



---

June 12, 2024

Fresh Grill Café (dba Café Bravo)  
Attn: Wil Nieves  
425 Cypress Avenue  
Pasadena, CA 91103

**RE: 1133 WEST GLENOAKS BOULEVARD - UNIT A  
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-003116-2024  
(FRESH GRILL CAFÉ DBA CAFÉ BRAVO)**

Dear Applicant:

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 beer and wine (ABC License Type 41) at an existing fast-food restaurant (Fresh Grill Café dba Café Bravo) located at **1133 West Glenoaks Boulevard - Unit A**, in the "C2 I" Community Commercial, Floor Area District I Zone, described as Lot 13, 14 and 15, Tract No. 11150 / APN: 5628-026-028, in the City of Glendale, County of Los Angeles.

**CODE REQUIRES**

- 1) The sale of alcoholic beverages requires an Administrative Use Permit in the C2 I Zone (Section 30.12.020, Table 30.12-A).

**APPLICANT'S PROPOSAL**

- 1) To allow the on-site sales, service, and consumption of beer and wine for at an existing fast-food restaurant.

## ENVIRONMENTAL DETERMINATION

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 the on-site sales, service, and consumption of beer and wine at an existing fast-food restaurant within an existing commercial tenant space without added floor area.

## **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 because it is a commercial service compatible with the design and characteristics of the neighborhood.**

The on-site sales, service and consumption of beer and wine, at an existing fast-food restaurant (Fresh Grill Café DBA Café Bravo) is appropriate in an area of the city zoned for commercial uses and will continue to provide an option for the dining public to enjoy beer and wine with their meals. The subject site is located in the C-2 (Community Commercial) zone and the General Plan Land Use Element designation is Community Services. Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods as well as the surrounding community.

The on-site sales, service and consumption of beer and wine at an existing fast-food restaurant will be consistent with the various elements and objectives of the General Plan. The land use designation of the site is Community Services where retail and restaurant services along major traffic arterials are desired. The project site is already developed, and the applicant’s request is to allow the on-site sales, service and consumption of beer and wine at an existing fast-food restaurant that is adjacent to other complementary businesses, including retail and

service uses. The surrounding properties are developed with fast-food restaurants with drive-throughs to the west (Starbucks) and south (Carl's Jr. across West Glenoaks Boulevard), a commercial building (retail) to the east and single-family homes to the north (across Alley 59). The proposed conditions of approval will serve to mitigate any potential impacts on surrounding properties, including the adjacent residential uses.

The Circulation Element identifies West Glenoaks Boulevard as a major arterial street and Bruce Avenue as a local street. The purpose of a major arterial street is to distribute traffic from other arterials, collectors, activity and business centers, and are generally truck routes, corridors of high transit service. Because vehicular access to existing onsite parking is provided via two separate driveways along West Glenoaks Boulevard and indirectly from Bruce Avenue via Alley 59, these streets are fully developed and can adequately handle the existing traffic circulation around the site.

The service of beer and wine in conjunction with a meal at a bona fide fast-food restaurant is appropriate for subject location, as it complements the neighborhood commercial activity along West Glenoaks Boulevard. Since the administrative use permit application only involves the sales, service and consumption of alcoholic beverages in conjunction with a meal, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Element, will not be impacted as a result of the project.

- 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 because it is a commercial service that typically does not increase crime in a low-crime census tract.**

On-site sales, service and consumption of beer and wine at an existing fast-food restaurant 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 3012.06 which allows for 5 On-Sale establishments and there are currently 2 On-Sale licenses in this tract. The subject application would

increase the concentration of On-Sale licenses to total of 3 – which is below the concentration threshold of 5. Based on arrests and Part 1 crime statistics for census tract 3012.06 in 2023 there were 110 crimes, 65% below the city-wide average of 317. Within the last calendar year there was one call for police service at the location on December 11, 2023 for assistance with fire. 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 because it is situated north of downtown in a commercial service neighborhood with primarily compatible uses and characteristics.**

The applicant's request to allow the on-site sales, service and consumption of beer and wine is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use, a fast-food restaurant, and will be served in conjunction with a meal. The subject property is adjacent to other complementary businesses, including retail and service uses. As aforementioned, directly to the north are single-family residential developments. The proposed conditions of approval will serve to mitigate any potential negative impacts on the surrounding properties, including the adjacent residential uses.

