



CITY OF GLENDALE, CALIFORNIA REPORT TO THE PLANNING HEARING OFFICER

AGENDA ITEM

Report: Renewal of Conditional Use Permit 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.

Location: 422 Magnolia Avenue

Legal Description: Lot 11, Block 1, of the Breedloves Subdivision

Case Number: Conditional Use Permit Case No. PCUP-004490-2025

Applicant: Chris Cesnek, Paperback Brewing Co.

Owner: Grant Nemirow

Approved for	May 21, 2025
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ADMINISTRATIVE ACTION

Prepared by:
Soc Yumul, Planning Associate

PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit (CUP) 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 a Department of Alcoholic Beverage Control (ABC) Type 02 - Wine Manufacture License to the use, at an existing tavern located at 422 Magnolia Avenue in the IND (Industrial) zone.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15301 "Existing Facilities," because the proposal involves renewal of an existing entitlement for an existing commercial tenant and for additional services, which does not involve expansion of the existing building.

RECOMMENDATION

Staff recommends that the Planning Hearing Officer approve the requested Conditional Use Permit to allow the continued operation of an existing tavern (brewery with tasting room) with on-site manufacturing, sales, service, and consumption, and off-site sales of alcoholic beverages, and to add an ABC Type 02 - Wine Manufacture License to the use, subject to the draft findings and recommended conditions of approval included as Exhibit 1 with this report.

SITE CONTEXT

General Plan: Industrial

Zone: IND – Industrial Zone

Description of Existing Property and Uses: The project site is a 7,431 square-foot, trapezoidal lot located along the south side of Magnolia Avenue, between Los Angeles Street and San Fernando Road. There is one building located on the project site, a 5,781 square-foot, single tenant industrial, Quonset-style building built in 1946 that occupies most of the lot, aside from the front 20-30 feet. There is also a grain silo at the front northeast corner of the property. There is one ADA parking space on-site at the front of the building, accessed via an existing driveway on Magnolia Avenue. The property is identified as a historic resource in the South Glendale Historic Resources Survey. The subject request does not include any modifications to the exterior of the building. The existing floor plan and building layout will also remain as-is, with the tavern portion at the front that includes the 1,088 square-foot tasting room, tasting bar, public restrooms, and 605 square-foot mezzanine for additional seating. The 4,088 square-foot brewery portion is at the rear and includes the brewhouse, cold box, cellars, keg wash, grain room, office, and restroom.

The applicant is requesting to continue operating the existing tavern and to add an ABC Type 02 License to the existing ABC Type 23 License. Staff notes that code does not distinguish between types of alcoholic beverages. An ABC Type 23 License authorizes the production and sale of beer by breweries which produce fewer than 60,000 barrels per year, and allows for a licensed beer manufacturer, at the licensed premises of production, to sell beer that is produced by that manufacturer for consumption off the premises. The ABC Type 02 License authorizes the production and sale of wine and

cider. Per the applicant, the additional license would enhance their offerings and attract non-beer drinkers to the business. Wine and cider production follow the same basic principles of beer production: a base undergoes fermentation and becomes the final product—wort becomes beer, grape juice becomes wine, and apple juice becomes cider. Once complete, the product will be kegged or bottled. The business will use their existing fermenters so no new or additional equipment is required. As previously stated, the floor plan and building layout will remain as-is.

Neighboring Zones and Uses:

	Zoning	Existing Uses
North	IND – Industrial	Manufacturing and Industrial Uses
South	IND – Industrial IMU – Industrial/Commercial Mixed Use IMU R – Industrial/Commercial- Residential Mixed Use	Manufacturing and Industrial Uses Automotive Services
East	IND – Industrial IMU – Industrial/Commercial Mixed Use	Manufacturing and Industrial Uses Tavern
West	IND – Industrial	Manufacturing and Industrial Uses Railroad
Project Site	IND – Industrial	Single-tenant Industrial building

Previous Permits for the Site:

Licenses

- Business Registration Certificate No. BRC3315062 was issued in 2018 for tavern (Paperback Brewing, Co.).
- Business Registration Certificate No. BRC3315062 was renewed on August 15, 2023 for tavern (Paperback Brewing, Co.).
- Business Registration Certificate No. BRC-002863-2024 was issued on October 16, 2024 for tavern (Paperback Brewing, LLC).

