



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

February 22, 2024

Corey Grijalva
2342 Florencita Drive, Unit 4
Montrose, CA 91020

RE: 2345 HONOLULU AVENUE
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001783-2023
(Joselito’s Mexican Food).

Dear Mr. Grijalva:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.49, the Community Development Department has processed your application for an Administrative Use Permit (AUP) to allow the renewal of the sales, service, and on-site consumption of alcoholic beverages (ABC License Type 47) at an existing full-service restaurant (Joselito’s Mexican Food) located at **2345 Honolulu Avenue**, in the “CR” – Commercial Retail Zone, described as Lot 319, Tract No. 1701, (APN: 5807-024-010), in the City of Glendale, County of Los Angeles.

CODE REQUIRES

- 1) The on-site sales, service and consumption of alcoholic beverages requires an Administrative Use Permit in the CR Zone (Section 30.12.020, Table 30.12-A).

APPLICANT’S PROPOSAL

- 1) To renew the on-site sales, service and consumption of beer, wine, and distilled spirits at an existing full-service restaurant.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to State CEQA Guidelines Section 15301(e), because the discretionary permit request is to renew the on-site sales, service, and consumption of beer, wine, and distilled spirits at an existing full-service restaurant within an existing commercial space and there is no additional floor area proposed.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the analysis by Community Development Department staff, this Administrative Use Permit application is **APPROVED WITH CONDITIONS** based on the following:

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

The renewal of on-site sales, service and consumption of beer, wine and distilled spirits, at an existing full-service restaurant (Joselito's Mexican Food) is appropriate in an area of the city zoned for commercial uses and will continue to provide an option for the dining public to enjoy alcoholic beverages with their meals. The subject site is located in the CR (Commercial Retail) Zone and the General Plan Land Use Element designation is Regional Commercial and the North Glendale Community Plan identifies the neighborhood as the Montrose Shopping Park. The on-site sales, service and consumption of beer, wine and distilled spirits at an existing full-service restaurant (Joselito's Mexican Food) will be consistent with the various elements and objectives of the General Plan. An economic goal of these documents is to create a vibrant area that promotes diversity and economic opportunities that support a variety of businesses. The Montrose Shopping Park incorporates elements promoting safer and slower traffic flow and pedestrian amenities such as seating in landscaped areas at crosswalks and intersections, street trees providing shade, wide sidewalks, curb return extensions at major intersections, sidewalk dining, and public parking lots.

Goods and services that are offered in this zone generally attract clientele from surrounding communities and the adjoining residential neighborhoods, and the Montrose Shopping Park is a shopping and dining destination. The project site is already developed and the applicant's request is to allow the renewal of on-site sales, service and consumption of beer, wine and distilled spirits, at an existing full-service restaurant that is surrounded by other complementary businesses, including retail and service uses. The other elements of the General Plan, including Open Space, Recreation, Housing, and Noise Elements, will not be impacted as a result of the applicant's request. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for the use.

The Circulation Element identifies this section of Honolulu Avenue as an Urban Collector Street. Honolulu Avenue is fully developed and can adequately handle the existing traffic circulation around the site. The project site is surrounded by commercially zoned properties, and the applicant's request for the renewal of on-site sales, service and consumption of beer, wine and distilled spirits at an existing full-service restaurant in conjunction with meals is not anticipated to create any negative traffic-related impacts on Honolulu Avenue and surrounding uses over and above the existing conditions.

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 existing full-service restaurant with sidewalk dining, Joselito's Mexican Food, has operated from this location since 1981 with the on-site sales, service and consumption of beer, wine and distilled spirits. The applicant's request will not be detrimental to the health, safety, and public welfare of the neighborhood in general. According to the

Glendale Police Department, the subject site is located in census tract 3006.02, which allows for 3 On-Sale establishments. There are currently 34 On-Sale licenses in this tract, with Joselito's Mexican Food being one of the existing 34 licenses. Based on arrests and Part 1 crime statistics for census tract 3006.02 in 2021, there were 85 crimes, 49% above the city-wide average of 167. Within the last year, there have been a few calls for police service at the location. None of the calls were directly related to alcohol sales. Glendale Police Department did not cite any concerns with the applicant's request to continue the on-site sales, service and consumption of beer, wine and distilled spirits, at this location and suggested conditions of approval have been included to mitigate any potential negative impacts.

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

The renewal of on-site sales, service and consumption of beer, wine and distilled spirits at an existing full-service restaurant will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request is not anticipated to adversely conflict with surrounding properties as it will be ancillary to the primary use, a full-service restaurant. The subject property is located in the Montrose Shopping Park and is surrounded by other complementary businesses, including retail and service uses. There were no concerns or comments submitted by Neighborhood Services Division that would indicate that Joselito's Mexican Food restaurant would have a negative impact on the surrounding area, and they did not propose any conditions of approval. There are no identified sensitive land-uses (day care facilities, public parks, libraries, or hospitals) in the immediate vicinity or within 500 feet of the subject site. Residential uses are located across the alley; however, Joselito's Mexican Food has operated without incident for 43 years. It is expected to remain in good standing with Montrose Shopping Park and the surrounding community, continuing to serve the public convenience. The restaurant primarily serves food complemented by on-site alcoholic beverage sales, service and consumption.

