



CITY OF GLENDALE, CALIFORNIA  
Community Development  
Planning

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glendaleca.gov

June 19, 2019

William Reider  
550 West Garfield Avenue  
Glendale, CA 91204

**RE: 550 WEST GARFIELD AVENUE  
PARKING EXCEPTION CASE NO. PPPEX 1901130  
(Reel Brewery)**

(SEE: CONDITIONAL USE PERMIT NO. PCUP1901129)

Dear Mr. Reider:

On June 19, 2019 the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.32.020, on your application for a Parking Exception for a change in use from an industrial use to a craft beer brewery (light manufacturing) and tasting room (tavern) use without providing the thirty-three (33) required parking spaces, which is located in the Industrial "IND" Zone, located at **550 West Garfield Avenue**, described as Lot 12, Tract No. 5717, in the City of Glendale, County of Los Angeles.

#### APPLICANT'S PROPOSAL

##### Parking Exception

(1) The applicant is requesting approval of a Parking Exception to change the use of an existing 4,140 square-foot industrial building to a craft beer brewery (light manufacturing) and tasting room (tavern) without providing 33 required parking spaces.

#### CODE REQUIRES

##### Parking Exception

(1) A change in use from an industrial use to a craft beer brewery (light manufacturing) and tasting room (tavern) requires 33 required parking spaces (G.M.C. 30.32.050, Table 30.32-A)

#### ENVIRONMENTAL DETERMINATION

The project is categorically exempt from environmental review per Section 15303 of the State California Environmental Quality Act Guidelines, as a Class 3(c) Conversion of Small Structure, because it involves the conversion of an existing small structure from one use to another where only minor modifications are made in the exterior of the structure.

## 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 application based on the following:

- A. Parking spaces required for the proposed use or construction proposal cannot reasonably be provided in size, configuration, number of spaces, or locations specified by the provisions of this title without impairment of the project's viability. The required number of parking spaces for the change of use of approximately half of the building from general industrial to tavern cannot reasonably be provided without impairing the project's viability. The existing building (4,140 square feet), constructed in 1952, encompasses all of the lot area (4,620 square feet) except five feet in the front and rear of the lot, which is not enough space to accommodate parking spaces. There are no adjacent or nearby parking lots available for acquisition to meet this project's parking requirement. Most of the private parking areas in the neighborhood are on lots with vehicle repair shops where all of the parking spaces are occupied for vehicle storage. To provide parking on site, the existing building would need to be demolished and the site reconfigured with subterranean parking or multiple stories. The costs of doing so are not reasonably feasible and would preclude the business from pursuing this project.
- B. The parking exception will serve to promote specific goals and objectives of the adopted Redevelopment Project Area Plan, will be consistent with the various elements of the General Plan, and will promote the general welfare and economic well-being of the area, as described below.

The San Fernando Road Corridor Project Area Plan calls for redevelopment of this area to promote private sector investment, facilitate industrial and commercial sales activity, attract new development to the area, and increase revenues to the City of Glendale, among other goals. Reel Brewery's business model and floor plan layout are designed to participate in a growing market for craft breweries and retail stores that manufacture and sell products on site, a type of use that is more interactive for patrons, and more cost-efficient for small business owners. The subject site is located within one to two miles of several movie studios and related creative/technical companies, a key target market for this business. Reel Brewery will also complete façade improvements to the building and will add approximately five to seven jobs to Glendale. A parking exception to allow this use in this industrial area will assist in developing this area into a more economically active and pedestrian friendly environment, which could further support the attraction of additional industrial and commercial activity in the area.

The proposed use will be consistent with the various Elements of the General Plan. The project site is designated as "Industrial" in the Land Use Element, which outlines goals for rehabilitating and activating the area with compatible uses. A micro-brewery and tavern use is compatible with these goals. Garfield Avenue is designated as a Local Street in the Circulation Element, with access being provided by San Fernando Road, a Major Arterial. Local Streets are designed to carry low volumes of traffic from arterials, typically 500-2,500 vehicles per day, and not to carry through-traffic; therefore, the proposed use is compatible with the street type. The subject site does not contain any historic/open space/recreational resources that would impact the Historic Preservation Element or Open Space and Conservation Element. The proposed use is compatible with the recommended maximum noise level according to the Noise Element. The

project is consistent with the Safety Element because it is not within a hazard zone and the conditions placed on the proposed use, through the Conditional Use Permit concurrently being processed, will ensure the project does not contribute to local crime. The proposed use is not a source of or contributor to air pollution.

