



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

November 5, 2021

Ara Kalfayan  
343 North Central Avenue  
Glendale, CA 91203

**RE: 343 NORTH CENTRAL AVENUE  
PARKING REDUCTION PERMIT CASE NO. PPRP1923609  
(Phoenicia Restaurant)**

(SEE: ADMINISTRATIVE USE PERMIT NO. PAUP1923610)

Dear Mr. Kalfayan:

On July 14, 2021, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Section 30.50, Parking Reduction Permit for 59 parking spaces. The project proposes to construct a new 2,865 square-foot outdoor rooftop deck above an existing outdoor covered patio, located at **343 North Central Avenue**, in the “DSP-TD” – Downtown Specific Plan, Transitional District, and “R-1250-PS” – High Density Residential Parking Structure Overlay Zones, described as Portions of Lots 9 and 10, Glendale Home Tract Lots 11, 11A and a Portion of a Vacated Alley, Glendale Home Tract (Assessor Parcel No. 5637-005-044), in the City of Glendale, County of Los Angeles.

The existing restaurant provides 60 parking spaces off-site, 12 parking spaces on the adjacent lot addressed as 310 West Lexington Drive and 48 parking spaces across the street at 315-317 West Lexington Drive.

**APPLICANT'S PROPOSAL**

**Parking Reduction Permit**

- (1) To expand the existing full-service restaurant by adding a new 2,865 square-foot outdoor rooftop deck without providing the required number of parking spaces on-site. The rooftop deck expansion requires 59 spaces. The existing restaurant provides 60 parking spaces off-site, 12 parking spaces on the adjacent lot addressed as 310 West Lexington Drive, and 48 parking spaces across the street at 315-317 West Lexington Drive.

### CODE REQUIRES

(1) Based on GMC 30.32.050, 2.7 parking spaces are required per 1,000 square feet of general office space and 5 parking spaces are required per 1,000 square feet of medical office space. The proposed building includes 2,622 square feet of general office space and 2,352 square feet of medical/dental office space and, therefore, would require 19 parking spaces.

### ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because the project involves an addition to an existing structure, which results in less than 10,000 square feet and all exiting utilities are in place to serve the building and the project is not located in an environmentally sensitive area.

After considering the evidence presented with respect to this application, the plans submitted therewith, the Community Development Department has **APPROVED WITH CONDITIONS**, the Parking Reduction Permit, based on the following findings:

### **REQUIRED/MANDATED FINDINGS**

Pursuant to Chapter 30.50.040 (D) of the Glendale Municipal Code, for any request for parking reduction, the Director may require a parking demand study conducted by a licensed traffic engineer or other transportation professional satisfactory to the Director of Community Planning. A request for parking reduction permit may be granted only if the reviewing authority makes the following findings of fact:

#### **NOTE: The applicant's case is based on findings for sub-section D.**

#### **D. FOR ANY OTHER CIRCUMSTANCE WHERE THE APPLICANT WISHES TO REQUEST A PARKING REDUCTION, SUCH REDUCTION MAY BE GRANTED WHERE THE REVIEW AUTHORITY FINDS THAT:**

- 1. The parking need for the land use is not as great as for similar land uses or the parking requirement for the land use established in the Zoning code is greater than what will be needed by the land use.**

The existing restaurant currently has two buildings on-site totaling 8,882 square feet. The applicant is proposing to expand the restaurant by constructing a new 2,865 square-foot outdoor rooftop deck above the existing outdoor covered patio. The new rooftop deck would require 15 new parking spaces. Currently, the restaurant provides for two off-site parking lots totaling 60 combined parking spaces which was previously approved in November 2014 through a Parking Use Permit. A 12-space off-site parking lot (owned and operated by the applicant) is located at 310 West Lexington directly west of the restaurant, and another parking lot with 48 spaces is directly across the street at 315-317 West Lexington. This parking lot is leased by the applicant.

The existing restaurant along with the new outdoor deck would require a total of 59 parking spaces. Because the restaurant has no on-site parking available, a Parking Reduction Permit is being requested. The project in itself provides for a total of 60 parking spaces on two off-site parking lots which results in a surplus of one parking space.

