



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

633 East Broadway, Room 103
Glendale, California 91206-4386
(818) 548-2140 (818) 548-2144
(818) 548-2115 Fax (818) 240-0392
www.ci.glendale.ca.us

August 14, 2013

Ramon Baguio
4273 Canoga Avenue
Woodland Hills, CA 91364

**RE: 2345 HONOLULU AVENUE
CASE NO. PCUP 1301874
(Joselito's)**

Dear Mr. Baguio:

On August 14, 2013, 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 application for a conditional use permit to allow the continued sales, service, and on-site consumption of alcoholic beverages at an existing full-service restaurant in the "CR" – Commercial Retail zone, located at **2345 Honolulu Avenue**, described as portion of Lot 319, Tract 1701, in the City of Glendale, County of Los Angeles.

APPLICANT'S PROPOSAL

Conditional Use Permit

- 1) To allow the sales, service and consumption of alcohol beverage license, Type 47, at an existing full-service restaurant.

CODE REQUIRES

Conditional Use Permit

- 1) Approval of a Conditional Use Permit is required for sales, service, and consumption of alcoholic beverages for full-service restaurants in the "CR" – Commercial Retail zone.

ENVIRONMENTAL RECOMMENDATION: Exempt.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following:

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

General Plan elements provide citywide policy direction, with the local Community Plans providing specific neighborhood description and design guidelines. The service of alcoholic beverages at this full service restaurant is a commercial use, which is consistent with the goals and objectives of the General Plan and the North Glendale Community Plan. Joselito's is located in the Commercial Retail (CR) Zone, which is intended to accommodate retail shopping and convenience services in the Montrose Shopping Park in conformance with the comprehensive general plan. It provides pedestrian-friendly, destination shopping and dining supported by public parking lots, wide sidewalks and shade trees and draws customers from regions beyond the Crescenta Valley. Alcoholic beverage sales are a recognized service associated with restaurants. In addition, continuation of this service would be in keeping with the goal of the North Glendale Community Plan to preserve the existing independent, small businesses. Joselito's is a successful family business that has served the local client base for over 32 years, operating legally and without incident since 1981.

The Circulation Element identifies Honolulu Avenue (between La Crescenta Avenue and Montrose Avenue) as an Urban Collector. The predominant land use character of the frontage property on an Urban Collector is community and regional commercial. In addition, this section of Honolulu Avenue is identified in the North Glendale Community Plan as a Pedestrian Priority Area with roadways in commercial mixed-use districts that give first priority to pedestrian amenities, and traffic calming, including wide-sidewalks, pedestrian lighting, curb extensions and signalized crosswalks. Joselito's is located in a pedestrian oriented area with wide sidewalks and features outdoor dining.

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.

It is not anticipated that Joselito's will have a detrimental effect on the community. The full service restaurant has proven to be compatible with the Montrose Shopping Park businesses, and the use of the building, parking, and customer service hours will continue in the same manner. Although the Glendale Police Department (GPD) noted that this establishment is in an area that is over concentrated and has a higher than average crime rate, they stated that there have only been two calls for service from this location (not directly relating to alcohol consumption), and that it does not appear that the restaurant contributed to the higher crime rate. A review of the prior Conditional Use Permits shows that the Police Department did not have any major concerns related to this business.

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

Joselito's has operated as the same use since 1981, and the applicant is not proposing any changes to the existing floor plan or operation. This portion of Honolulu Avenue is developed with a variety of retail, restaurant, and service related businesses and Joselito's will continue to complement them. There will be no impact to existing traffic, loading, or noise caused by the use. In addition, the Planning Division has not received any formal complaints from the nearby commercial and residential properties.

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

The applicant is proposing to operate the full service restaurant in the existing manner; therefore, it is not anticipated to increase the need for public or private facilities, traffic circulation measures or parking spaces.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. All services and utilities, such as gas, electricity and phone line are available since the site is fully developed. However, the restaurant will need to comply with Fire Department conditions (to ensure adequate fire sprinkler facilities) and the conditions of Variance Case No. 8629-S.

