

June 4, 2019

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

**RE: 2225 HONOLULU AVENUE
CONDITIONAL USE PERMIT NO. PCUP 1810021
(TECHNIX ACADEMY)**

(Also see: PARKING REDUCTION CASE NO. PPRP 1810024)

Dear Ms. Williams:

On May 15, 2019, 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 a private specialized education and training school, located at **2225 Honolulu Avenue**, in the "CR" - Commercial Retail Zone, described as Lot 69, Tract No. 1701, as per map recorded in Book 22, Pages 178-179 of Maps in the Office of County Recorder of the County of Los Angeles, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- (1) Approval of a Conditional Use Permit to allow a "private specialized education and training school" in the "CR" - (Commercial Retail) zone.

APPLICANT'S PROPOSAL

- (1) Approval of a Conditional Use Permit to allow a private specialized education and training school, in the "CR" - (Commercial Retail) Zone.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 3, Conversion of Small Structures exemption pursuant to State CEQA Guidelines Section 15303, because it is for a change of use with no exterior modifications and the structure is less than 2,500 square feet in floor area.

After considering the evidence presented with respect to this application, the Director of Community Development has **APPROVED WITH CONDITIONS** your request based on the following findings:

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development staff thereon, and statements made at the public hearing with respect to this application, this Conditional Use Permit application is **APPROVED** based on the following:

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

The proposed use will be consistent with the various elements and objectives of the General Plan for the area. The Montrose Shopping Park serves as a community/regional shopping center primarily serving North Glendale, Verdugo Canyon, La Canada-Flintridge, La Crescenta and portions of Sunland-Tujunga, and thus the Land Use Element of the General Plan designates the subject site as Regional Commercial. The North Glendale Community Plan calls for pedestrian-friendly uses.

Technix Academy is a community-oriented after-school program which serves local families and students. It primarily provides STEM instruction to minors, but also provides adult computer-literacy instruction and technological support and products for computers. Provision of these services is consistent with the Land Use Element goal to expand the types of services offered in the Montrose Shopping Park. Further, the use is compatible with and acts as a supporting use to other businesses on Honolulu Avenue, many of which provide family-oriented products and services. Adults can drop off children at Technix Academy and patronize other businesses in the Montrose Shopping Park until they return. The school's robot arena (a raised platform for testing robots) is located near the front display window and thus provides an active use that often attracts pedestrians. The school also participates in many of the weekly Montrose Shopping Park Farmers' Market by opening its doors to engage passersby, especially children, to visit Technix and play games, test robots, etc. In these ways, the proposed use is compatible with the "hometown" feel and pedestrian-friendly nature of the Montrose Shopping Park.

Operation of the private specialized education and training school shall be required to comply with the City's Noise Ordinance (Chapter 8.36 Noise Control), and, as such, will be consistent with the Noise Element. No other elements of the General Plan, including the Circulation, Historic Preservation, Housing, Open Space and Conservation, Recreation, and Safety Elements, will be negatively impacted as a result of the proposed school. Therefore, the proposed use is in keeping with the various elements and objectives of the General Plan.

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.

The applicant's request for a private specialized education and training school in the CR zone is not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. As mentioned above, the use is compatible with the Montrose Shopping Park in terms of being family-and pedestrian-friendly, and creates opportunities to support other businesses on the street. The Building & Safety and

Neighborhood Services Divisions, and Police and Fire Departments did not express concern with this proposed use. No negative parking impact is anticipated (refer to the analysis and findings for Parking Reduction Permit Case Number PPRP1810024).

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

Approval of the conditional use permit will not adversely impact nearby uses, nor impede the normal development of surrounding properties. No physical changes to the exterior of the building are proposed as part of the project, so no physical impact will be created that would impede the development of surrounding properties. Further, no evidence was submitted nor presented at the public hearing that would indicate that the subject Conditional Use Permit to allow a private specialized and education and training school (Technix), will be a problem in the future provided that the conditions of approval are followed. The proposed use will not adversely impact nearby uses; for the reasons stated in Finding A, Technix is anticipated to act as a supporting use by creating opportunities to support other businesses in the Montrose Shopping Park.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. The site and building were developed in 1945 and the commercial building has been operating ever since, with appropriate utilities and infrastructure necessary for commercial uses to continue operating at the site. No changes are proposed that would render existing utilities and infrastructure inadequate or require them to be upgraded. Adequate parking spaces are provided for the site including six shared spaces on site and approximately 176 spaces available in nearby City parking lots. The Parking Reduction Permit associated with this conditional use permit request to operate a private specialized education and training school, allows for the code required amount of 21 parking spaces to be reduced to 6 shared parking spaces. As analyzed in the Parking Reduction Permit for this project, the existing City public parking lots in the area would adequately accommodate the parking demand for the proposed use. This application does not propose any added floor area to the existing building therefore, aside from the proposed change of use, no additional increase in parking demand is created.

CONDITIONS OF APPROVAL

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

1. That 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. That any expansion or modification of the facility or use shall require a new Conditional Use Permit. Expansion shall constitute adding floor area, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer.
3. That the applicant shall comply with all the conditions of Parking Reduction Permit Case No. PPRP1810024.

4. That 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.
5. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
6. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
7. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plans check and permit.
8. That 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.
9. That Technix Academy shall obtain a Business Registration Certificate which shall be subject to the conditions in this Conditional Use Permit.
10. That the robot arena continues to be located close to the storefront window with an unobstructed view of it to pedestrians on the street, or the window shall contain a retail-oriented display that will be visually engaging to pedestrians on the street, to the satisfaction of the Planning Hearing Officer.
11. That the business shall adhere to the following hours of operation: 9:00 a.m. to 8:00 p.m. daily.
12. That Technix Academy shall encourage and propose measures to ensure employees and patrons use the nearby City parking facilities, including but not limited to site posting and notice included in emails, promotional materials, etc.
13. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
14. That no outside storage is allowed on the site.
15. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified.
16. That the facility shall adhere to the City's Fresh Air Ordinance.
17. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
18. That the authorization granted herein shall be valid for a period of **ten (10) years, until June 4, 2029**, at which time, a reapplication must be made.

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 **JUNE 19, 2019**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., 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 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.

REVOCAION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over conditional use permits, and (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 30.4 PROVIDES FOR

Termination

Every right or privilege authorized by an 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.

Cessation

Any conditional use permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Conditional 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, 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Cassandra Pruet at (818) 937-8186 or cpruet@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development

Milca Toledo
Planning Hearing Officer

MT:CP:sm

2225 HONOLULU AVENUE
CONDITIONAL USE PERMIT NO. PCUP 1810021
(TECHNIX ACADEMY)

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); 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);and case planner – C Pruett.