Within the half mile radius of the subject site, there is one public park: Pelanconi Park, located at 1000 Grandview Avenue (0.3 miles), and one church: Griffith Park Christian Church located at 1335 Bruce Avenue (0.3 miles to the north). While these facilities and uses are within close proximity to the subject site, they are located outside the immediate neighborhood, and no off-site sales of beer, wine, or any alcoholic beverages will be permitted.

No major comments were received from the other various City Divisions/Departments regarding the proposed request. It is not anticipated that adding beer and wine as an ancillary service with meals at a fast-food restaurant will adversely impact the immediate

neighborhood. The ancillary sale of beer and wine for on-site consumption in conjunction with a fast-food restaurant is a common service and is not typically associated with public drunkenness or other alcohol-related crimes. Additionally, the operation will be in compliance with the Fresh Air Ordinance so as to not conflict with adjacent uses. As conditioned, the request will not adversely affect or conflict with adjacent uses.

- 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 because it will not result in an increased demand for vehicle parking, nor require changes to the built environment.**

Adequate public and private facilities, such as utilities and traffic circulation measures are provided at the subject site. "Fresh Grill Café" is in a 2,655 square-foot tenant space within an existing one-story, multi-tenant commercial building constructed in 1975. Utilities for water, electricity, sewer and trash are currently provided for the existing fast-food restaurant. The existing fast-food restaurant, "Fresh Grill Café" has been operating at this location since 2023. This application does not include any added floor area or modifications to the existing building that will increase the number of required parking for this use. The applicant's request for on-site sales, service and consumption of beer and wine at an existing fast-food restaurant with meals will not create any negative traffic-related impacts on West Glenoaks Boulevard or Bruce Avenue over and above the existing conditions.

**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 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 operation of a fast-food 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, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
4. That no separate bar for the sales, service and consumption of beer and wine shall be permitted.
5. That no exterior signs advertising the sales and service of beer and wine shall be permitted.
6. That no person shall engage in, conduct, or operate a place where live entertainment is offered without first obtaining a live entertainment tag for their entertainment business license.
7. That access to the premises shall be made available to all City of Glendale Planning, Neighborhood Service Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with laws and conditions of this approval.
8. That a current Business Registration Certificate shall be maintained for the business.
9. That at all times when the premises are open for business, the service of any beer and wine shall be made only in the areas designated with an ABC license. Consumption of beer and wine will only be on those same licensed areas.
10. That no patron to any of the business establishments shall be allowed to bring into any establishment or maintain in the establishments, any beer and wine unless that beer and wine was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.

11. That the restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
12. 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.
13. There shall be no video machine maintained upon the premises.
14. 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.
15. 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.
16. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
17. That the restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
18. That the sales, service or consumption of beer and wine with meals shall be permitted only between the hours of 10:30 a.m. to 8:00 p.m. each day of the week.
19. 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.

## **RESPONSES TO PUBLIC COMMENTS RECEIVED DURING COMMENT PERIOD**

During the public comment period, staff received six emails, which expressed concerns regarding increased traffic, litter, loitering, excessive noise and drinking and smoking in the parking lot. Below is a summary of the key points from the comment letter, as well as staff's responses.



- 1. The area is already heavily congested, and parking is severely limited due to patrons. And more so, employees parking for their 9-hour shifts in front of the individual homes. The addition of a business serving alcohol will inevitably attract more patrons, further straining our already scarce parking resources. This will make it increasingly difficult for residents to find parking near their homes and could lead to increased traffic congestion in our streets.**

The subject site is located in the C-2 (Community Commercial) zone and the General Plan Land Use Element designation is Community Services. Goods and services that are offered in this zone generally attract clientele from the adjoining residential neighborhoods, as well as the surrounding community. The surrounding properties are developed with commercial uses, such as, fast-food restaurants with drive-throughs to the west (Starbucks) and south (Carl's Jr. across West Glenoaks Boulevard), a two-story commercial building (retail) to the east and single-family homes to the north (across Alley 59). The applicant's request to allow the on-site sales, service and consumption of beer and wine at the existing fast-food restaurant and will be served solely in conjunction with a meal. This application does not include any added floor area or modifications to the existing tenant space that will increase seating capacity for patrons or the amount of required parking for the fast-food restaurant use.

