



# APPEAL APPLICATION

Case No. PCUP-003300-2024

## EXHIBIT 8

Date 12/23/2024

Submit this form on the Glendale Permits site at [www.glendaleca.gov/permits](http://www.glendaleca.gov/permits) (Click "Apply," "Skip..." and then search for "Appeal of Planning Decision"). For more information about this form and related fees, please call the Planning Division at (818) 548-2115. Please complete (PRINT or TYPE) the following information:

### PART 1 – NOTICE TO APPELLANT (please read carefully)

- A. This form must be prepared and filed, within 15 days of the date of the decision being appealed. Sub-division applications must be appealed within 10 days of the date of decision.
- B. Every question must be answered.
- C. If a question does not apply, you must answer "does not apply" or words to that effect.
- D. Failure to properly fill out this notice or failure to make a sufficient statement of a case in this notice, even if in fact you have valid and sound grounds for appeal, may cause your appeal to be dismissed forthwith.
- E. Attach additional pages for long answers.
- F. Prior to completing this form, read the Glendale Municipal Code, Title 2, Chapter 2.88 Uniform Appeal Procedure on the City's webpage at [https://library.qcode.us/lib/glendale\\_ca/pub/municipal\\_code/item/title\\_2-chapter\\_2\\_88](https://library.qcode.us/lib/glendale_ca/pub/municipal_code/item/title_2-chapter_2_88)

### PART 2 – APPELLANT INFORMATION

A. Adam	Flemming	mambeto2@yahoo.com		
First Name	Last Name	Email Address		
B. 511 Burchett Street	Glendale	CA	91203	(661) 246-5572
Street Address	City	State	Zip Code	(Area Code) Phone Number

### PART 3 – APPEAL BACKGROUND INFORMATION

- A. State the name or title of the board, commission, or officer from which this appeal is taken \_\_\_\_\_  
City of Glendale CA Community Development Planning
- B. Were you given written notice of the action, ruling or determination? Yes ☒ No ☐  
If "Yes," attach a copy of the written notice and write the date you received it here (Document attached) Received 12/12/2024  
If "No," give the following information concerning your receipt of notice of the action, ruling or determination.  
Date \_\_\_\_\_ Time \_\_\_\_\_ Location \_\_\_\_\_ Manner \_\_\_\_\_
- C. State generally what kind of permit, variance, ruling, determination, or other action was the basis for the decision from which the appeal is taken Conditional Use Permit.
- D. State the specific permission or relief that was originally sought from the board, commission, or officer \_\_\_\_\_  
Allows establishment of a banquet hall in an existing C2 community commercial retail space.
- E. Were you the party seeking the relief that was originally sought? Yes ☐ No ☒  
If "No," how are you involved with the permit, variance, ruling, determination, or other action referred to above?  
Appeal applicant is a homeowner and resident of 511 Burchett Street Glendale CA 91203, a property directly adjacent to the site the administrative and conditional use permits are being applied to.
- F. Does this matter involve real property? Yes ☒ No ☐  
If "Yes," give the address, or describe the real property affected \_\_\_\_\_  
707 N Pacific Glendale CA 91203 vs the adjacent R1 Fremont Park community of private homes.

**PART 4 – STATEMENT OF ERROR**

A. Do you contend that there was a violation of a specific provision of law, which forms the basis for this appeal? Yes ☒ No ☐

If "Yes", state each specific provision of law that you contend was violated: \_\_\_\_\_

Glendale Noise Element with cover for City Council document number 51707 dated 06/05/2007 - pg35, Section 4.4.3: Banquet Facilities

Interface with Residence.

B. Do you contend that the board, commission, or officer exceeded its authority by virtue of any of the provisions of law given in answer "A"? Yes ☒ No ☐ If "Yes", state which provisions, and state specifically each act that was in excess of authority:

The Noise Ordinance defines proximity of banquet hall establishments to residential zones, outlining multiple causes of common disruption.

It does not state the minimum distance may be waived if other factors are applied, it offers additional mitigation techniques to further reduce impact from the established baseline.

