



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

April 8, 2020

Athena Property Management
ATTN: Kimberly Low
730 El Camino Way, Suite 200
Tustin, CA 92780

**RE: CART DESIGN AND LOCATION REVIEW CASE NO. PCDLR 2004456
207 NORTH GLENDALE AVENUE
(JOHN'S MARKET)**

Dear Ms. Low,

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.34, Section 30.34.040, the Director of Community Development has processed your application for the placement of a portable cart at 207 North Glendale Avenue (Glendale Fashion Center), in the "C2" Community Commercial Zone in the City of Glendale, County of Los Angeles.

ENVIRONMENTAL DETERMINATION: This project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because there is no expansion of the use.

REQUIRED/MANDATED FINDINGS

After considering the evidence presented with respect to this application, the plans submitted therewith, the Director of Community Development has **GRANTED** your application based on the following conditions:

1. That the cart, seating, tables and signs shall be in substantial accord with the plans submitted for this application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein as approved the Director of Community Development.
2. That all necessary licenses and permits shall be obtained from the State, County and City authorities, and shall be kept current at all times. A permit to operate shall be obtained from the Planning and Neighborhood Services Code Compliance and Licensing Division pursuant to Title 5, Chapter 5.37 of the Glendale Municipal Code and kept current at all times.
3. That all signs shall be in compliance with Chapter 30.33 of the Glendale Municipal Code. No portable signs or banners shall be permitted.
4. That the cart shall be fully portable and be in compliance with the provisions as stated in Section 30.34.040 of the Glendale Municipal Code.

5. That the area around the cart shall be maintained in a clean and orderly condition and free of trash and graffiti.
6. That no cart, portion of the cart, or seating shall be located within the public right-of-way.
7. That the authorization granted herein shall be valid for a **period of two years until April 8, 2022**, at which time renewal of the application shall be required.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

The applicant's attention is called to the fact that this approval 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 so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed forms within 15 days following the actual date of the decision. Information regarding appeals, appeal forms and fees will be provided by the Community Development Department staff upon request by calling 818-548-2140.

The completed appeal form must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **APRIL 23, 2020**.

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 April 23rd deadline (mailed to Community Development Department – Planning Division, Attention (Ani Garibyan), 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (AGaribyan@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 the case planner to make arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

APPEAL FORM is available online at:

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

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 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 \$1,000.00, or imprisonment for a term not to exceed six months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of \$500.00 for each violation.

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, Ani Garibyan at (818) 937-8188 or agaribyan@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development



Erik Krause
Deputy Director of Community Development

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