

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
ADMINISTRATIVE USE PERMIT CASE NO. PAUP 1627425
PARKING REDUCTION PERMIT CASE NO. PPRP 1628270

LOCATION: 2331 HONOLULU AVENUE (Casa Cordoba), Suites A-D, 91020
APPLICANT: Janelle Williams, Williams Land Use Services
ZONES: "CR" - (Commercial Retail) Zone
LEGAL DESCRIPTION: Portion of Lot 317, Tract No. 1701

PROJECT DESCRIPTION

An ADMINISTRATIVE USE PERMIT to allow the on-site sale, service and consumption of beer and wine, and the off-site sale of beer and wine in conjunction with the expansion of an existing full-service restaurant (Casa Cordoba) into an adjacent 793 square-foot office space and a PARKING REDUCTION PERMIT to allow the expansion without providing six additional parking spaces for the change of use from office to full-service restaurant in the CR (Commercial Retail) Zone at 2331 Honolulu Avenue, Suites A-D.

CODE REQUIRES

Administrative Use Perm

1. On-site sale, service and consumption of beer and wine, and the off-site sale of beer and wine require approval of an Administrative Use Permit in the CR Zone.

Parking Reduction Permit

2. 2.7 parking spaces per 1,000 square feet of office use and ten parking spaces per 1,000 square feet of restaurant use.

APPLICANT'S PROPOSAL

Administrative Use Perm

1. An Administrative Use Permit to allow on-site sale, service and consumption of beer and wine and the off-site sale of beer and wine in conjunction with the expansion of an existing full-service restaurant.

Parking Reduction Permit

2. A Parking Reduction Permit to allow the expansion of an existing 1,455 square-foot restaurant with a 419 square-foot interior courtyard (Casa Cordoba) into an adjacent 663 square-foot office space with a 130 square-foot patio without providing six additional parking spaces for the change of use from office to full-service restaurant.

ENVIRONMENTAL RECOMMENDATION: Exempt.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **March 15, 2017**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.42. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

If you desire more information on the proposal, please contact Kathy Duarte, in the Community Development Department, Planning Division at (818) 937-8163 or kduarte@glendaleca.gov, where the files are available. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development Department. ***Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section***
<http://www.glendaleca.gov/government/departments/city-clerk/agendas-minutes>.