



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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**November 21, 2023**

Adnan Ayoub and Fairuz Ennabe-Ayoub  
2514 Reata Place  
Diamond Bar, Ca 91765

**RE: 825 NORTH CENTRAL AVENUE  
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001156-2023**

The Director of Community Development will render a final decision on or after **DECEMBER 6, 2023**, for the following project:

**Project proposal:** Application for an Administrative Use Permit (AUP) to allow the continued sales of beer and wine at an existing 1,850 square foot Shell Gas Station mini market for off-site consumption (Type 20).

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

**DRAFT 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 permits shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
4. That any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.

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 Alcoholic Beverage Control (ABC) license.
6. 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.
7. That the hours of off-site alcohol sales shall be limited to 6:00 a.m. to 12:00 a.m. each day of the week.
8. That the service of alcohol shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
9. That no exterior signs advertising the sales/service of alcoholic beverages shall be permitted, banners shall be prohibited, and all signs displayed shall conform to the requirements of the Glendale Municipal Code.
10. That if there are any graffiti on the property, it shall be removed in a timely manner.
11. That all delivery operations shall not disturb occupants of adjacent properties.
12. That signs shall be posted specifying that there are no alcoholic beverage sales to minors or intoxicated persons.
13. That the sale of alcoholic beverages for consumption on the premises is strictly prohibited.
14. That all of the conditions listed in the Police Department Interdepartmental Communication dated October 20, 2023 shall be complied with.
15. That the gas station, mini-market, and self-service car wash shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
16. That access to the premises shall be made available to all City of Glendale's authorized staff (i.e. Community Development Department, Police Department, and Fire Department) for the purpose of verifying compliance with all laws and conditions of this approval.

## **PROJECT BACKGROUND**

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

In 1968, a building permit was issued to develop the site with a gas station.

In 1976, a Certificate of Use and Occupancy was issued for a service station.

In 1996, a Conditional Use Permit (9487-CU) was approved to allow the sale of beer and wine on the same lot with an automobile service station.

In 1999, a Conditional Use Permit (9856-CU) was approved to allow the continued sale of beer and wine on the same lot with an automobile service station.

In 2001, a Conditional Use Permit (10272-CU) was approved to allow the continued sale of beer and wine on the same lot with an automobile service station.

In 2002, a Conditional Use Permit (10430-CU) was approval to continue the sales of beer and wine at an existing gas station mini market.

In 2003, a Variance (10429 U & S) was approved to allow a car wash be located in C2 II (Community Commercial) Zone and to allow an existing planter with less than 5 feet width and an existing driveway less than 5 feet to the corner curve radius.

In 2013, a Conditional Use Permit (PCUP-1236349) was approved to continue the sales of beer and wine at an existing gas station mini market (Chevron Gas Station) for off-site use. The authorization for this approval expired in 2013 and therefore, a new application was required to be filed after 10 years.

**Related Concurrent Permit Application(s):** None on file.

**Environmental Recommendation:**

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to State CEQA Guidelines Section 15301 because the discretionary permit request is to allow for on-site consumption of beer and wine at a proposed full-service restaurant and there is no added floor area proposed.

**General Plan:**

Commercial Services

**Zone:**

C2II – Community Commercial

**Description of existing property and uses:**

The project site was developed in 1969 with a gas station (Shell) and a 1,850 square foot mini market and a car wash located on the west side of 825 N. Central Avenue. The site has 16 on-site parking spaces serving the gas station and the car wash and can be accessed from Central and Arden Avenues. A 20-foot alley is located at the west of the property.

**Neighboring zones and uses:**

	Zoning	Existing Uses
<b>North</b>	C2 II	Commercial – A gas station (76) and 7-11 store
<b>South</b>	C2 II	Commercial – Office Uses
<b>East</b>	DSP/GAT	Commercial – Embassy Suites Hotel and a vacant restaurant
<b>West</b>	CPD and R-1250	Commercial – Office Building
<b>Project Site</b>	C2 II	Existing gas station (Shell)

**COMMENTS FROM OTHER CITY DEPARTMENTS:** No major concerns were received from the various City divisions/departments for the continued sale of beer and wine. Conditions were received from the Police Department to ensure that any potential negative impacts will be appropriately mitigated.

**PROJECT ANALYSIS**

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the continued on-site sales of beer and wine (Type 20) at an existing gas station. The subject site is located in the C2 II Community Commercial Zone and the General Plan Land Use Element designation is Commercial Services. The on-site sales of beer and wine within an existing gas station has been an auxiliary use to the existing gas station mini market since 1996 though conditional use permit approvals.

The on-site sales beer and wine at an existing gas station and mini market will be consistent with the elements and objectives of the General Plan. The land use designation of the site is Commercial Services. The project site has been developed since 1969 and the applicant’s request is to allow the continued on-site sales of beer and wine at an existing gas station. The first Conditional Use Permit was issued in 1996 to allow the sale of beer and wine. Since then, other conditional use permits have been continually approved.