It is a Pedestrian Priority Area with existing pedestrian amenities and traffic calming, including wide-sidewalks, pedestrian lighting, curb extensions and signalized crosswalks. The continuation of on-site sale, service, and the consumption of alcoholic beverages at Joselito's is not anticipated to intensify traffic circulation or parking demand. City Parking Lots 4 and 6 provide sufficient parking spaces for this portion of the Montrose Shopping Park, and no changes are anticipated for the parking demand for Joselito's. Uses within the Montrose Shopping Park are encouraged to use shared parking as described in the North Glendale Community Plan (Area 4.5.a). Honolulu Avenue is identified as an Urban Collector, which adequately handle the existing traffic circulation around the site. The Traffic Engineer's Section did not submit concerns related to traffic circulation and parking.

Furthermore, this request requires that additional findings of fact be made, as follows:

For applications involving the sale, serving or consumption of alcoholic beverages, the following criteria shall be considered in making the findings in subsection A. through D. above:

1. That such use will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration.

Joselito's is in an area that is over concentrated with liquor licenses. Census Tract 3006 allows for seven On-Sale establishment and there are currently 34 On-Sale licenses. Joselito's is one of the existing 34. While this establishment is in a statistically high crime area, it does not appear that the establishment has in any way contributed to this. There were two calls for service at the location; one was a false alarm call and the other was not related to the operation of the restaurant.

2. That such use will not tend to encourage or intensify crime within the district.

The sale of alcoholic beverages at Joselito's does not, or will not tend to encourage or intensify crime within this crime reporting district. According to the Glendale Police Department (GPD), the applicant has an active Type 47 Alcoholic Beverage License (On-Sale General Eating Place). Although the GPD noted that the crime rate for Census Tract 3006 exceeds the average Part 1 crimes for the City (85 crimes – 42% above the city-wide average of 60), no Part 1 crimes were associated with Joselito's. In addition, while this establishment is in a statistically high crime area, it does not appear that the establishment has in any way contributed to the higher crime rate. The Neighborhood Services Division has no open code enforcement cases on the property.

3. That the existing or proposed use does not or will not adversely impact any church, public or private school or college, day care facility, public park, library, hospital or residential use within the surrounding area.

Joselito's is located in the Montrose Shopping Park, which is designated as a regional shopping area. The majority of the area surrounding the subject site is developed with similar or more intensive land uses as the subject project. In addition, this section of Honolulu Avenue is identified in the North Glendale Community Plan as a Pedestrian Priority Area with first priority given to pedestrian amenities and traffic calming, including wide-sidewalks, pedestrian lighting, curb extensions and signalized crosswalks. The City promotes "walkability" and these features provide a service for nearby residents. The restaurant contributes to and is consistent with the goals of the North Glendale Community Plan. Residential uses are located behind the building and across the rear alley; however, Joselito's has operated at this location for over 32 years without incident.

- 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.**

Joselito's is located in a Pedestrian Priority Area with existing pedestrian amenities and traffic calming, including wide-sidewalks, pedestrian lighting, curb extensions and signalized crosswalks. The continuation of on-site sales, service, and the consumption of alcoholic beverages at Joselito's is not anticipated to intensify traffic circulation or parking demand. City Parking Lots 4 and 6 (and other shared City Parking lots) provide sufficient parking spaces for this portion of the Montrose Shopping Park, and no changes are anticipated to the parking demand for Joselito's. Uses within the Montrose Shopping Park are encouraged to use shared parking as described in the North Glendale Community Plan (Area 4.5.a). Honolulu Avenue is identified as an Urban Collector, which adequately handles the existing traffic circulation around the site. The Traffic Engineer's Section did not submit concerns related to traffic circulation and parking.

- 5. That, notwithstanding consideration of the criteria in subsections 1 through 4 above, the continued sales, service and on-site consumption of beer, wine and distilled spirits does serve a public convenience for the area. Compatibility of land uses is important to fostering a productive and thriving community.**

Compatibility of land uses is important to fostering a productive and thriving community. The continued service of alcoholic beverages at the existing full service restaurant serves a public convenience because it serves local residents and businesses. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing Officer was able to make all four required findings in favor of the application and was able to justify approval of the case based on the criteria required for alcohol-related cases in Sub-Section 30.42.030(F), Glendale Municipal Code. Restaurant uses exist and have existed in this area. Offering alcoholic beverages will not require any new city services, will not harm public safety and welfare, and is not in conflict with existing or anticipated surrounding land uses. Traffic circulation measures are not anticipated to be impacted as a result of allowing alcoholic beverages at the existing restaurant. The conditions attached to the approval will control the use in a manner necessary to allow the use to properly fit into the specific location.