C. Do you contend that the board, commission, or officer failed to fulfill a mandatory duty by any provision of law given in answer "A"? Yes ☒ No ☐ If "Yes", state which provision, and the specific duty that it failed to exercise:

(Document attached)

D. Do you contend that the board, commission, or officer refused to hear or consider certain facts before rendering its decision? Yes ☒ No ☐ If "Yes", state each such fact, and for each fact, state how it should have changed the act, determination, or ruling: \_\_\_\_\_

No comment toward or acknowledgment was made that the ordinance prevents establishment of these services within 200' of a residential zone.

This alone should have been an immediate indicator the project was not in harmony with the laws outlined by the city.

E. Do you contend that the evidence before the board, commission or officer was insufficient or inadequate to support its action, determination or ruling or any specific finding in support thereof? Yes ☐ No ☒ If "Yes", state what evidence was necessary, but lacking: (Does not apply)

F. Do you contend that you have new evidence of material facts not previously presented, which if considered should change the act, determination or ruling? Yes ☐ No ☒ If "Yes", state each new material fact not previously presented to the board, commission, or officer. For each fact, state why it was not available, or with the exercise of reasonable diligence could not have been discovered and previously presented by the appellant: (Does not apply)

Statement of additional facts related to the appeal: \_\_\_\_\_

Identification of the violation of the Noise Ordinance was emailed to and accepted by the case planner in written form as well as as voiced to the hearing officer during the public comments session. Disclosure of the proximity of the tenant's proposed overflow parking at 516 Burchett was not divulged until the end of the hearing past public comment or response opportunity.

The foregoing statements, contained in PARTS 2, 3 and 4 above, are true and correct to the best of my knowledge and belief.

Adam Flemming

Appellant's Name – Please Print



Appellant's Signature

12/23/2024

Date Signed

**FOR STAFF USE ONLY**

**Date Stamp**

Date received in Permit Services Center \_\_\_\_\_ Received by \_\_\_\_\_

Fee paid \_\_\_\_\_ Receipt No. \_\_\_\_\_

## APPEAL APPLICATION - 12/23/2024

### PART 4 – STATEMENT OF ERROR

C. The ordinance states banquet facilities are not allowed under 200' from residential areas citing a list of common disruptions caused by this service. There are 16 private R1 single family home properties within the aforementioned boundary. This alone should prohibit the proposal from proceeding as challenges from proximity to these services form the guideline by which the city has defined a peaceful and balanced community. There are provisions noted in the ordinance which suggest additional mitigation considerations that reduce the sources of disruption. The ordinance does not state its distance regulation may be waived if other factors are met. The board has applied only minimal conditions governing the proposal - allowing the client to operate unrestricted business hours, unrestricted outdoor smoking hours, and pursue an offsite parking solution which potentially has greater impact to the private community than the lot of the 707 N Pacific property in question does. Not only has the distance threshold not been met, the conditional provisions governing the applicant's proposal are malleable and open to exploitation.



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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December 12, 2024

Parseghian and Associates  
ATTN: Araz Parseghian  
333 East Glenoaks Boulevard, Suite 200  
Glendale, CA 91207  
&  
Grand Manor, Inc.  
ATTN: Abraham Stepanian  
707 North Pacific Avenue  
Glendale, CA 91203

**RE: 707 NORTH PACIFIC AVENUE  
CONDITIONAL USE PERMIT NO. PCUP-003300-2024  
(GRAND MANOR BANQUET HALL)**  
Also See:  
**ADMINISTRATIVE USE PERMIT NO. PAUP-004144-2024**

Dear Applicants:

On December 4, 2024, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your applications requesting approval of a Conditional Use Permit (CUP) to allow an operation of a banquet hall (Grand Manor), subject to the standards listed in the Glendale Municipal Code, Chapter 5.16, 5.40, and 8.52 and an Administrative Use Permit (AUP) to allow on-site sales, service and consumption of alcoholic beverages located at **707 North Pacific Avenue**, in the "C2-II" - Community Commercial zone - Height District II, described as a Portion of Lot B, Tract No. 4045 (APN: 5636-016-061), in the City of Glendale, in the County of Los Angeles.

**CODE REQUIRES**

- (1) A banquet hall requires a conditional use permit in the C2-II Zone (GMC Chapter 30.12.020, Table 30.12-A).

- (2) The sales, service and consumption of alcoholic beverages requires an administrative use permit in the C2-II Zone (GMC Chapter 30.12.020, Table 30-12.A).