**2. The intent of the parking regulations, in compliance with all other applicable provisions of this chapter, is met.**

The minimum required parking for both the existing and new rooftop deck is being provided on two off-site parking lots that has previously been approved through a Parking Use Permit. The Parking Reduction Request is to update what was previously approved and to provide the minimum required parking spaces for the new rooftop deck. Even with the addition, the minimum parking required provides a surplus on two off-site parking lots.

**3. Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.**

The parking required for the existing restaurant requires 44 parking spaces. In November 2014, a Parking Use Permit was approved for two off-site parking lots totaling 60 parking spaces. There is an excess of 16 parking spaces and with the new addition of the rooftop deck, 15 spaces are required. Overall, with the existing restaurant and new rooftop deck, the total parking spaces provided is 60 spaces with a surplus of one parking space.

## **CONDITIONS OF APPROVAL**

**APPROVAL** of the Parking Reduction Permit shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application 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 which intensifies the existing business shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer.
3. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
4. That the applicant shall comply with all applicable conditions of Parking Use Permit Case No. PPUP 1419225.

5. That the applicant shall comply with all applicable conditions of the Administrative Exception Permit Case No. PAE 1423887.
6. That the applicant shall comply with all applicable conditions of Administrative Use Permit Case No. PAUP 1923610.
7. 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.
8. That an Acceptance Affidavit accepting the permit and all its conditions shall be signed, notarized recorded at the L.A. County Recorder, and submitted prior to the issuance of a Business Registration Certificate.
9. That all signs displayed shall conform to the requirements of the Glendale Municipal Code.
10. That the applicant shall monitor the area under its control, in an effort to prevent the loitering of persons about the premises.
11. That no outside storage shall be allowed on the site.
12. That the parking area shall be kept adequately illuminated for security purposes during all hours of darkness. Lighting fixtures shall be installed and maintained in the parking area in those areas where street lights do not effectively illuminate the premises.
13. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
14. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified in this application.
15. That no speaker systems shall be installed in the parking area or the new deck above the existing outdoor covered patio.
16. That a Business Registration Certificate be applied for and issued for a full-service restaurant subject to the conditions in this Parking Reduction Permit.
17. That valet service be provided for restaurant patrons. The use of speaker systems and walkie-talkies in off-site parking lots is prohibited. Patrons shall remain at the restaurant site for delivery of their vehicles.



## APPEAL PERIOD

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. Appeals must be filed prior to expiration of the 15-day period, on or before **NOVEMBER 22, 2021**. Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner at 818-937-8181.

APPEAL FORM is also available on-line:

<https://www.glendaleca.gov/home/showdocument?id=11926>

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the NOVEMBER 22, 2021, deadline (mailed to Community Development Department – Planning Division, Attention: Milca Toledo, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Milca Toledo at MiToledo@glendaleca.gov) prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact Milca Toledo at 818-548-2140 to make arrangements with the cashier. *Note:* The standard 2.5% fee for **credit card payment** applies.

## GMC CHAPTER 30.41 PROVIDES FOR

### TERMINATION

Every right or privilege authorized by a 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.

### CESSATION

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

### EXTENSION

Permits granted by such right or privilege 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 Parking Reduction Permit.



### **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.

### **REVOCACTION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Parking Reduction Permits. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a parking reduction permit at least ten (10) days' notice by mail to the applicant or permittee.

### **NOTICE – subsequent contacts with this office**

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. 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.

You may contact the case planner, Milca Toledo, during normal business hours at (818) 937-8181 or via e-mail at [MiToledo@glendaleca.gov](mailto:MiToledo@glendaleca.gov).

Sincerely,

Philip Lanzafame  
Director of Community Development



Roger Kiesel  
Senior Planner

RK:MT:AC:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(S.Demirjian/F.McLean); Dir. Of Public Works (Y.Emrani); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S.

Boghosian/R.Takidin/B.Garcia); Glendale Water & Power—Electric Section C.Bakhanlou/H.Barkhordian/S.Boghosian/F.Garcia/D.Scorza); Parks, Recreation and Community Services Dept. (A. Isayan); 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 (E.Hitti/R. Villaluna); and case planners Milca Toledo and Allen Castillo..