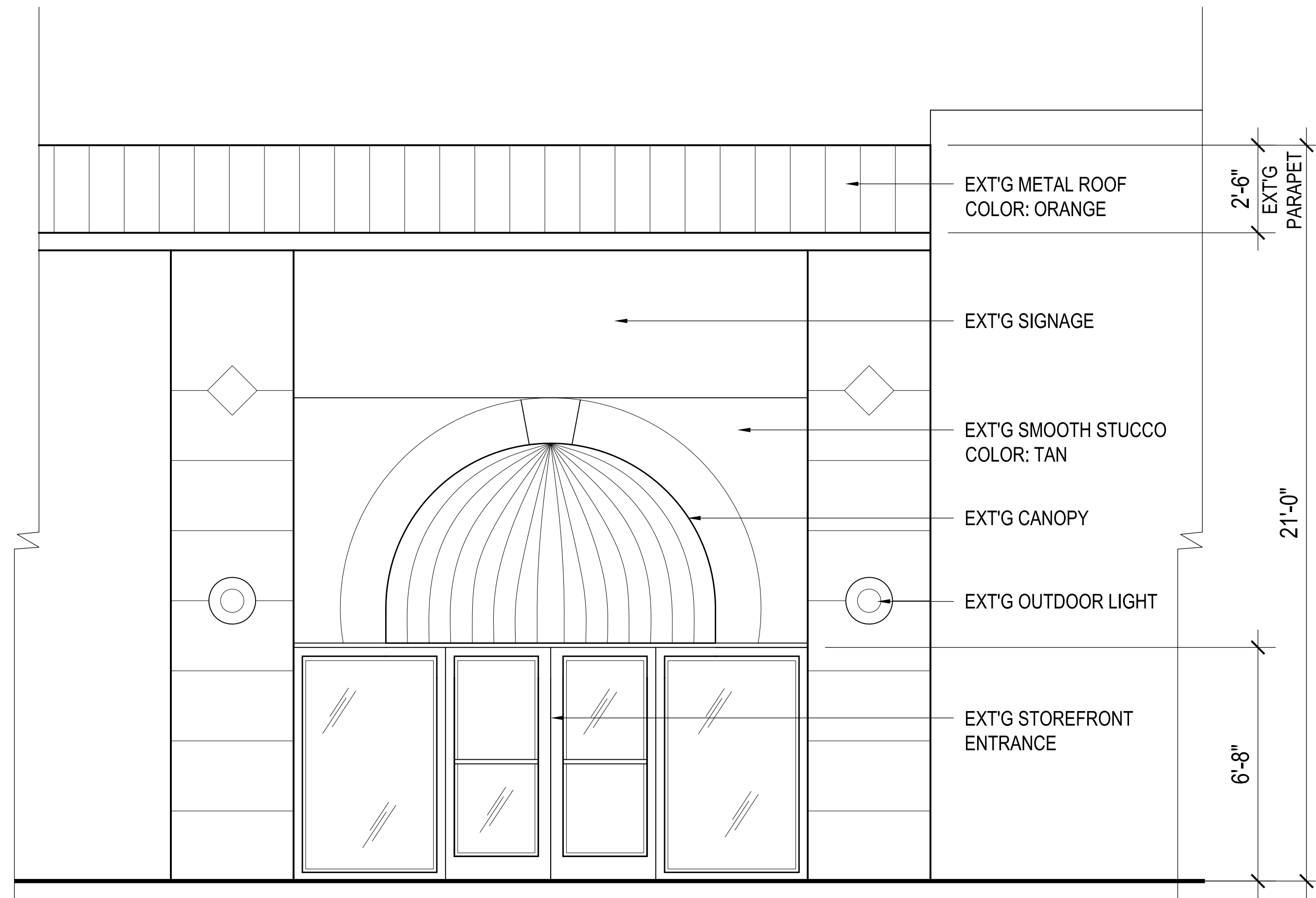
DUKE LITE SMOKE SHOP

1120 N. PACIFIC AVE. UNIT 5 GLENDALE, CA. 91202

DATE:	12/2020
DRAWN BY:	NRK