CONDITIONS OF APPROVAL

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

1. 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.
2. All necessary licenses as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. The hours of operation shall be limited to **Sunday through Thursday, 11:00 a.m. to 10:00 p.m. and Friday and Saturday, 11:00 a.m. to 11:00 p.m.**
4. The property shall be in compliance with the conditions of Variance Case No. 8629-S to the satisfaction of the Planning Hearing Officer. The parking lot shall be restriped and a trash enclosure shall be provided according to the plans submitted. Restriping the parking lot requires a building permit and compliance with handicap accessibility requirements. The total number of parking spaces may be reduced at the discretion of the Director of Community development in order to upgrade parking facilities to comply with Americans with Disabilities Act (Section 30.32.030.B.2. of the Glendale Municipal Code). The trash enclosure shall meet Building Code requirements.
5. The existing Zoning Use Certificate shall be modified to reference this conditional use permit at no additional charge.
6. The applicant shall maintain a sidewalk dining permit from the Public Works Department or cease sidewalk dining.
7. No exterior signs advertising the sales/service of alcoholic beverages be permitted, banners shall be prohibited, and all signs displayed shall conform to the requirements of the Glendale Municipal Code.
8. Graffiti shall be removed in a timely manner.
9. All music, lighting, noise and odors shall be confined within the building so as not to disturb occupants of other adjacent businesses or properties, and patrons on the public right-of-way. The Planning Hearing Officer's opinion shall prevail to arbitrate any conflicts.

10. The facilities shall not be rented, leased or otherwise occupied for purposes not specified.
11. 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, 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.
12. The restaurant shall adhere to the City's Fresh Air (smoking) Ordinance.
13. The service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
14. Access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.
15. The authorization granted herein shall be valid for a period of **ten (10) years, until August 14, 2023,** at which time, a reapplication must be made.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

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 and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **AUGUST 29, 2013** in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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 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, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a conditional use permit at least ten (10) days notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION: Every right or privilege authorized by a 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: An extension of the conditional use permit 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.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner who acted on this case. This would include clarification and 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.

Sincerely,



Bradley M. Collin
Planning Hearing Officer

BC:sm

CC: CC: City Clerk (R.Buchanan/K.Cruz); Police Dept. (S.Bickle/F.Jenks); City Attorney's Dept. (G. van Muyden/M.Yun); Fire Prevention Engineering Section- (D.Nickles); City Engineer and Traffic & Transportation Section (Roubik Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (Stephen Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (Emil Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); J. & L. McClure-property owners; and case planner – Kathy Duarte.

**CITY OF GLENDALE
 INTERDEPARTMENTAL COMMUNICATION
 Community Development Department
 Request for Comments Form (RFC)**

DATE: 2/19/13 **DUE DATE:** 3/5/13
 (PLEASE submit your response by above DATE)
TO: Doug Nickles

FROM: Kathy Duarte, Case Planner Tel. # 937-8163

PROJECT ADDRESS: 2345 Honolulu Avenue (Joselito's)
 Applicant: Ramon Baguio
 Property Owner: Joseph McClure, Leora McClure

PROJECT DESCRIPTION: A Conditional Use Permit to allow the continued sale and service of alcoholic beverages at an existing full service restaurant in the CR Zone.

PLEASE CHECK:

