

Project Narrative

Project Name – Gravitare Smoke and Vape

Location – 6680 W Bell Rd Suite B-1

CUP25-09

September 17, 2025

Received
09/17/2025

Request:

CUP to allow the use of a Retail Smoke and Vape shop located at 6680 W Bell Rd Suite B1. Property parcel number – 200-45-002Q.

Gravitate Smoke and Vape is a retail business focused on selling tobacco and vape products.

With the adoption of the Unified Development Code (UDC), the use Retail Smoke and Vape shops requires a Conditional Use Permit in C-2 (General Commercial) zoning district.

Background:

We have purchased the business and are planning to continue operating as is - no improvements to the interior or exterior of the building. This location has been operating as a smoke and vape shop for over eight years.

Gravitate is located in a retail shopping center that encompasses two separate buildings on the parcel. The parcel has over 40 parking stalls for Gravitate and our neighboring tenants which include Batteries Plus, TMobile, a flower shop and Oasis (cannabis dispensary).

Gravitate is operated by 3 full-time employees and is open 7 days a week from 8am-10pm.

General Findings:

A – The physical location previously operated as a smoke and vape shop prior to the adoption of the UDC requiring a Conditional Use Permit. The retail center in which the business operates falls within the Glendale General Plan and purpose of the zoned district.

As a locally owned and operated small business, this commercial operation offers complementary products to the cannabis dispensary located in the same parking lot and competing/alternative products to the smoke and vape shop located down 67th.

B-After purchasing the business, we will not be making any changes to the existing operation which has not, nor will in the future have a detrimental impact to health, safety or general welfare of persons residing or working within the neighborhood.

C-The proposed site has been adequate in size and shape to accommodate the existing business. There are no intended interior or exterior changes requested.

D-The proposed site has adequate access to public streets and highways with ingress/egress from both Bell and 67th. The site offers over 40 parking stalls for the shopping center customers.

E-There are no anticipated conditions that will effect public health, safety, and welfare.

6680 W Bell Rd Ste B1



40ft
-112.202437 33.638710 Degrees

Floor Plan

6680 W Bell Rd Suite B-1