- C. The project involves exceptional circumstances or conditions applicable to the intended use of the property that do not apply generally to other property in the area:
- 1) The tavern's weekday and Sunday hours of operation are staggered with those of surrounding businesses. Most neighboring businesses operate between Monday through Friday until late afternoon and on Saturday until mid- to late-afternoon. The tavern, however, will operate Monday through Friday beginning at 4 p.m., which will prevent competition for on-street parking during the day. On Saturdays, the tavern will begin operating at 12 p.m., which will overlap with the afternoon shifts of businesses in the area; however, it has been found that there is sufficient parking available during this time, as further described in the next finding (Finding D2). On Sunday, approximately 80% of businesses in the neighborhood are closed and thus it is assumed there is sufficient parking on that day.
  - 2) The area within walking distance to the subject site lacks accessibility to other neighborhoods. The train tracks extend along the western boundary of this neighborhood for many miles, with pedestrian crossing points located beyond walking distance. The northern and eastern boundaries are enclosed by San Fernando Road, a seven-lane road with high traffic volume and only one pedestrian crossing within walking distance to the subject site, located at Pacific Avenue and San Fernando Road. Chevy Chase Drive, located to the south, is beyond walking distance. These conditions are expected to confine patrons of the tavern to park within the immediate neighborhood of the tavern and not in other areas.
- D. There are mitigating circumstances whereby the exception will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity of the property or in the neighborhood in which the property is located, as described below.
- 1) Approximately half of the existing building will continue as an industrial use. Only the street-facing front half (2,021 square feet) of the building will be used as a tavern and result in additional parking demand.
  - 2) A parking study was conducted to demonstrate there is sufficient on-street parking to accommodate both the tavern and the neighboring businesses, even on Saturdays. During the week, there are an average of 25 street parking spaces available beginning at 4pm, 52 spaces at 5 p.m., and increasingly more later in the evening. On Saturdays, there are on average 52 street parking spaces available beginning at 2 p.m., and increasingly more later in the day. On both weekdays and weekends, the majority of available parking spaces were located on Los Angeles Street between West Garfield Avenue and San Fernando Road, beginning at approximately 100 feet away from the entrance to the subject site.
  - 3) Establishing this use in this neighborhood will help activate the streets, particularly during times when most businesses are closed, and as a result will help provide additional "eyes on the street" and increased safety for the neighborhood.

There are two bus stops within walking distance (1/4 mile) that service multiple bus lines and which may encourage patrons to travel using transit. In those cases, the need for a parking space would be precluded.

**APPROVAL** of the Parking Exception shall be subject to the following:

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 the applicant shall obtain approval of Conditional Use Permit Case No. PCUP 1901129 to operate a tavern, in accordance with GMC Chapter 30.14. The applicant shall comply with all conditions of the Conditional Use Permit.
3. That the tavern operating hours shall be 4:00 p.m. to 2:00 a.m. from Monday through Friday, and 12:00 p.m. to 2:00 a.m. on Saturday and Sunday, in conjunction with the hours of operation specified in the parking study.
4. That the Parking Exception is valid only insofar as the specific use for which it was granted. The permit runs with the operation specified in the staff report (2,021 square feet tavern operating as a small beer manufacturer with sale of beer for on- or off-site consumption, and 2,119 square feet light manufacturing), 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 Director of Community Development.
5. That beer is the only alcoholic beverage to be sold.
6. That a Business Registration Certificate be obtained for the tavern use with on-site manufacturing of beer, subject to the conditions outlined in this decision letter.
7. That all necessary permits shall be obtained from the Building and Safety Section and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
8. That any other changes on this project shall be subject to review and approval of the Director of Community Development.

## **APPEAL PERIOD**

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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 **July 5, 2019** at the PSC, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the 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.

#### **REVOCATION, CONTINUING JURISDICTION**

Department shall have continuing jurisdiction over Parking Exceptions (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 Parking Exception 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 30.41 PROVIDES FOR**

##### TERMINATION

Every right or privilege authorized by a Parking Exception 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 Exception 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 Exception.

**CESSATION**

A Parking Exception 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 who acted on this case. 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.

Sincerely,



Bradley M. Collin  
Planning Hearing Officer

BC:CP: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. 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 – Cassandra Pruett