- | | |
|---|---|
| <input type="checkbox"/> A. CITY ATTORNEY | <input type="checkbox"/> G. INFORMATION SERVICES
(Wireless Telecom) |
| <input type="checkbox"/> B. COMMUNITY DEVELOPMENT: | <input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION): |
| <ul style="list-style-type: none"> <input type="checkbox"/> (1) Building & Safety <input type="checkbox"/> (2) Economic Development <input type="checkbox"/> (3) Housing <input type="checkbox"/> (4) Neighborhood Services <input type="checkbox"/> (5) Planning & Urban Design
EIF/Historic District <input type="checkbox"/> (6) Redevelopment | <ul style="list-style-type: none"> <input type="checkbox"/> (1) Engineering <input type="checkbox"/> (2) Environmental Management <input type="checkbox"/> (3) Facilities (city projects only) <input type="checkbox"/> (4) Integrated Waste <input type="checkbox"/> (5) Maintenance Services/Urban Forester <input type="checkbox"/> (6) Traffic & Transportation |
| <input type="checkbox"/> D. COMMUNITY SERVICES/PARKS: | <input type="checkbox"/> J. GLENDALE POLICE |
| <input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC) | <input type="checkbox"/> K. OTHER: |
| <input type="checkbox"/> F. GLENDALE WATER & POWER: | <ul style="list-style-type: none"> <input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC) <input type="checkbox"/> (2) CO Health dept. <input type="checkbox"/> (3) City Clerk's Office |

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 CUP Case No.: PCUP1301874
 DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
 Other—Density Bonus _____

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 2345 Honolulu Ave. (Joselitos)

Project
Case No.: PCUP1301874

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

This office DOES NOT have any comment.

This office HAS the following comments/conditions. (See attached Dept. Master List)

Date: 3.19.2013

Print Name: D. NICKLES

Title: FPC

Dept.: FIRE

Tel.: x3207

- Comply with Fire Department inspection corrections notice (see attached)
- Update Annual Assembly Permit application



Glendale CA Fire Department Fire & Life Safety Inspection Report



Printed: March 19, 2013

Inspection Co.: SP22

Last Inspection: October 2, 2012

Occupancy Class:

52

Business Name: JOSELITO'S MEXICAN RESTAURANT

Address: 2345 HONOLULU AVE; GLENDALE CA 91020

Business Phone: 8189571901

Owner's Phone:

Cell Phone:

Bus Owner/ Prop Mgmt:	jose grijalua
Owner Address:	2345 honolulu ave
City/State/Zip:	Montrose, CA 91020

AT THE CONCLUSION OF TODAY'S INSPECTION, REASONABLE FIRE SAFETY EXISTS.

You are hereby notified to correct the condition(s) listed below. Failure to comply with this notice may result in legal action. A reinspection will be made on or about _____, Inspected By: Artin Yaghoubian

(Signature of Recipient)

(Date)

TEST AND CERTIFICATION

Provide documentation for the test and certification for items marked 1-9. SEE BELOW for qualification standards. A licensed contractor shall repair deficiencies within 30 days. You may confirm which deficiencies require repair with the fire inspector. §901.6

- 1. FIRE: Five Year- Automatic Fire Sprinkler System / Standpipe (Class I, II, III) / Fire Pump
- 2. FIRE: Annual- Automatic Fire Sprinkler System / Standpipe (Class I, II, III) / Fire Pump
- 3. FIRE: Semi-Annual- Hood System / Engineered Fixed Extinguishing System (Halon, Argonite, Inergen, etc.)
- 4. FIRE: Annual- Fire Alarm System (Automatic and/or Manual)
- 5. FIRE: Annual- All Exit Signs and/or Emergency Lighting
- 6. FIRE: Annual- Fire Extinguishers. *See below for mail-back instructions.
- 7. FIRE: Annual- All Single-Station Hardwired Smoke Detectors. Battery back-up if applicable. *See below for mail-back instructions.
- 8. FIRE: Annual- Fire Escape
- 9. FIRE: Annual- Fire Rated Doors and Shutters

GENERAL

- 10. FIRE: Post the phone number and person responsible for the property at the main entrance or specified location. 25 CA ADC §42
- 11. FIRE: Remove the accumulation of combustible storage, waste, or material in the building, structure, or premises. § 304.1 *See comments below.
- 12. FIRE: Provide address numbers that are plainly visible and legible from the street, alley, and/or walkway (day and night). § 505.1
- 13. FIRE: Provide key box and/or keys (label each key) for fire department access. A key box must be purchased through Permit Services. § 506.1 *See below for address.
- 14. FIRE: Apply for a Zoning Use Certificate (ZUC) at the City of Glendale, Permit Services Department, 633 E. Broadway Rm 101. GMC 30.46.020 *See below for address.
- 15. FIRE: Repair all damage in fire rated walls, floors, and/or ceilings. Proper building material and fire rating shall be maintained. § 703 *See comments below.
- 16. FIRE: Discontinue any activity involving open flame, burning, smoking, barbecuing/cooking, or any similar activity regardless of purpose or function. § 301.3
- 17. FIRE: Obtain proper building and fire permits for all work conducted on the premises. Immediately stop all work. Apply for a permit from the City of Glendale Permit Services Department, 633 E. Broadway Rm 101. § 105

