

March 29, 2017

Janelle Williams
Williams Land Use
2418 Honolulu Avenue, Unit B
Montrose, CA 91020

RE: 2331 HONOLULU AVENUE SUITES A-D
PARKING REDUCTION PERMIT NO. PPRP 1628270

(CASA CORDOBA RESTAURANT)

(ALSO SEE: ADMINISTRATIVE USE PERMIT NO. PAUP 1627425)

Dear Ms. Williams:

On March 29, 2017, the Planning Hearing Officer conducted and closed a public hearing, Pursuant to Section 30.50.040, subsection B of the Glendale Municipal Code, on your application for a Parking Reduction Permit Case No. PPRP 1628270 to allow the expansion of a full service restaurant into an area previously developed with an office use without providing six additional parking spaces for the change of use from office to full-service restaurant, located at **2331 Honolulu Avenue, Suites A-D**, in the "CR"- Commercial Retail Zone, described as Portion of Lot 317, Tract No. 1701, in the City of Glendale, in the County of Los Angeles.

CODE REQUIRES

Parking Reduction Permit

- (1) 2.7 parking spaces per 1,000 square feet of office use and ten (10) parking spaces per 1,000 square feet of restaurant use.

APPLICANT'S PROPOSAL

Parking Reduction Permit

- (1) 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 (6) 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.

A parking reduction permit is approved to allow the expansion based on the following findings of fact and subject to the attached conditions of approval:

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 parking reduction application based on the following:

For the proposed intensification of use within an existing building that is determined by the review authority to be located within a reasonable distance of an off-street City parking facility.

1. Peak Hours of Use and Turnover Rate

The peak hours of use for the existing full service restaurant, Casa Cordoba are 11:30 a.m. – 1:30 p.m. and 5:30 p.m. – 8:30 p.m. These peak hours are expected to stay the same for the proposed expansion. Patrons generally dine at the restaurant for one hour. As Casa Cordoba's peak hours are generally after 5:30 p.m., their patrons parking needs do not conflict with the needs of the offices and retail stores which close prior to 5:30 p.m.

2. The Ability of the Use to Meet Parking Requirements Through Other Means

A reasonable amount of parking spaces are currently provided on street and in public parking lots. Sharing parking facilities is anticipated and identified in the North Glendale Community Plan for businesses located in the Montrose Shopping Park, because very few buildings in the shopping park are able to provide off-street parking. There are three city-owned parking lots located within 500 feet of the subject site and a total of seven public lots serve the businesses of the shopping park. The proposed business is within easy walking distance from the street and public parking lots. Additionally, the Montrose Shopping Park and the site location are served by the local Beeline bus route, the MTA transit lines, bicycle lanes and multiple bicycle racks, which are provided for patrons and employees of the local Montrose businesses.

3. The Availability of Spaces in Nearby City Parking Facilities

The site is part of the Montrose Shopping Park which is similar to a large outdoor mall, where patrons park either on Honolulu Avenue, in the City-owned lots behind

the commercial businesses, or in private commercial parking lots. Montrose is a pedestrian friendly environment filled with boutique shopping, taverns, restaurants, and dessert options. The wide sidewalks, tree lined streets, and aesthetically pleasing nature of Honolulu Avenue encourages walking and the use of shared parking facilities is supported by the North Glendale Community Plan. An estimated 305 public on street and public parking lot spaces are available within a 500-foot radius of the property. In addition to the parking facilities within an immediate walking distance, there are a total of seven City-owned parking lots which have additional parking for visitors to utilize.

4. The Distance to the Use from the Parking Facility

There are three City-owned parking lots located within walking distance of the subject property. Lot 2 is located at the intersection of Honolulu Avenue and Wickham Way and is located approximately 306 feet southwest of site. Lots 4 and 6 are located on Florencita Avenue between Wickham Way and Ocean View Boulevard approximately 65 feet northwest and 65 feet north east of the property, respectively.

5. Measures Proposed by the Applicant to Ensure Employee and Patron Use of the City Parking Facility

Existing employees who drive to work are encouraged to park in one of the 9-hour spaces available in the City lots. The current employee count will not increase with the expansion of the restaurant, so there will be no additional parking burden by staff. Employees are encouraged to utilize local transit services and carpool when possible. Current patrons of the restaurant are aware of parking availability and new patrons will be informed of the availability of public parking lots and on-street parking options.

CONDITIONS OF APPROVAL

APPROVAL of this Parking Reduction 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. This parking reduction permit is issued in tandem with Administrative Use Permit - PAUP 1627425 and shall remain in force as long as the restaurant operates in compliance with the conditions of approval for PAUP 1627425. Any expansion or modification of the facility or use which intensifies the restaurant use permitted under the Administrative Use Permit (AUP) shall require a new Administrative 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.

APPEAL PERIOD

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 Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **APRIL 13, 2017**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: <http://www.glendaleca.gov/appeals>

TRANSFERABILITY

This authorization runs with 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 30.16.610 of the Glendale Municipal Code, 1995, provides for the Director of Community Development to have continuing jurisdiction over any Parking Reduction Permit which is or has been granted and may revoke any Parking Reduction Permit in whole or in part at any time for failure to comply with any condition or requirement imposed at the time of approval.

GMC CHAPTER 30.4 PROVIDES FOR

Termination

Every right or privilege authorized by an Parking Reduction 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 Parking Reduction 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 administrative use permit.

Cessation

A Parking Reduction Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

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. 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.

You may contact the case planner, Kathy Duarte, during normal business hours at (818) 937-8163 or via e-mail at kduarte@glendaleca.gov.

Sincerely,



Laura Stotler
Planning Hearing Officer

LS:KD:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); Jeannie Bone-owner; and case planner Kathy Duarte.