JOB NO.:	20109

SHEET NO.
A1.1

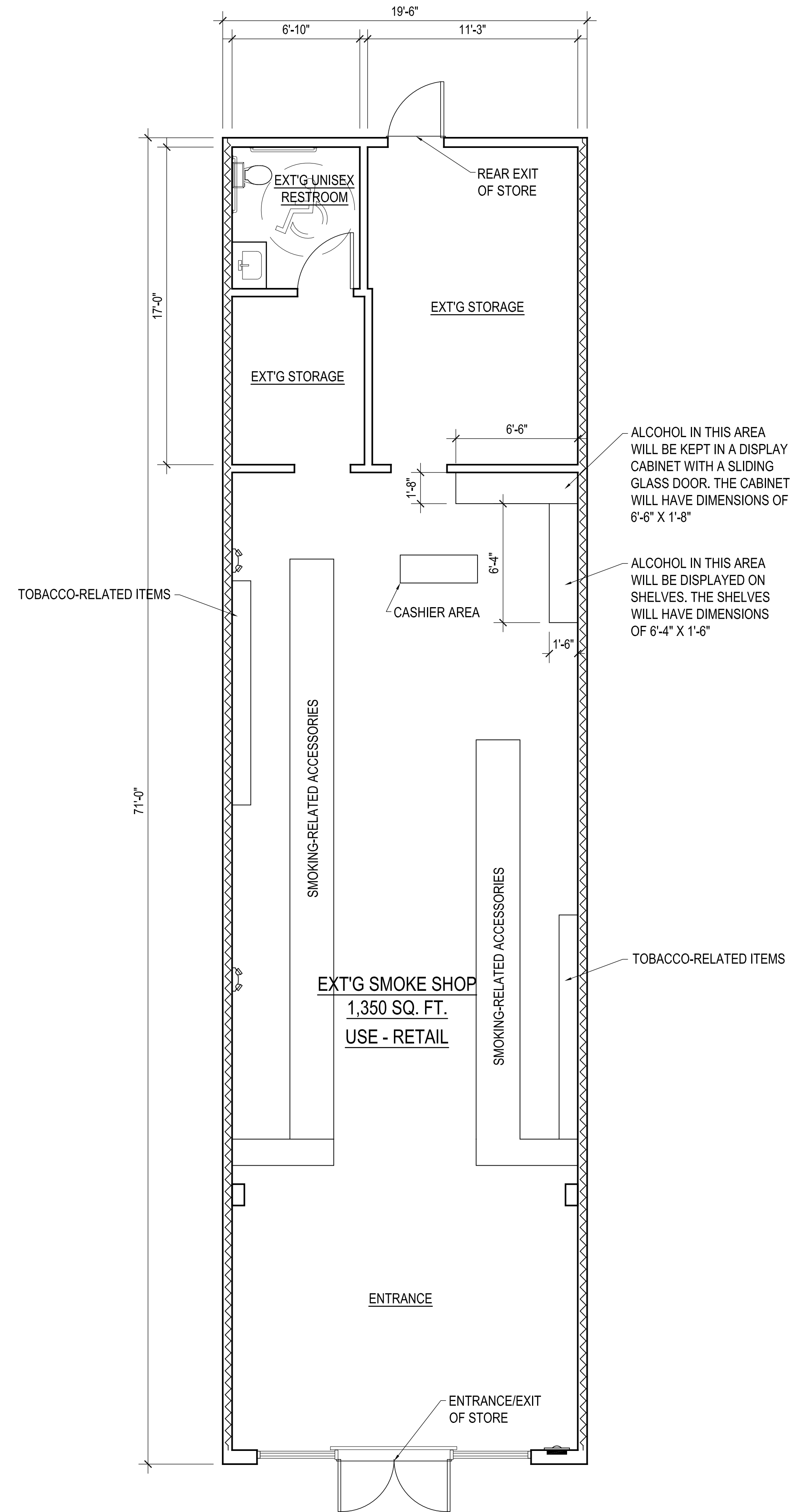
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EXT'G FRONT ELEVATION

