

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

9:30 a.m. Ms. Laura Stotler, 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. Stotler announced that the agenda for the meeting was posted on March 6, 2013, at the City Hall Entrance.

Staff Members Present – Community Development Department

- 1) Laura Stotler, Planning Hearing Officer
- 2) Christopher Baxter, Case Planner
- 3) Brad Collin, Case Planner
- 4) Kathy Duarte, Case Planner
- 5) Milca Toledo, Case planner
- 6) Vista Ezzati, Planning Intern

(1) CONDITIONAL USE PERMIT NO. PCUP 1231636 - (Beer and Wine)

LOCATION: 3731 FOOTHILL BOULEVARD
(Moon BBQ #3 Restaurant)

APPLICANT: Cindy Boknam Yim

ZONE: “CH” Commercial Hillside

LEGAL DESCRIPTION: Portion of Lot 2, Block L, Crescenta Canada Tract

PROJECT DESCRIPTION

An application for a Conditional Use Permit to allow the on-site sales, service and consumption of beer and wine with meals at a full-service restaurant (Moon BBQ #3 Restaurant) in the “CH” – Commercial Hillside Zone.

APPLICANT’S PROPOSAL

Conditional Use Permit

- (1) On-site sales, service and consumption of beer and wine at a full-service restaurant (Moon BBQ #3 Restaurant).

CODE REQUIRES

Conditional Use Permit

- (1) On-site sales, service and consumption of beer and wine at a restaurant requires a Conditional Use Permit in the "CH" Zone.

Staff

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

Applicant

- Mr. Alex Woo, representing the applicant and the owners, 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 approved at the hearing by Ms. Stotler, Planning Hearing Officer, pending mailing of decision letter.

(2) CONDITIONAL USE PERMIT NO. PCUP1301665

LOCATION: 2941 HONOLULU AVENUE
(Leo's All Star Sports Bar)

APPLICANT: Janelle Williams, Williams Land Use Services

ZONE: "C1" - Neighborhood Commercial

LEGAL DESCRIPTION: Portion of Lot 14, Block E, Crescenta Canada Tract

PROJECT DESCRIPTION

An application for a Conditional Use Permit to continue the on-site sales, service, and consumption of alcoholic beverages and public dancing at an existing cocktail lounge in the 'C1' Neighborhood Commercial Zone.

APPLICANT'S PROPOSAL

Conditional Use Permit

- (1) A Conditional Use Permit to continue the on-site sales, service and consumption of alcoholic beverages at an existing cocktail lounge.
- (2) Continue public dancing

CODE REQUIRES

Conditional Use Permit

- (1) On-site sales, service and consumption of alcoholic beverages requires a Conditional Use Permit in the "C1" Zone.
- (2) Public dancing requires a Conditional Use Permit.

ENVIRONMENTAL RECOMMENDATION: Exempt.

Ms. Stotler announced that the applicant has requested continuance of this case. This case will be heard at the regularly scheduled Planning Hearing Officer's meeting of March 27, 2013, without further public notice.

(3) CONDITIONAL USE PERMIT NO. PCUP 1231636

LOCATION: 708 SOUTH GLENDALE AVENUE
(Mission Wine & Spirits)

APPLICANT: Shoghig Yepremian

ZONES: "C3" - Commercial Service

LEGAL DESCRIPTION: Lots 48 and 49, Glendale Garden Home Tract

PROJECT DESCRIPTION

An application for a Conditional Use Permit to allow the sales of alcohol for off-site consumption, and the addition of on-site alcoholic beverage tasting and 1,000 square feet of floor area at an existing liquor store (Mission Wine & Spirits), located in the "C3" Zone.

APPLICANT'S PROPOSAL

Conditional Use Permit

- (1) To obtain a Conditional Use Permit to allow the sales of alcohol for off-site consumption and on-site tasting of alcoholic beverages at an existing liquor store.

CODE REQUIRES

Conditional Use Permit

- (1) On-site sales, service and consumption of alcohol require a Conditional Use Permit in the "C3" Zone.

ENVIRONMENTAL RECOMMENDATION: Exempt

Staff

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

Applicants

- Ms. Shoghig Yepremian, representing the applicant and the owners, presented the case.
- Mr. Viken Mankerian, owner, presented the case.

WRITTEN PUBLIC INPUT

In Favor: None.

Interested Party: None.

In Opposition: None.

SPEAKING AT THE HEARING

In Favor: No one.

Interested Party: No one.

In Opposition:

- M. Aghabeg

The case was approved at the hearing by Ms. Stotler, Planning Hearing Officer, pending mailing of decision letter.

- (4) **CONDITIONAL USE PERMIT NO. PCUP1232548 (Renewal)** = Beer and Wine
&
(5) **CONDITIONAL USE PERMIT NO. PCUP1232552** = Arcade Devices

LOCATION: 1133 SOUTH GLENDALE AVENUE

BUSINESS NAME: Shakey's Pizza Parlor

APPLICANT: Robert Toro

OWNER: Jacmar c/o James A. Dal Pozzo

**ZONES: "C3" - Commercial Service Height District I, and
"R-2250 P" - Medium Density Residential (Parking Overlay)**

LEGAL DESCRIPTION: Portion of Lots 4, 5, 6, 7 and 10, Block 1, Ayers Tract

PROJECT DESCRIPTION

Renewal of a Conditional Use Permit to allow the continued sales, service and on-site consumption of beer and wine and a Conditional Use Permit to allow the operation of an arcade (five or more arcade devices) at an existing fast-food restaurant.

APPLICANT'S PROPOSAL

Conditional Use Permit

- (1) To allow the continued sales, service and on-site consumption of alcoholic beverages (beer and wine) at an existing fast-food restaurant.
- (2) To allow the operation of an arcade (five or more arcade devices) at an existing fast-food restaurant.

CODE REQUIRES

Conditional Use Permit

- (1) The sales, service and on-site consumption of alcoholic beverages requires a Conditional Use Permit in the "C3" Zone.
- (2) An arcade establishment (five or more arcade devices) requires a Conditional Use Permit in the "C3" Zone.

ENVIRONMENTAL RECOMMENDATION: Exempt.

Staff

- Ms. Milca Toledo, case planner, presented the staff report and highlighted the main items.

Applicant

- Mr. Robert Toro, representing the applicant and the 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 approved at the hearing by Ms. Stotler, Planning Hearing Officer, pending mailing of decision letter.

The meeting adjourned at 10:45 a.m.

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