

April 25, 2018

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

**RE: 2201 HONOLULU AVENUE  
PARKING REDUCTION PERMIT NO. PPRP 1723295  
(Gus & Andy's Montrose Grill)**

SEE: (1) ADMINISTRATIVE USE PERMIT NO. PAUP 1723291  
(for Fast Food)  
(2) ADMINISTRATIVE USE PERMIT NO. PAUP 1723293  
(for Alcohol)

Dear Applicant:

On April 25, 2018, 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 No. PPRP 1723295, to allow the reduction of seven (7) parking spaces to accommodate the change of use from a full-service restaurant to a fast food restaurant within an existing 2,986 square-foot building, located at **2201 Honolulu Avenue** – PPRP 1723295, in the "CR" – Commercial Retail Zone, described as Portions of Lots 71 and 72, Tract No. 1701, in the City of Glendale, in the County of Los Angeles.

CODE REQUIRES

- (1) Approval of a Parking Reduction is required to decrease the number of required off-street parking spaces for a fast food restaurant in the "CR" zone.

APPLICANT'S PROPOSAL

- (1) A Parking Reduction Permit to reduce the number of required off-street parking spaces for a fast food restaurant in the "CR" zone.

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 interior and exterior alterations, such as interior partitions, plumbing, and electrical work.

## 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 **APPROVED WITH CONDITIONS** your parking reduction application based on the following:

The Planning Hearing Officer has granted **Approval** of a parking reduction permit for the proposed fast food restaurant at 2201 Honolulu Ave. pursuant to Chapter 30.50.040 (B) of the Glendale Municipal Code based on the following finding and conditions of approval:

### FINDING

The proposed fast food restaurant (Gus & Andy's Montrose Grill) totaling 2,986 square feet is located on the northwest corner of Honolulu Avenue and Montrose Avenue/Verdugo Road within the Montrose Shopping Park. Parking is required due to the intensification of use from a full service restaurant to a fast food restaurant. The previous full service restaurant (Rocky Cola) required ten (10) spaces per 1,000 square feet of floor area. The proposed fast food restaurant will require 12.5 spaces per 1,000 square feet of floor area. Based on the above parking requirements, the proposed fast food restaurant will require seven additional parking spaces as per section 30.32.030 B 5, GMC. The subject one-story building occupies the entire property and has no on-site parking spaces. Businesses within the Montrose Shopping Park may utilize City-owned parking lots, as very few businesses on Honolulu Avenue have their own dedicated on-site parking.

A parking study was prepared to evaluate the demand of parking spaces within a specific study area of the Montrose Shopping Park (outlined by Section 2 of the Parking Demand Report and Data), which consists 451 parking spaces within City-owned parking lots 1, 3 and 7, and 133 on-street parking spaces (584 parking spaces total). The locations of all three city-owned parking lots are within 500-feet of the subject property. While majority of the on-street parking spaces are within 750 feet of the subject site, the furthest on-street parking space on Ocean View Boulevard is approximately 1,100 feet (0.20 mile) away.

During weekdays, Monday through Thursday, the Montrose Shopping Park experiences a spike in activity during lunch and dinner hours. The busiest days are on Friday evenings and Saturdays. Activity begins to decrease on Saturday evening and normalize on to similar weekday parking demands on Sundays. The parking study was conducted on three consecutive weekdays (Wednesday through Friday) beginning at 1:00 pm until 10:00 p.m., and on a Saturday beginning at 9:00 a.m. until 6:00 p.m. The report concluded that during the weekday, adequate parking is available during the lunch and dinner hours, which the busiest period occurred during the lunch hour Wednesday at 1:00 p.m. and dinner evening hour on Friday 8:00 p.m., which occupancy of parking spaces were at 87 percent (503 occupied; 81 available) and 85 percent (196 occupied; 88

available), respectively. During Saturday, the busiest time during the day occurred at noon, which 89 percent of the parking spaces were occupied (518 occupied; 66 available). For patrons staying longer during evening hours, the study appears to show that ample parking is provided on-street and in nearby City parking lots after surrounding local businesses have closed.

Therefore, the proposed fast food restaurant is located within a reasonable distance of off-street City parking facilities, the parking study demonstrates that parking will be available in these City parking facilities to meet the needs of the proposed use as well as existing uses in the Shopping Park during peak hours.

### **CONDITIONS OF APPROVAL**

**APPROVAL** of this 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 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 this Parking Reduction Permit is issued in tandem with and shall remain in force as long as the fast food restaurant operates in compliance with the conditions of approval for Administrative Use Permit - PAUP1723291.
3. That the Parking Reduction Permit is valid only insofar as the specific use for which it was granted (fast food restaurant) or similar land use (as determined by the Planning Hearing Officer). The permit runs with this specific land use as long as there is no intensification of the use or that other uses proposed will not require more parking as provided herein as determined by the Planning Hearing Officer.
4. That any expansion or modification of the facility or use which intensifies the existing permit shall require a new Parking Reduction Permit approval application as determined by the Planning Hearing Officer.
5. 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.

### **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 **MAY 10, 2018**, 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.

#### **REVOCAION, 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 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.

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 Parking Reduction 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, Dennis Joe, during normal business hours at (818) 937-8157 or via e-mail at [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov).

Sincerely,



Laura Stotler  
Planning Hearing Officer

LS:DJ:sm

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. Alshanti/B.Ortiz/E.Olsen); 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/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); T.Christopollos; N.Mamey; V.Marie Da Salla; S.Pierce; A.Ourdugegian-President Montrose Shopping Park Association; and case planner Dennis Joe.