### APPLICANT'S REQUESTS

- (1) A conditional use permit to allow the establishment and operation of a banquet hall in the C2-II Zone (GMC Chapter 30.12.020, Table 30-12.A).
- (2) An administrative use permit to allow on-site sales, service and consumption of alcoholic beverages in the C2-II Zone (GMC Chapter 30.12.020, Table 30-12.A).

### ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 "Existing Facilities" exemption, per Section 15301(e) of the CEQA Guidelines, because the discretionary permit request is to establish a banquet hall use, including on-site alcoholic beverage sales and service, in an existing commercial space. The project involves a mezzanine addition that will not increase the structure's floor area by more than 2,500 square feet.

### **REQUIRED/MANDATED FINDINGS**

After considering the evidence presented with respect to this application, the plans submitted therewith with the required medication (Condition # 1), the Community Development Department has **APPROVED WITH CONDITIONS** the conditional use permit request, based on the following findings:

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

The project site is a 1.16-acre, irregularly-shaped corner lot, located at the northwest corner of Pacific Avenue and Burchett Street. The primary frontage along Pacific Avenue is 240 feet and the Burchett frontage is 275 feet. The site was originally developed with residential uses that were removed for development of the Ventura Freeway and realignment of Pacific Avenue. In 1976, the site was developed for a restaurant. In 2017, the site changed its use and included new construction of approximately 13,000 square-foot, one-story retail building (pharmacy) and parking lot, containing 60 parking spaces with accesses from Burchett Street. The proposed banquet hall will reuse the subject commercial building and proposes to extend the existing second floor mezzanine for office and accessory uses. The proposed project includes interior and exterior remodel, a 1,799 square-foot outdoor patio (west-facing outdoor patio), a 3,370 square-foot outdoor deck (east-facing outdoor patio/deck) with a future designated smoking area, new drop-off/pick-up areas within the existing parking lot, and new ADA accessible parking spaces.

The applicant's request to establish a banquet hall with entertainment and on-site alcohol sales, service and consumption, outdoor service areas, and a mezzanine expansion align with the Glendale General Plan's elements and objectives.

A banquet hall is a permitted use in the Community Commercial (C2) Zone, subject to the approval of a conditional use permit. Accessory alcoholic beverage sales are also permitted in the C2 Zone, subject to approval of an administrative use permit. Entertainment is subject to standards in the Glendale Municipal Code, Title 5 Business Licenses and Regulations. The proposed uses align with General Plan goals by promoting economic improvement, flexibility in the range and type of services and facilities provided, while safeguarding residential neighborhoods from incompatible and disruptive uses by adhering to performance and design criteria, including traffic management, parking, and soundproofing. The Land Use Element designates the site as Commercial Services, and conditional and administrative use permits ensure careful review and management of potential project impacts. Locating the banquet hall among complementary commercial uses will benefit the community while limiting disruption to the residential neighborhood.

The proposed use aligns with the Circulation Element objectives by not increasing traffic beyond current levels, as the street infrastructure is fully developed with well-designed intersections, ensuring safe traffic flow. Pacific Avenue, a major arterial, can handle heavy traffic volumes, while Burchett Street supports residential needs with low traffic volumes and a wide roadway for a middle turn lane. Proximity to future high-quality transit corridors (HQTC) supports the goals of reducing traffic congestion and enhancing public transportation.

The proposed use aligns with the Noise Element objectives because noise limits for the area will be adhered to, with interior insulation features meeting building standards and mitigating noise impact through conditions of approval on nearby residential and office uses. Additionally, the new use has been condition requiring the removal of the proposed 1,799 square-foot outdoor patio, proposed on the west side of the building and within the parking lot to better manage potential outdoor noise pollution near the residential neighborhood. Any construction noise will comply with the City of Glendale Noise Control Ordinance, ensuring no significant impacts.

The project does not significantly impact other elements of the General Plan. It does not involve activities harmful to the environment (Conservation), affect historic places (Historic Preservation), impact housing availability or quality (Housing), encroach on open spaces (Open Space), interfere with nearby recreational facilities (Recreation), safety risks (Safety).

