

CONDITIONAL USE PERMIT CASE NO. PCUP-004490-2025 DRAFT FINDINGS

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

The applicant's request to allow the continued operation of an existing tavern (brewery with tasting room) with on-site sales, service, and consumption, and off-site sales of alcoholic beverages, and to add an ABC Type 02 - Wine Manufacture License to the use, at an existing tavern (Paperback Brewing Co.) will be consistent with the various elements and objectives of the General Plan. The added wine and cider production will make use of existing equipment, and no changes to the floor plan, building, or site are proposed. The subject site is zoned IND - Industrial. The brewery/production aspect of the tavern is considered light manufacturing, which is an appropriate use for the zone. The tavern is located in the San Fernando Road Corridor, an area intended to accommodate industrial and manufacturing activities in conformance with the comprehensive General Plan. The Land Use Element of the Glendale General Plan designates the subject site as Industrial. Light manufacturing is a permitted land use and taverns are a conditionally permitted use in the Industrial Zone, and therefore, are consistent with the land use designation. The subject request would be in keeping with the goals of the Industrial Land Use Designation to promote independent, small businesses and expand light manufacturing industry in the city.

The Land Use Element is most directly related to the approval of this use. All other elements of the General Plan, including Open Space, Recreation and Housing Elements will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The proposal to allow the continued on-site sales, service and consumption of beer, with the addition of wine and cider production and service, at an existing tavern is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions. The subject site is located within an industrial area along Magnolia Avenue that is identified as a local street in the Circulation Element, just west of San Fernando Road, which is identified as a Major Arterial in the Circulation Element, in an area is suitable for this type of use. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by various manufacturing and light industrial development, as well as commercial uses, including another tavern (Glendale Tap) along with automotive services. The existing tavern is not anticipated to create any traffic-related impacts over and above the existing conditions. Therefore, the proposed use is in keeping with the various elements and objectives of the General Plan.

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 continued on-site sales, service, and consumption, and off-site sales of beer, with the addition of wine and cider production and service, at an existing tavern (Paperback Brewing Co.) will not be detrimental to the public health or safety, the general welfare, or the environment as conditioned. The tavern use will continue and no evidence has been presented that would indicate that its continued operation would be detrimental. The history of the site illustrates that Paperback Brewing Co. has operated responsibly at

this location with no major incidents associated with the business. The subject property is located in Census Tract 3024.01 and according to the Glendale Police Department, Paperback Brewing Co. is one of the existing 11 on-sale licenses, and there were 1,372 crimes in 2023, 332% above the city-wide average of 317. The subject tavern is located in the South Glendale area which has a dense population as well as major commercial and industrial thoroughfares, including along San Fernando Road, which contributes to the higher crime rate. Within the last calendar year there have been five calls for service at this location: one disturbing the peace call on July 27, 2024, one fight on March 15, 2025, and three false alarm burglary calls. Having reviewed this information, the Glendale Police Department did not cite any concerns with the applicant's request to allow the continued operation of an existing tavern with on-site sales, service, and consumption, and off-site sales of alcoholic beverages, and to add an ABC Type 02 - Wine Manufacture License to the use. Additionally, there were no concerns or comments submitted by the Neighborhood Services Division that would indicate that the applicant's request would have a negative impact on the surrounding area. The proposed conditions of approval will serve to continue to mitigate any potential negative impacts on surrounding properties.

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

It is not anticipated that the continued on-site sales, service, and consumption, and off-site sales of beer, with the addition of wine and cider production and service, at the existing tavern (Paperback Brewing Co.) will adversely conflict with the community's normal development of surrounding properties, as conditioned. The applicant's request is to renew the conditional use permit approval for the existing tavern use, and add the production, sales, service and consumption of wine and cider. Since its inception in 2018, the tavern has operated without major incident. The subject property is surrounded by other industrial and commercial uses and has co-existed with the surrounding industrial businesses and other nearby tavern (Glendale Tap) in a positive manner without detrimental impacts. There are no public facilities within the immediate vicinity (500-foot radius) located within the City of Glendale. The New Life Vision Church is within 500 feet to the northwest of the site; however, it is located within the City of Los Angeles and separated by a railroad. There are two public facilities within close proximity (less than half a mile): the Armenian Ecclesiastical Church located 0.4 miles to the east of the site, and Glendale Memorial Hospital located 0.4 miles to the southeast of the site. It is not anticipated that the request to allow the continued on-site sales, service and consumption of beer, with the addition of wine and cider production and service, at the existing tavern would have any negative impacts on the surrounding properties. The applicant's request does not include any changes to the general operation, aside from the addition of wine and cider production and service; therefore, it is not anticipated to result in any new adverse impacts. There were no concerns submitted by the Police Department or Neighborhood Services Division that would indicate the applicant's request 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 use.