- 2. There is a recurring issue with patrons of local businesses showing little to no regard for adjacent residential neighborhood. They leave trash and waste on neighbors' lawns, creating an unsanitary and unpleasant environment.**

As stated above (response to public comment 1), the applicant's request to allow the on-site sales, service and consumption of beer and wine at the existing fast-food restaurant which will be solely ancillary service in conjunction with the service of meals. The application site plan demonstrates that patron seating areas are confined to the subject tenant space and does not include outdoor dining. A condition of approval is included to strictly prohibit the sale, service and consumption of alcoholic beverages for off-site consumption.

**3. In addition to comments above, the addition of alcohol is cumulatively concerning and dangerous.**

The subject property is in Census Tract 3012.06 which allows for 5 On-Sale establishments, according to the Glendale Police Department. Currently there are 2 On-Sale licenses within this tract and the subject request would increase the concentration of On-Sale licenses to total of 3 – which is below the concentration threshold of 5. Based on arrests and Part 1 crime statistics for census tract 3012.06 in 2023 there were 110 crimes, 65% below the city-wide average of 317. Within the last calendar year there was one call for police service at the location on December 11, 2023, for assistance with fire. Suggested conditions of approval have been included to mitigate any potential negative impacts.

**APPEALS**

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. It is strongly advised that appeals be filed early during the appeal period so that imperfections/incompleteness may be corrected before the appeal period expires. (GMC Chapter 30.62.)

***All appeals must be filed using the City's online permit portal: [GlendaleCA.gov/Permits](https://GlendaleCA.gov/Permits). Create an account. Click "Apply" and "Planning/Zoning." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before JUNE 27, 2024.***

***Information regarding appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Eric Ji at [EJi@GlendaleCA.gov](mailto:EJi@GlendaleCA.gov) or 818-937-8178.***

**PERMIT IMPLEMENTATION, TIME LIMITS AND EXTENSIONS**

Termination

Every right or privilege authorized by this 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. (GMC Section 30.41.010.)

### Cessation

This permit may be terminated by its review authority upon any interruption or cessation of the use permitted by said permit for one (1) year or more in the continuous exercise in good faith of such right and privilege. (GMC Section 30.41.010.)

### Extension

Permits granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) 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 this permit (GMC Section 30.41.015.)

## **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.

## **ENFORCEMENT**

### Violations

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code and/or a violation of other local, State or Federal laws or regulations (GMC Section 30.64.010). 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.

### Revocation

The Community Development Department shall have continuing jurisdiction over Administrative Use Permit. 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. (GMC Section 30.64.020.)

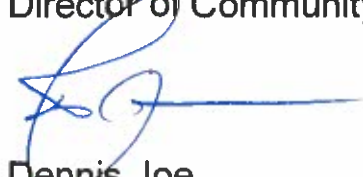
**NOTICE – subsequent contacts with this office**

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**, to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Eric Ji during normal business hours at (818) 937-8178 or via e-mail at [ejj@GlendaleCA.gov](mailto:ejj@GlendaleCA.gov).

Sincerely,

Bradley Calvert  
Director of Community Development



Dennis Joe  
Planning Hearing Officer

DJ:EJ:sm

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.Partamian); Public Works ( S.Hernandez); Traffic & Transportation Section (P.Casanova/Mark Bueno); 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 Community Services Dept. (T. Aleksanian/A.Limayo); Neighborhood Services Division; Integrated Waste Management Admin; Maintenance Services Section Admin.; Street and Field Services Admin.; Engineering and Environmental Management; and case planner – Eric Ji.