Planning Approvals

- On May 1, 1962, the Zoning Administrator issued a Certificate of Use and Occupancy to allow an aluminum sliding door manufacturer. On October 1, 1969, the Zoning Administrator issued a Certificate of Use and Occupancy to allow plastic manufacturing and machine shop. On January 10, 1973, the Zoning Administrator issued a Certificate of Use and Occupancy to allow a machine shop.

- On January 26, 2017, the Community Development Director approved Parking Exception No. PPPEX 1622421 to allow the change in use from light manufacturing to tavern (brewery with tasting room), without providing the additional required parking.
- On February 23, 2017, the Planning Hearing Officer approved Conditional Use Permit Case No. PCUP 1625871 with conditions to allow the operation of a tavern (brewery with tasting room) with on-site sales, service, and consumption, and off-site sales of alcoholic beverages.

COMMENTS FROM OTHER CITY DEPARTMENTS

No major concerns were received from the various city divisions/ departments. The Police Department did not offer new conditions of approval for the proposed additional wine and cider production and service, and are satisfied with the continued application of existing conditions of approval for the tavern.

REQUIRED FINDINGS OF FACT

Pursuant to Section 30.42.030 of the Glendale Municipal Code (GMC), a Conditional Use Permit may be granted only if the following findings of fact can be made:

- A. That the proposed use will be consistent 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.
- C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.
- 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.
- E. For applications involving the sale, serving or consumption of alcoholic beverages, the following criteria shall be considered in making the findings above:
 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.

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.
3. That the existing or proposed use does not or will not adversely impact any church, public or private schools or college, day care facility, public park, library, hospital or residential use within the surrounding area.
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.
5. That notwithstanding consideration in subsections 1 through 4 above, the existing or proposed use does or will serve a public necessity or public convenience purpose for the area.

ANALYSIS OF REQUEST

The applicant is requesting to renew and continue the on-site manufacturing, sales, service, 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.). The proposed use, the continued operation of the tavern with the addition of wine and cider production and service, will be consistent with the various elements and objectives of the General Plan. As previously stated, 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 Land Use Element is the most directly related element to the approval of this use, which designates the subject site as Industrial. Light manufacturing is a permitted land use and taverns are a conditionally permitted use in the IND (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 continued operation of the tavern is not anticipated to increase existing noise levels beyond current conditions, and therefore is consistent with the Noise Element. The subject site is located within an industrial area suitable for this type of use, with fully developed streets (Magnolia Avenue and San Fernando Road) that can adequately handle the existing traffic circulation around the site. The continued operation of the tavern is not anticipated to create any traffic-related impacts over and above existing conditions; therefore, the project is consistent with the Circulation Element. No other elements of the General Plan, including the Open Space and Recreation and Housing Element will be impacted as a result of the tavern.

The subject request for the continued operation of the tavern with the addition of wine and cider production and service in the IND (Industrial) zone is not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. The subject site is located along the south side of Magnolia Avenue, between Los Angeles Street and San Fernando Road, and surrounded by various manufacturing and light industrial uses, as well as commercial uses. Approval of the conditional use permit for the continued operation of the existing tavern will not adversely impact nearby uses, nor will it impede the development of surrounding properties since these properties are already developed. The subject request does not involve expansion of the existing building area, and does not include changes to the general operation, aside from the addition of wine and cider production which will use existing equipment. The continued operation of the tavern, with the addition of wine and cider production and service, should not require any new City services or be in conflict with existing or anticipated surrounding land uses.

The tavern use will continue operating 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 which 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 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 the tavern, with the addition of wine and cider production and service. Further, 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.

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. Overall, the applicant's request to renew the 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, is supportable based on the facts surrounding this application and the findings.

EXHIBITS

1. Draft Findings of Fact and Conditions of Approval, PCUP-004490-2025
2. Location Map
3. Reduced Plans
4. Departmental Comments