Overall, the project as conditioned is consistent with the General Plan, ensuring land use and zoning compatibility, adherence to design and performance criteria, traffic and transit considerations, effective noise management, and compliance with other relevant elements.

**B. 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 applicant's request to establish a banquet hall with entertainment, and on-site alcohol sales, service and consumption, an outdoor deck (east side), and an interior mezzanine expansion will not negatively impact the neighborhood's environment, health, safety, and public welfare.

As reported by the Glendale Police Department, the project is in a census tract with less than the recommended maximum concentration of on-site uses, and there is no proposed off-site use, as recommended by the California Department of Alcoholic Beverage Control (ABC), the proposed use will not tend to intensify or otherwise contribute to adverse impacts on the surrounding area caused by over-concentration. Furthermore, it is not located in a crime reporting district with a crime rate which exceeds twenty (20) percent of the city average for Part I crimes, and such use 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.

The Glendale Police Department reported that the project aligns with California Department of Alcoholic Beverage Control recommendations, as the proposed use is in a census tract with less than the recommended maximum concentration of on-site uses, and there is no proposed off-site use. The proposed use will not contribute to adverse impacts from over-concentration or intensify crime, as it is not in a high-crime district.

The Glendale Police Department has no major concerns with the applicant's request and has suggested conditions of approval to minimize any potential negative impacts. The proposed use will need to include active management, security measures, and surveillance to prevent illegal activities and disturbances. Security guards will be licensed, trained, and comply with regulations under GMC Chapter 5.72 and California Business and Professions Code, ensuring a safe environment.

The applicant has addressed the open code compliance case (# PV-0436-01-2024) by applying for necessary permits, including these discretionary entitlements and

building permits for change of use, tenant improvement, and exterior remodel. Upon approval, the applicant will be expected to apply for a discretionary entitlement for design review.

Conditions of approval ensure compliance with laws, discourage illegal activities, and provide proper management, including on-site security and surveillance. Adequate lighting and camera surveillance will enhance safety. The proposed use and its accessory uses require to adhere to city regulations and coordinate with city departments to protect community welfare and environmental concerns and maintain a balanced neighborhood environment.

**C. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.**

The applicant's request to establish a banquet hall with entertainment and on-site alcohol sales, service and consumption, a new outdoor deck area (east side), and an interior mezzanine expansion will not negatively impact community or conflict with nearby businesses and the surrounding neighborhood.

The project area is surrounded by less-intensive commercial uses, which helps limit its impact on nearby residential areas. There are no daycare centers, hospitals, libraries, or places of worship within a 500-foot radius. However, a music school, a public park facility, and residential neighborhood are nearby, some of which are located directly across the street, to the north side of the subject site.

The proposed banquet hall is intended for private party events and will restrict general public access. Accessory uses will include on-site alcoholic beverage sales, service and consumption, and live entertainment and dancing. These uses require strict regulations and licensing to ensure that the operations are compatible and responsible, preventing disturbances to residents and other commercial uses from noise pollution, increased traffic congestion, parking issues, and unruly behavior.

Conditions of approval minimize disruption by controlling alcohol service, restricting operating hours and entertainment scope, managing noise, providing adequate security, removal of the proposed outdoor patio, and maintaining property cleanliness. Adhering to these regulations and conditions of approval will maintain a balanced environment and support harmonious development.

**D. Adequate public and private facilities, such as utilities, parking spaces and traffic circulation measures are provided for the use.**

The applicant's request to establish a banquet hall with entertainment and on-site alcohol sales, service and consumption, outdoor service area, and a mezzanine expansion will ensure the provision of adequate public and private facilities.

Due to required tenant improvements and related permits, the establishment will be well-equipped with necessary utilities. The project will also ensure that new improvements do not impede stormwater drainage devices.

Although the parking demand is expected to more than double due compared to the site's previous use as a retail (pharmacy) to a banquet hall; and according to the GMC Chapter 30.32 (Parking and Loading), which regulates the minimum number of parking spaces required for uses within the city, a total of 243 parking space will be required for the proposed change of the use. However, the project is qualified for the elimination of minimum parking requirements because it is located within one-half mile radius of a major transit stop or a high-quality transit corridor, in accordance with the State's AB 2097 and Government Code Section 65863.2.