The applicant's request is to allow the continued on-site sales, service and consumption of beer, with the addition of wine and cider production, sales and service, at the existing tavern (Paperback Brewing Co.). The site and the surrounding area are developed with adequate public and private facilities and infrastructure. The existing tavern and beer service and sales will continue its current general operation, aside from the addition of wine and cider production and service. There is one on-site (handicap) parking space, and Parking Exception No. PPPEX 1622421 was approved on January 26, 2017, to allow the change in use from light manufacturing to tavern (brewery with tasting room) without providing the required additional parking spaces, on the basis that the tavern and surrounding industrial uses operate at different peak hours. Magnolia Avenue and San Fernando Road are fully developed and can adequately handle the traffic circulation around the site, and it is not anticipated that the request for continued operation would result in inadequate parking since there is no proposal to physically expand the building or operation.

REQUIRED ADDITIONAL FINDINGS OF FACT FOR A CUP FOR ALCOHOL SALES, SERVICE, AND CONSUMPTION

That all 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 20 percent of 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 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 continued operation of an existing tavern with on-site sales, service and consumption of beer, with the addition of wine and cider production and service, 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.

DRAFT CONDITIONS OF APPROVAL

APPROVAL of the Conditional 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 and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer. This includes the outdoor patio seat area along the what side? side of the building and the handicap parking space in front of the building, as shown on the submitted site plan.
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 service of alcoholic beverages (beer and wine) for on-site consumption shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control (ABC).
4. That any expansion or modification of the facility or use which intensifies the existing Conditional Use Permit shall require a new Conditional Use Permit application. Expansion shall constitute adding floor area or additional outdoor seating area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer with concurrence by the Community Development Director.
5. That access to the premises shall be made available to all City of Glendale Community Development Department, Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and the conditions of this approval.
6. That the sales, service or consumption of alcoholic beverages (beer, cider, and wine) shall be permitted only between the hours of 4:00 pm to 2:00 am Monday through Friday and 12:00 pm to 2:00 am Saturday and Sunday.
7. That only beer, cider, and wine produced by the on-site business shall be served.
8. 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 to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.

9. That dancing shall only be allowed on the premises in designated dance floor areas, with a proper "Dance" permit. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate Conditional Use Permit.
10. That no live entertainment is permitted without a "Live Entertainment Permit". 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 or female entertainment is provided.
11. That all music, lighting, noise and odors shall be confined to the occupancy so as not to disturb occupants of other adjacent business or properties and patrons on the public right-of-way. The business shall comply with all State and local laws and ordinances concerning excessive noise and disturbing the peace.
12. That noise shall be contained to the site, such that persons of normal sensitivity off-site are not disturbed.
13. The doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency or as otherwise specified. The loading door(s) on the front elevation facing Magnolia Avenue may be opened, provided that a physical barrier, such as a railing system (to the satisfaction of the Planning Hearing Officer), be installed across the opening during the hours of operation for the tavern, so as to contain patrons within the building. During non-tavern hours, the loading door(s) may be open for the brewery without said physical barrier.
14. That no speaker systems shall be installed outside the building.
15. That the existing landscaping and planters in front of the building shall be maintained, or replaced with planters of the same area and with drought-tolerant landscaping.
16. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
17. That the tavern shall adhere to the City's Fresh Air (smoking) Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
18. 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.
19. That the business shall maintain a Business Registration Certificate (BRC).
20. 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 ABC license. Consumption of alcoholic beverages shall only be on those same licensed areas.

21. That no patron of the tavern shall be allowed to bring into the establishment any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment.
22. That the tavern shall be operated in full accord with applicable State, County, and local laws.
23. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
24. That new tenant improvement permits shall be required for all floor plan locations considered new, that do not match previously approved plans under previous building permits.
25. That new tenant improvement permits shall be required for additional occupant load with additional egress per CBC Chapter 10.
26. That the tavern shall comply with all the conditions of Conditional Use Permit Case No. PCUP 1625871 and Parking Exception Permit Case No. PPPEX 1622421.
27. That the authorization granted herein shall be valid for a period of TEN (10) YEARS, UNTIL May 21, 2035, at which time, a reapplication must be made.