NO CHANGE

SCALE : 3/8" = 1'-0"



EXT'G FLOOR PLAN

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

REVISIONS:	
5-26-21	

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EXT'G FLOOR PLAN / FRONT ELEVATION

DUKE LITE SMOKE SHOP

1120 N. PACIFIC AVE. UNIT 5 GLENDALE, CA. 91202

DATE:	12/2020
DRAWN BY:	NRK
JOB NO.	20109

SHEET NO.

A2.1

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

Project
Address: 1120 N Pacific Avenue #5

Project
Case No.: PAUP- 000580-2022

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: February 22, 2023

Print Name: Sean Riley

Title: Police Lieutenant **Dept.:** Police **Tel.:** 818-548-3120

a. ADDITIONAL COMMENTS:

- 1. Ashot Arutyunyan is in the process of obtaining an Administrative Use Permit to allow sales of alcoholic beverages for off-site consumption (Type 21 ABC License) at an existing retail tobacco store located in a Commercial Zone at 1120 N. Pacific Avenue Unit #5 DBA Duke Lite Smoke Shop. No on-site consumption of alcohol is proposed.

Duke Lite Smoke Shop is located in census tract 3012.04 which allows for 3 Off-Sale establishments. There are currently 4 Off-Sale licenses in this tract. Duke Lite Smoke Shop will bring the total to 5. Based on arrests and Part 1 crime statistics for census tract 3012.04 in 2021, there were 109 crimes, 35% below the city wide average of 167.

Within the past calendar year there were 2 calls for police service at the location:

10/22/22 – 459 Ringer (No DR)
04/03/22 – 459 Ringer (No DR)

Per the ABC website, there is no “active” or “pending” ABC license for this location.

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. The sale of alcoholic beverages should be restricted to avoid late night sales.
2. Sales of alcoholic beverages shall be permitted only between the hours of _____ and _____ each day of the week (hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered).
3. Individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
4. The store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
5. Store display racks should be positioned such that they are in a clear line of sight by management and staff with no restricting view.
6. Signs should be posted clearly specifying no sales to minors or intoxicated persons.
7. Appropriately lighting for the display areas where alcoholic beverages would be sold should be required.
8. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
9. The sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
10. Signs indicating no loitering or trespassing should be posted.
11. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: _____

_____ The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

_____ The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below.

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

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: _____ Property Address: _____

Name/Signature _____ Date: _____

Title: _____ Dept. _____ Tel. (Ext.): _____

POINT PERSON – DEPARTMENTS/DIVISION

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

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:

Building and Safety – SARKIS HAIRAPETIAN

Neighborhood Services – JESSICA SADA and RAMON MARDIANS

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

Economic Development – MARK BERRY

Housing – PETER ZOVAK and MIKE FORTNEY

Urban Design & Mobility – FRED ZOHREVAND (For VMT Analysis)

COMMUNITY SERVICES AND PARKS – TEREZA ALEKSANIAN

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – SITA DEMIRJIAN and FOSTER MCLEAN

GLENDALE WATER AND POWER:

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

Electric – CATHERINE BABAKHANLOU and SEDA BOGHOSIAN and FAUSTINO GARCIA (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. JEFF NEWTON and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – ARMEN AVAZIAN, SARKIS OGANESYAN, MAURICE OILLATAGUERRE, and RUEL VILLALUNA

Traffic – PASTOR CASANOVA and MARK BUENO

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – LOREN KLICK, CARLOS LINARES, and ORLANDO URQUIDEZ

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

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

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

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

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