The project site is surrounded by other businesses, including retail and service type uses. Embassy Suites by Hilton Hotel is across the subject property at the northeast corner of Central Avenue and Burchett Street. Multi-family residential neighborhood is on north and south of Burchett Street, but do not directly abut the project site. Incarnation Elementary School and Church is within the immediate area of the subject property on Glenoaks Boulevard between Central Avenue and Brand Boulevard (0.2 miles). The Central Avenue Church is located at the southwest corner of Central Avenue and Burchett Street (0.08 miles). The Church of Jesus Christ of Latter-day Saints is located at the northwest corner of Central Avenue and Dryden Street (0.4 miles). The Armenian Apostolic Church of Glendale (Western Diocese of the Armenian Church of North America) is located at the northwest corner of Central and Fairview Avenue (0.2 miles). Salem Lutheran Church and School is located at the northwest corner of Brand Blvd and Dryden (0.5 miles). While these facilities and uses are within close proximity, given their orientation in relation to the subject property and the nature

of sales only of beer and wine, it is not anticipated that the applicant's request will impede their existing operations.

The Land Use Element is the most directly related to the approval of this use. All other elements of the General Plan, including Open Space, Recreation, Housing, Circulation 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 number of parking spaces. The applicant's request to allow the continued sale of beer and wine at a mini market is not anticipated to create any negative traffic-related impacts on Central or Arden Avenues. The proposal to continue the sale of beer and wine as an ancillary use will not impact the existing parking.

The on-site sales beer and wine at the existing gas station will not be detrimental to the safety and public welfare of the neighborhood in general. According to the Glendale Police Department, the subject property is located in Census Tract 3018.01 which allows for three off-sale establishments. Currently, there are 5 off sale licenses in this tract. Based on Part 1 crime statistics for this Census Tract, there were 180 crimes in 2021, 8 percent above the citywide average of 167. Within the last calendar year, there were 6 calls for police service at the location. However, out of the six calls, only one call was for "public intoxication" (Under California Penal Code Section 647(f) PC. Currently, Shell has an "active" Type 20 liquor license (off-Sale Beer and Wine) liquor license, 2000 C Store, license #317849 per ABC website as noted by the Glendale Police Department.

Overall, the applicant's request to allow the continued on-site sales of beer and wine at the existing gas station, is supportable based on the facts surrounding this application and the findings.

## **DRAFT FINDINGS**

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

The continued sale of beer and wine at an existing gas station (Type 20) is consistent with the elements and objectives of the General Plan. The subject site is located within the "C2 II" Community Commercial Zone, and the General Plan Land Use Element designation as a Commercial Service.

The subject site is located within a commercial area, surrounded by other commercial uses. 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 North Central Avenue as a Major Arterial and Arden Avenue as an Urban Collector. Both Central and Arden Avenues can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercial uses and the applicant's request to allow the on-site sale of beer and wine 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 beer and wine will not be detrimental to the health, safety, and public welfare of the neighborhood in general. The existing gas station mini market has been selling beer and wine since 1996 with the approval of a conditional use permit (9487-CU). Other Conditional Use Permits have been approved since then. The most recent approval was in 2013 (PCUP-1236349). According to the Glendale Police Department, the subject property is located in Census Tract 3018.01 which allows for three off-sale establishments. Currently, there are 5 off sale licenses in this tract. Based on Part 1 crime statistics for this Census Tract, there were 180 crimes in 2021, 8 percent above the citywide average of 167. Within the last calendar year, there were 6 calls for police service at the location. However, out of the six calls, only one call was for "public intoxication" (Under California Penal Code Section 647(f) PC. Currently, Shell has an "active" Type 20 liquor license (off-Sale Beer and Wine) liquor license, 2000 C Store, license #317849 per ABC website as noted by the Glendale Police Department. The Glendale Police Department did not cite any concerns with the applicant's request to allow the existing gas station to continue selling 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.**

It is not anticipated that the applicant's request to continue the on-site sales of beer and wine will be detrimental to the community or adversely conflict with the community's normal development of surrounding properties, as conditioned. There are several churches nearby. Incarnation Elementary School and Church is within the immediate area of the subject property on Glenoaks Boulevard between Central Avenue and Brand Boulevard (0.2 miles). The Central Avenue Church is located at the southwest corner of Central Avenue and Burchett Street (0.08 miles). The Church of Jesus Christ of Latter-day Saints is located at the northwest corner of Central Avenue and Dryden Street (0.4 miles). The Armenian Apostolic Church of Glendale (Western Diocese of the Armenian Church of North America) is located at the northwest corner of Central and Fairview Avenue (0.2 miles). Salem Lutheran Church and School is located at the northwest corner of Brand Blvd and Dryden (0.5 miles). While these facilities and uses are within close proximity, given their orientation in relation to the subject property and the nature

of sales only of beer and wine, it is not anticipated that the applicant's request will impede their existing operations. The incidental sale of beer and wine at a mini market is 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. The applicant is not proposing to make any modifications to the buildings or to the site. There were no concerns or comments submitted by the Police Department or Neighborhood Services Division that would indicate that the approval to continue a Type 20 beer and wine license for the existing gas station mini market 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 the continued sale of beer and wine will not require any new city services, nor will it require any changes to the landscaping, parking or traffic circulation. The gas station was built in 1969 and had a mini market as part of the gas station operation. The current uses at the location will be serviced with utilities for water, electricity, sewer, and trash. For the current request, the ability to sell beer and wine at the gas station 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 Central Avenue as a major arterial and Arden Avenue as an urban 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 use is located in a crime reporting district with a crime rate which is 8 percent above the citywide average of 167 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 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 existing mini market with the sale of beer and wine for on-site sale 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, Shoghig Yepremian, at 818-937-8135 or [syepremian@glendaleca.gov](mailto:syepremian@glendaleca.gov).***

**ATTACHMENT:**

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