EXITING

- 18. FIRE: Remove all obstructions at exit doors, aisles, corridors, stairways, and all other portions within the means of egress. § 1030
- 19. FIRE: Exit doors/fire rated assemblies shall be maintained operational at all times. Rated doors shall not be blocked open. § 703
- 20. FIRE: Exit doors shall be openable from inside without key or special knowledge or effort. Remove unapproved hardware. § 1008.1.9
- 21. FIRE: Provide proper exit signage as directed. Signs shall be properly illuminated with back-up power. § 1011 *See comments below.

FIRE PROTECTION EQUIPMENT

- 22. FIRE: Fire extinguishers shall be easily accessible and immediately available for use. § 906.5
- 23. FIRE: Maintain 24 inch (non-sprinklered) / 18 inch (sprinklered) clearance between the ceiling and storage in a building. § 315.2.1
- 24. FIRE: Trash containers shall not be within 5 feet of any portion of a structure unless protected by a fire sprinkler. Addition of a fire sprinkler shall be completed under fire permit. § 304.3.3 *See below for address.
- 25. FIRE: All fire protection and fire alarm systems shall be maintained in an operative condition at all times. Replace or repair where defective (supervisory, trouble, malfunction, etc.) by qualified personnel only. Any alterations to the system shall be completed under permit. § 901.6 *NOTE: A service charge will be assessed as a result of the third false alarm (plus each false alarm thereafter) within any 12 month period. §104.12

26. FIRE: Fire alarm system shall be placed on "TEST" and an active fire watch shall be conducted by the owner or representative until the system is fixed, tested, and certified § 901.6

ELECTRICAL

27. FIRE: Abate all electrical hazards. § 605.1 *See comments below.

28. FIRE: Eliminate extension/flexible cords used as a substitute for permanent wiring. Obtain permit to install permanent wiring. § 605.5

X 29. FIRE: Provide a minimum of 30 inches width, 36 inches depth, and 78 inches height of clearance around electrical panels. § 605.3

Additional Violation / Comments

Exiting remove storage from exit pathway

REQUIRED CERTIFICATION INTERVALS AND QUALIFICATION STANDARDS

- Performed by a State Licensed Fire Protection Contractor (C-16) or licensed by State Fire Marshal
 1. Five Year- Automatic Fire Sprinkler System / Standpipe (Class I, II, III) / Fire Pump
 2. Annual- Automatic Fire Sprinkler System / Standpipe (Class I, II, III) / Fire Pump
 3. Semi-Annual- Hood System/Engineered Fixed Extinguishing system (Halon, Argonite, Inergen, etc).
- Performed by a State Licensed Electrical Contractor (C-10)
 4. Annual- Fire Alarm System (Automatic/Manual). Only the UL authorized certificate holder responsible for the building can test, certify, and perform any work on the system. *Applies only to systems installed after 1989.
 5. Annual- All Exit Signs and/or Emergency Lighting
- Performed by a State Licensed Electrical Contractor (C-10) if the property has over 25 units. If the property has 25 units or less a qualified owner may perform the test.
 6. Annual- All Single-Station Hardwired Smoke Detectors. Battery back-up if applicable.
- Performed by any person(s) licensed by the State Fire Marshal
 7. Annual- Fire Extinguishers
- Performed by a State Licensed General Contractor (A or B)
 8. Annual- Fire escape
- Maybe performed by Owner or State Licensed General Contractor (A or B)
 9. Annual- Fire Rated Doors and Shutters

*Note: Glendale does not recognize "LAFD Regulation 4" testers.

