



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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October 27, 2023

Cheryl Vargas
2225 Campus Drive
El Segundo, CA 90245

**RE: 120 WEST COLORADO STREET
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-000839-2023
(Vagabond Inn)**

Dear Ms. Vargas:

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, allow the on-site sales, service, and consumption of alcoholic beverages (ABC License Type 70) at an existing hotel/motel (Vagabond Inn) located in the "DSP/TD" (Downtown Specific Plan/Transitional District) Zone, located at **120 West Colorado Street**, described as Lot 32 and a Portion of Lot 21, Grider and Hamilton's Lomita Park Tract, (APN: 5641-001-033), in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) The sale of alcoholic beverages requires an Administrative Use Permit in the DSP/TD Zone (Section 3.3 of the DSP, Table 3-A-3).

APPLICANT'S PROPOSAL

- (1) To allow the on-site sales, service, and consumption of alcoholic beverages for on-site consumption at an existing hotel/motel.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to Section 15301(e) of the State CEQA Guidelines because the discretionary permit request is to allow the on-site sales, service, and consumption of alcoholic beverages at an existing hotel/motel restaurant and there is no additional 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 existing use will be consistent with the various elements and objectives of the general plan.

The on-site sales, service and consumption of beer and wine, at an existing hotel/motel (Vagabond Inn) is appropriate in an area of the city zoned for commercial uses and will continue to provide overnight accommodations to the public with complimentary wine and the sale of beer and wine secondary to this primary use. The subject site is located in the DSP/TD (Downtown Specific Plan/Transitional District) Zone and the General Plan Land Use Element designation is Downtown Specific Plan, Transitional District. The approval of on-site sales, services, and consumption of alcoholic beverages at the existing hotel/motel (Vagabond Inn) is appropriate in this area of the city zoned for a variety of mixed uses including commercial, retail, services, and residential and will be consistent with the various elements and objectives of the Downtown Specific Plan. The Colorado Transitional District is a mixed-use district that forms the southern edge of the Downtown area and provides a transition from the downtown to surrounding neighborhoods and the South Brand "Boulevard of Cars." The Vagabond Inn is a hotel/motel space that is within walking distance to the regional shopping centers, The Americana at Brand and Glendale Galleria, as well as several restaurants, venues, and shops in the Downtown area. This specific area is a shopping, dining, and entertainment destination and Vagabond Inn offers overnight accommodations for guests visiting the area that are within comfortable walking distances to these attractions. More hotel accommodations encourage guests to stay within the Downtown area and walk to the nearby amenities. The project site is already developed, and the applicant's request is to offer complimentary wine at a daily "Manager's Reception" and sell alcoholic beverages in the lobby gift shop to hotel guests and their invitees only. The on-site sales, service, and consumption of alcoholic beverages will not be available to individuals that are not a hotel guest, or an invitee of a hotel guest. The site is surrounded by other complementary businesses, including retail and service uses, hotel/motels, and restaurants. The other elements of the Downtown Specific Plan, including Urban Design, Open Space, and Mobility 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 building; therefore, there will be no increase in required parking for the use.

The Circulation Element identifies West Colorado Street as a Major Arterial Street, and West Elk Avenue as a Minor Arterial Street. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by mostly commercially zoned properties, and the applicant's request for the on-site sales, service and consumption of beer and wine at an existing hotel/motel with no separate bar for consumption or sales is not anticipated to create any negative traffic-related impacts on West Colorado Street or West Elk Avenue 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 existing property, Vagabond Inn, has operated as a 52-room hotel/motel at this location since 1971. The applicant's request for the on-site sales, service and consumption of alcoholic beverages 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 3023.02 where the suggested limit for on-sale alcohol establishments is five. There are currently 2 on-sale licenses in this tract, with Vagabond Inn bringing the total to three. Based on Part 1 crime statistics for Census Tract 3032.02, there were 278 crimes in 2021, 66% above the city wide average of 167. Within the last calendar year, there have been 17 calls for service to the Glendale Police Department for this location for suspicious person, hang ups, and trespassing. The Glendale Police Department did not cite any concerns with the applicant's request and 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 application for on-site sales, service and consumption of beer and wine at the existing hotel/motel 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 hotel/motel. The subject property is located in the DSP/TD Zone and is surrounded by other complementary businesses, including retail and service uses, hotels/motels, and restaurants. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that Vagabond Inn 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 fifteen public facilities located in the immediate area of the subject site: Glendale Presbyterian Church at 125 South Louise Street (0.4 miles to the north); Glendale Central Library at 222 West Harvard Street (0.3 miles to the north); Glendale Central Park Recreation Center at 201 East Colorado Street (0.2 miles to the east); United Community Church at 333 West Colorado Street (0.3 miles to the west); Holy Family Catholic Church at 209 East Lomita Avenue (0.3 miles to the south); Glendale Filipino Seventh Day Adventist Church at 310 East Chestnut Street (0.4 miles to the south); Armenian Church of Nazarene at 411 East Acacia Avenue (0.9 miles to the south); Theodore Roosevelt Middle School at 222 East Acacia Avenue (0.9 miles to the south); St. Mary's Armenian Apostolic at 500 South Central Avenue (0.4 miles to the north); Fire Station 21 at 421 Oak Street (0.4 miles to the west); Kingdom Hall of

Jehovah's Witnesses at 509 South Columbus Avenue (0.5 miles to the south); Glendale Gospel Chapel at 425 West Windsor Road (0.7 miles to the south); Glendale Foursquare Church 360 West Windsor Road (0.7 miles to the south); First United Methodist Church at 134 North Kenwood Street (0.7 miles to the north); and the Glendale Police Station at 131 North Isabel Street (0.7 miles to the north). 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 alcoholic beverages as part of a hotel/motel 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 on-site sales, service and consumption of alcoholic beverages at an existing hotel/motel 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 39 on-site parking spaces located along the west side of the lot. Access to the parking lot is taken from West Colorado Street to the north and West Elk Avenue to the south. The Circulation Element identifies West Colorado Street as a Major Arterial Street, and West Elk Avenue as a Minor Arterial Street and are both fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for the on-site sales, service and consumption of alcoholic beverages at an existing hotel/motel for guests 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 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.

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 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 hotel/motel shall be allowed to bring into the establishment any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment.
6. That the sale of alcoholic beverages 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 hotel/motel shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
13. That the hotel/motel shall be operated in full accord with applicable State, County, and local laws.
14. That a Business Registration Certificate will be obtained from the city.
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.

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 **NOVEMBER 13, 2023**.

All appeals must be filed using the City's online permitting and licensing portal: www.GlendalePermits.org, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 5:00 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, Vista Ezzati, at 818-937-8180.

GMC CHAPTER 30.41 PROVIDES FOR

Termination

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

Cessation

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

Extension

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS

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

exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCACTION

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

NOTICE – subsequent contacts with this office

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

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Vista Ezzati, at 818-937-8180 or vezzati@glendaleca.gov.

Sincerely,
Bradley Calvert
Director of Community Development


Erik Krause
Planning Hearing Officer

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility (F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold);_City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); and case planner – Vista Ezzati.