The parking needs will be met through on-site parking for employees, on-site valet services, and additional off-site parking secured through a potential lease agreement(s). Eliminating the proposed 1,799 square-foot outdoor patio (Condition # 1) will ensure the existing parking facilities remain unchanged, except for the addition of new handicap parking spaces and the designated areas for customer pick-up and drop-off. These modifications will reduce the available parking at the facility to 55 parking spaces.

Conditions of approval guarantee the project provides necessary utilities, proper stormwater management, compliance with traffic and parking regulations, effective traffic circulation measures, and adequate parking management with valet services. This will ensure the project remains compatible with existing infrastructure and minimize impacts on the surrounding community.

## **CONDITIONS OF APPROVAL**

**APPROVAL** of this **Conditional Use Permit** shall be subject to the following conditions:

1. That the project shall be in substantial accord with the plans submitted with the application except for the proposed west-facing outdoor patio, which shall be removed.

2. That any modifications to the parking spaces shall be in compliance with the GMC Chapter 30.32 (Parking and Loading) and shall be limited to the proposed customer drop-off and pick-up area and new ADA handicap parking spaces in accordance with the Building and Safety requirements. Any further modifications to the parking area which may be required to meet specific code standards or other conditions stipulated herein shall be to the satisfaction of the Planning Hearing Officer, with concurrence from the Director of Community Development.
3. That design review board approval or design review exemption shall be obtained prior to the issuance of building permit(s).
4. That guests utilizing valet parking shall not be charged an entry fee for the parking lot during any private event.
5. That guests' vehicles entering the parking lot shall not create waiting lanes on Burchett Street at any time. All queuing of vehicles shall occur only on the project site.
6. That no guest or employee of the banquet hall shall park at the parking lot of the nearby public park (Fremont Park).
7. That the project shall adhere to the conditions of covenant and agreement with the City of Glendale (dated March 22, 2016) for maintenance of stormwater structural and treatment controls.
8. That all existing street trees shall be preserved.
9. That dancing shall only be allowed on the premises in the designated dance floor areas.
10. That the applicant and his/her designated managers shall not permit any public nuisance at the premise or adjacent areas outside the premises, including the parking area and public streets. The applicant and designated management staff are strictly responsible for security on site and for preventing criminal activity.
11. That the premises shall host only one private party at a time. Private party events are by invitation only and not through ticket sales, cover charges, donations, or contributions.
12. That all necessary licenses, approvals, and permits as required from federal, state, county, or municipal authorities including the City Clerk shall be obtained and kept current.
13. That any expansion or modification of the facility or use that intensifies the Conditional Permit shall require a new Conditional 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.
14. That all events shall be identified and clearly posted at each entry to the facility and made immediately available upon request by staff of the City of Glendale Planning and Neighborhood Services Division, Police Department and/or Fire Department. A

banquet hall (defined in GMC Chapter 30.70) is a facility for private party events and access by the public shall be restricted.

15. That approval of this permit is not equivalent to official review and approval of plans by Glendale Building and Safety Division; any change, made or proposed, to the building interior and/or exterior and/or site, occupancy, and/or use require official submittal to said authority.
16. That the contractor shall not store trash bins, construction equipment, construction materials, or construction vehicles (concrete truck, dump truck, etc.) on City's right-of-way (sidewalk, parkway, or street) without first obtaining a "Street-Use" permit from the Public Works Engineering Division. Permit must be displayed at job site.
17. That all existing City-installed red curbs must be preserved. Any red curb damaged or removed during project construction must be restored by the applicant.
18. That any proposed or existing landscaping near driveway entrances and exits must be maintained at a height of 30 inches or less from the roadway elevation to ensure pedestrian visibility on adjacent sidewalks.
19. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
20. That the proposed drop-off and pick-up area will be fully contained within the project site and not extend onto City streets.
21. That a minimum of one (1) staff member of the establishment shall be posted at the Burchett Street exit during business hours plus one (1) hour after closing. The staff member shall divert traffic away from residential streets and toward Pacific Avenue.
22. That the project shall designate a loading zone in the area of the parking lot. No loading or unloading of supplies or material for the facility may be permitted in the driveway to the parking area.
23. That no residential street parking is allowed by customers and/or valet services. Valet attendants and facility employees shall not park on un-metered residential streets. Nor shall valet-parked vehicles be parked on the un-metered residential streets.
24. That at least one (1) on-duty manager with authority over the activities within the facility shall be on the premises at all times when the facility is open for business. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements, Conditional of this Approval, and the conditions imposed by the State Department of Alcoholic Beverage Control for alcohol permits. Every effort shall be undertaken in managing the facility to discourage illegal and criminal activity on the subject

premises and any exterior area over which the building owner exercises control, including the parking lot commonly used by customers.

