

**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 - Suites A-D  
(Casa Cordoba),

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 sale of alcoholic beverages in conjunction with the expansion of an existing full-service restaurant (Casa Cordoba) into an adjacent 793 square-foot tenant space and expand the hours of operation, 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 Permit**

1. Alcoholic beverages sales 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 Permit**

1. To allow the sale and service of beer and wine with a Type 41 Alcoholic Beverage Control (ABC) license in the existing full-service restaurant and proposed expansion, with a request to extend the hours of operation (from 1:00 a.m. to 2:00 a.m., daily) and to allow the service of beer, wine and distilled spirits with a Type 47 ABC license when such license becomes available.

**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:** The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **March 29, 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](mailto: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>.

Ardashes Kassakhian,  
The City Clerk of the City of Glendale