

GLENDALE PLANNING HEARING OFFICER  
GLENDALE COMMUNITY DEVELOPMENT DEPARTMENT  
PUBLIC HEARING MINUTES  
**FEBRUARY 13, 2013**

9:30 a.m. Ms. Kristen Asp, Planning Hearing Officer, opened the hearing in Room 105 of the Municipal Services Building. She outlined the requirements of Title 30 for the pertinent cases and described the provisions for appeal in Title 30 of the Glendale Municipal Code as well as the procedures for the conduct of the hearings.

Ms. Asp, announced that the agenda for the meeting was posted on February 6, 2013, at the City Hall Entrance.

Staff Members Present – Community Development Department

- 1) Kristen Asp, Planning Hearing Officer
- 2) Christopher Baxter, Case Planner
- 3) Kathy Duarte, Case Planner
- 4) Vista Ezzati, Planning Intern

**(1) CONDITIONAL USE PERMIT NO. PCUP 1236349**

LOCATION: **825 NORTH CENTRAL AVENUE**  
(Chevron Gas Station)

APPLICANT: Feiruz P. Ennabe-Ayoub

ZONE: "C2" - Community Commercial

LEGAL DESCRIPTION: Portions of Lots 131, 132, and 133, Pioneer Investment and Trust Company's Glendale Place Tract.

PROJECT DESCRIPTION

Application for a Conditional Use Permit to allow the continued sale of beer and wine at an existing gas station mini-market (Chevron) for off-site use at in the "C2" - Community Commercial Zone.

APPLICANT'S PROPOSAL

- (1) Application for a Conditional Use Permit to allow the continued sales of beer and wine at an existing gas station mini-market for off-site use.

CODE REQUIRES

- (1) Approval of a conditional use permit for the sale of alcoholic beverages on the same lot with a gas station.

ENVIRONMENTAL RECOMMENDATION: Exempt.

Staff

- Ms. Kathy Duarte, case planner, presented the staff report and highlighted the main items.

Applicant

- Mr. A. Ayoub, owner, presented the case.

WRITTEN PUBLIC INPUT

In Favor: None.  
In Opposition: None.  
Interested Party: None.

SPEAKING AT THE HEARING

In Favor: No one.  
In Opposition: No one.  
Interested Party: No one.

The case was taken under submission by Ms. Asp, Planning Hearing Officer, for a decision to be made at a later date.

(2) **CONDITIONAL USE PERMIT CASE NO. PCUP 1236613 – Beer and Wine**  
**CONDITIONAL USE PERMIT CASE NO. PCUP 1236624 – Arcade Establishment**

LOCATION: **3463 FOOTHILL BOULEVARD**

APPLICANT: Christopher McReynolds

ZONES: "CH" Commercial Hillside

LEGAL DESCRIPTION: Portion of Lot 1, Block K of Crescenta Canada Tract

PROJECT DESCRIPTION

Applications for *Two Conditional Use Permits* to allow on-site sales, service and consumption of beer and wine with meals, and a maximum of twelve (12) arcade devices for children at a new full-service restaurant (Straw Hat Pizza Restaurant) in the "CH" – Commercial Hillside Zone.

APPLICANT'S PROPOSAL

- (1) On-site sales, service and consumption of beer and wine at a new full-service restaurant (Straw Hat Pizza Restaurant).
- (2) A maximum of twelve (12) arcade devices for children's entertainment while dining with their families at the full-service pizza restaurant.

CODE REQUIRES

- (1) On-site sales, service and consumption of beer and wine require a Conditional Use Permit in the "CH" Zone.
- (2) Arcade establishment containing five (5) or more arcade devices requires a Conditional Use Permit in the "CH" Zone.

ENVIRONMENTAL RECOMMENDATION: Exempt.

Staff

- Mr. Christopher Baxter, case planner, presented the staff report and highlighted the main items.

Applicants

- Mr. C. McReynolds and Mrs. S. McReynolds, applicants and owners, presented the case.

WRITTEN PUBLIC INPUT

In Favor: None.

In Opposition: None.

Interested Party: None.

SPEAKING AT THE HEARING

In Favor

- Maria Klein
- Jean Maluccio, president of the Crescenta Valley Chamber of Commerce

In Opposition: No one.

Interested Party: No one.

The case was taken under submission by Ms. Asp, Planning Hearing Officer, for a decision to be made at a later date.

The meeting adjourned at 10:15 a.m.

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