FIRE EXTINGUISHER AND SMOKE DETECTOR CERTIFICATION MAIL BACK

This portion shall be filled out for fire extinguisher and/or smoke detector certifications. A copy shall be mailed back to the correct fire station with ALL SPACES properly filled out. *See below for fire station address

1. I hereby certify that all fire extinguishers on the property have been serviced per code.

- Servicing Firm: _____
- Servicing Rep: _____
- State License Number: _____
- Phone Number: _____

*Note: Invoice/receipt can be mailed as proof of certification instead of providing above information.

2. I hereby certify that the property has 25 units or less. All smoke detectors (in every unit) were tested, are in the proper locations, and work properly per code. *Note: If the property has more than 25 units, the test and certification must be completed by a C-10 electrical contractor. The certification must be documented on a separate sheet by the electrical contractor.

- Owner Name: _____
- Owner Signature: _____
- Owner phone number: _____

FIRE DEPARTMENT ADDRESSES

o Fire Station :		
o Permit Services:	633 E. Broadway (Suite 101) Glendale, CA 91206	818 548-3200
o Fire Prevention Bureau:	780 Flower Street, Glendale, CA 91201	818 548-4810

ATTACHMENT 1

Permit Services Section

CITY OF

Glendale CALIFORNIA

633 East Broadway, Room 104, Glendale, CA. 91206-4386 • (818) 956:2140 (818) 956:2144
(818) 956:2115

April 18, 1990

Planning Division

Joseph D. McClure, Sr.
c/o The Roth Group
200 North Maryland Avenue, Suite 301
Glendale, CA 91206

Re: Case No. 8629-S
2343 Honolulu Avenue

Dear Mr. McClure:

On April 4, 1990, the Zoning Administrator, conducted and closed a public hearing, pursuant to the provisions of Glendale Municipal Code, Chapter 30, Article IV, Division 4, on your application for a Standards Variance for the addition of 1,625 square feet of floor area for office use to an existing commercial building without providing the four additional required parking spaces (12 existing parking spaces are to be maintained as is; 39 parking spaces would be required for a new building) in the CR Commercial Retail Zone at 2343 Honolulu Avenue being a portion of Lot 319, Tract No. 1701.

After considering the evidence presented with respect to this application, the Zoning Administrator has GRANTED WITH CONDITIONS your request based on the following findings:

- I. The strict application of the provisions of the ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance. In 1944, a 3,500-square foot commercial building was constructed on the 7,375-square foot lot. In 1984, the premises was enlarged to 5,450 square feet of gross floor area. At that time, Variance Case No. 7535-S was granted to permit the existing restaurant and travel agency occupants to maintain 12 on-site parking spaces where 35 spaces were required. It is now proposed to complete the second story partially implemented in 1984, thereby adding 1,625 square feet to the travel agency and requiring four additional spaces (i.e. 39 total). It would be a hardship to

BLDG. SECTION

20 APR 90 1:24



Approval of this Standards Variance shall be subject to the following conditions:

1. The development shall be implemented in substantial accord with the plans submitted with the variance application and in conformance with all requirements of Design Review Board Case No. 2-1442.
2. The materials and colors of all walls, windows and roofing, both existing and new construction, shall be made to match.
3. Building permits shall be obtained from the Permit Services Section for all aspects of the project.
4. The subject 1,625-square foot addition shall be utilized for office purposes only (i.e., uses requiring 3 parking spaces for each 1,000 square feet of floor area).
5. All landscaping shall be continuously maintained in a neat and orderly condition, including live plant materials.
6. A refuse enclosure shall be provided to the satisfaction of the Sanitation Superintendent and provisions shall be incorporated for source separation and recycling to the satisfaction of the Sanitation Superintendent.
7. An automatic fire sprinkler system, including fire alarm and monitoring systems, in accord with NFPA 13, shall be installed to the satisfaction of the Fire Prevention Bureau.
8. This variance is granted in reliance on public parking lot availability to satisfy the parking demand. It does not relieve the property from financial participation in any future assessment proceedings to upgrade municipal parking in the vicinity.

Under the provisions of Glendale Municipal Code, Chapter 30, Article IV, Division 8, any person affected by the above decision may appeal said determination to the Board of Zoning Adjustments within fifteen days following the actual date of such action. Appeal forms will be provided by the Zoning office upon request and must be filed with the prescribed fee prior to expiration of the 15-day period or until May 3, 1990, at the office of the Zoning Administrator.