25. That the manager shall be responsible for monitoring both customer and employee conduct on the property under their control, particularly on the premises and within the parking areas, to assure behavior that does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
26. That the manager shall be responsible for mitigating the potential negative impacts of its operation on surrounding uses, especially noise derived from customers during entry and exiting at late nights.
27. That all music, lighting, noise and odors shall be fully contained within the edifice of the establishment to the occupancy so as not to disturb occupants of other adjacent businesses or properties and customers on the public right-of-way. The business shall comply with all state and local laws and ordinances concerning excessive noise, lighting, and disturbing the peace. The Planning Hearing Officer's opinion shall prevail to arbitrate any conflicts.
28. That in no case may any doors leading to the east-facing outdoor patio (deck) be open during the playing of live music.
29. That any live music, background or other recorded ambient music shall not be audible beyond the area under the control of the establishment. Any music, sound or noise including live amplified or acoustic music which is under control of the applicant shall not constitute a violation of GMC Chapter 8.36 (Noise Control).
30. That all doors of the establishment shall be self-closing doors such that noise from the business will not impact the surrounding neighborhood.
31. That only the front door(s) or entryway(s) shall be used for customer access. All other doors shall be kept closed at all times other than to permit temporary access for delivery of supplies and trash removal. These doors shall not consist solely of a screen or ventilated security door but shall be solid.
32. That all exterior portions of the site and parking areas shall be adequately illuminated for security purposes during all hours of darkness. Lighting shall be directed onto the driveways, walkways, and parking areas within the subject property and away from residential properties and the public right-of-way to the satisfaction of the Director of Community Development.
33. That the site of the establishment shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
34. That no outdoor storage shall be allowed on the site.
35. That all signs displayed shall conform to the requirements of Glendale Municipal Code Chapter 30.33, and separate permit(s) is required for any new sign.

36. That dedicated security staff is required on-site during operation of the establishment. Security staff should be identified either by uniform or professional blazers. Security guards shall be licensed, trained, and comply with regulations under GMC Chapter 5.72 and California Business and Professions Code.
37. That a minimum of two (2) security guards and one (1) banquet manager shall be present for any event exceeding 100 guests, so that they may intervene in disturbances and be a direct contact for a police response.
38. That an audio-video surveillance system shall be maintained at all times to monitor the common areas of the business, high-risk areas, sidewalk areas, and entrances or exits. Recordings shall be maintained for a minimum period of 30 days and are intended for use by the Glendale Police Department.
39. That no booth or group seating shall be installed which completely prohibits observation of the occupants.
40. That loitering is prohibited on or around these premises or the area under the control of the on-site manager. The manager shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises, particularly in the parking area while business is open and after closure.
41. That at all times when the establishment is open for business, the service of any alcoholic beverage shall be made only in the premises designated with an Alcoholic Beverage Control (ABC) license. Consumption of alcoholic beverages shall be only in those same licensed premises, which are limited to inside the establishment and the east-facing outdoor deck.
42. That the sale of beer, wine and/or distilled spirits is strictly prohibited without an ABC License.
43. That all designated employees and managers shall have proper and required training to help them recognize minors or persons under 21 years of age and obviously intoxicated persons, and to prevent sales and/or service to such persons and take appropriate action to prevent an incident.
44. That employees shall monitor the immediate vicinity in order to ensure that no public consumption of alcoholic beverages occurs beyond the areas designated by the ABC License. Employees shall also be responsible to constantly monitor and ensure customers do not take open alcoholic beverages for off-premises and off-site consumption beyond the entrance doors and/or onto the sidewalk.
45. That alcoholic beverages shall be served only in conjunction with the consumption of food.
46. That no exterior signs advertising the service of alcoholic beverages shall be permitted.
47. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

48. That no customer shall be allowed to bring into the establishment or maintain in the establishment any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment.
49. That no employee, while working, shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the premises. No employee, while working, shall be engaged for the specific purpose of sitting with or otherwise spending time with customers while on the premises.
50. That sales, service, or consumption of alcoholic beverages shall be permitted only between the hours of 9:00 a.m. to 12:00 a.m. Sunday through Thursday, and 9:00 a.m. until 2:00 a.m. Friday and Saturday, and 9:00 a.m. until 2:00 a.m. on any evening proceeding a holiday recognized by the State of California.
51. That the east-facing outdoor deck shall be closed and off limits to guests after 10:00 p.m. every night, except for the designated outdoor smoking area at the east-facing deck which shall be closed and off limits to guests after 12:00 a.m. Sunday through Thursday, after 2:00 a.m. Friday and Saturday, and after 2:00 a.m. on any evening proceeding a holiday recognized by the State of California.
52. That the on-site manager shall enforce the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code). Any permitted outdoor smoking area, consistent with the GMC Section 8.52.120, shall only be designated within a limited portion of the east-facing outdoor deck, clearly demarcated to indicate where smokers are allowed to the satisfaction of the Director of Community Development. No other outdoor smoking area is allowed.
53. That no after-hour use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
54. That the facility shall not function as a nightclub and there shall be no cover charge or pre-payment fee for admission to the facility other than fees for the staging of banquets on site.
55. That the on-site manager shall retain control of all events within the subject premises. The on-site manager and/or owner shall not sublease the premises to promoters or music groups or similar entities for nightclub or concert activity at any time. At no time will the premises host a dance club, raves, or other similar events.
56. That no live entertainment is permitted without a business entertainment license issued by the City of Glendale. No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male, female, or any individual for entertainment is provided. No live entertainment and/or customer dancing shall not occur in any outdoor areas.

57. That access to the establishment and 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 the laws and conditions of this approval.
58. That these conditions of approval as well as a copy of any business license, insurance information, security and any emergency contact phone numbers shall be maintained in the office at all times and produced immediately upon request of the Police Department, Neighborhood Services Division, the Building and Safety Division or other enforcement agency.
59. That the business owner shall apply for a new Business Registration Certificate (BRC). Apply at [GlendalePermits.org](http://GlendalePermits.org).
60. That the authorization granted herein shall be valid for a period of **FIVE (5) YEARS, UNTIL DECEMBER 12, 2029**, at which time, a re-application must be made.

#### 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. 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.

***All appeals must be filed using the City's online permit portal:***

***[www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." 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 December 27, 2024. Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818.548.2115, or contacting the case planner, Alan Lamberg at [alamberg@glendaleca.gov](mailto:alamberg@glendaleca.gov) or 818-937-8158.***

### **GMC CHAPTER 30.41 PROVIDES FOR**

#### Termination

Every right or privilege authorized by this Conditional 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.

#### 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 Conditional 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.**

### **REVOCATION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Conditional Use Permits. Failure to abide by or fully comply with any and all conditions attached to, or made a part of, this Conditional Use Permit constitutes grounds for its revocation. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same

707 NORTH PACIFIC AVENUE (GRAND MANOR BANQUET HALL)  
 CONDITIONAL USE PERMIT NO. PCUP-003300-2024

procedure as for consideration of a Conditional 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.

You may contact the case planner, Alan Lamberg during normal business hours at (818) 937-8158 or via e-mail at [alamberg@glendaleca.gov](mailto:alamberg@glendaleca.gov).

Sincerely,  
 Bradley Calvert  
 Director of Community Development

Aileen Babakhani  
 Planning Hearing Officer



AB:AL:sm

CC: City Clerk (K.Cruz); Building and Safety (A.Sargysyan); 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.Robledo); Glendale Water & Power--Water Section (G. Tom/S.Boghossian/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; Alen Malekian-architect on the project; D. Bogosian; S. Farrell; J. Fieda; A. Flemming; M. Graves; Christine King; Cynthia King; R. Mersola; K. Middlebrooks; H. Mosesi; H. Sardarbegian; A. Garibian; H. Bedrosian; B. Mc Bryde; H.Gregosian; K. Middlebrooks; R. Rohrer; and case planner– Alan Lamberg.