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.

The applicant's request for the renewal of on-site sales, service and consumption of beer, wine and distilled spirits, at an existing full-service restaurant will not result in inadequate public or private facilities. The project site is already developed and associated facilities are existing. The existing full-service restaurant, Joselito's Mexican Food, has been operating at this location since 1981. This application does not include any added floor area or modifications to the existing building; therefore, there will be no increase in required parking for this use. There are twelve on-site parking spaces located at the rear of the property as approved by Standards Variance Case No. 8629-S, accessed through a 10-foot-wide alley between Ocean View Boulevard to the east and Wickham Way to the west. Additionally, on the north side of the subject site, across

the alley, is the City of Glendale Montrose Parking Lot # 4 (with 44 spaces), and Montrose Parking Lot # 6 (with 23 spaces); both parking lots are accessed through Florencita Drive on the north and the alley to the south. These City Parking Lots provide parking for the surrounding commercial uses located in the Montrose Shopping Park. The Circulation Element identifies Honolulu Avenue as an Urban Collector street. Honolulu Avenue is fully developed and can adequately handle the existing traffic circulation around the site. The applicant's request for the renewal of on-site sales, service and consumption of beer, wine and distilled spirits, at an existing full-service restaurant with meals will not require any new city services, nor will it require any changes to the parking or traffic circulation, as it is ancillary to the primary restaurant use.

REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION

That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a Census Tract with more than the recommended maximum concentration of off-site uses, both as recommended by the California Department of Alcoholic Beverage Control (ABC), such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration as described in Finding B above.
2. That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 20 percent of the city average for Part I crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district because conditions of approval have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above.
3. That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use), as noted in Finding C above.
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.
5. That notwithstanding consideration in subsections 1 through 4 above, the continued operation of a full-service restaurant with the on-site sales, service and consumption of alcoholic beverages does serve a public convenience for the area because it would

provide beer, wine and distilled spirits, in conjunction with food service at the restaurant for local residents, businesses, and the surrounding community. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative 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 except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals, and permits as required from Federal, State, Country, or City authorities, including the City Clerk, shall be obtained and kept current at all times.
3. That sufficient measures shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, distributing light, loud conversation, and criminal activities.
4. That at all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages shall only be in those same licensed areas.
5. That no patron of the restaurant shall be allowed to bring into the establishment any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
6. That the sale of beer, wine and distilled spirits for off-site consumption is strictly prohibited, unless preemptively permitted by State regulations.
7. That no separate bar for the sales, service and consumption of alcoholic beverages shall be permitted.
8. That no exterior signs advertising the sales and service of alcoholic beverages shall be permitted.
9. That there shall be no video machine(s) and/or video game(s) maintained upon the premises.
10. That no live entertainment is permitted without a "Live Entertainment Permit".

11. That the front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. The restaurant shall adhere to the City's Fresh Air Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.
13. That the restaurant shall be operated in full accord with applicable State, County, and local laws.
14. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Service Divisions, Police Department, and Fire Department staff upon request to verify compliance with the laws and conditions of this approval.
15. That any expansion or modification of the facility or use that intensifies the Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.
16. That the sales, service, or consumption of alcoholic beverages shall be permitted only between the hours of 11:00 a.m. to 10:00 p.m. Sunday through Thursday and from 11:00 a.m. to 11:00 p.m. Friday and Saturday.
17. That the restaurant shall remain open to the public during business hours. If the establishment has a private party during regular business hours, the restaurant still needs to stay open for business to regular customers.
18. That the proprietor and their employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
19. That the applicant shall comply with all conditions of Standards Variance Case No. 8629-S, approved on April 18, 1990.
20. That any proposed outdoor dining in the public right-of-way shall obtain the required sidewalk dining permit from the City's Public Works Department.

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. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **MARCH 8, 2024.**

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before **MARCH 8, 2024.**

Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff by contacting the case planner, Columba Diaz at codiaz@glendaleca.gov or 818-937-8188.

GMC CHAPTER 30.41 PROVIDES FOR

Termination

Every right or privilege authorized by an Administrative 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.

Cessation

An Administrative Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Use 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 Administrative Use Permit.

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 sold, 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

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Administrative Use 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 an Administrative Use 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 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Columba Diaz, at 818-937-8188 or codiaz@glendaleca.gov.

Sincerely,
Bradley Calvert
Director of Community Development



Erik Krause
Planning Hearing Officer

CC; City Clerk (K.Cruz); Building and Safety (A. Sargsyan); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt); Economic Dev. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); City Attorney's Dept. (G. van Muyden / Y.Neukian); Fire Engineering Section-(J.Diaz / D.Stimson); Traffic & Transportation Section (P.Casanova / S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power – Water Section (S.Boghosian / F.Garcia); Glendale Water & Power – Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia /

2345 HONOLULU AVENUE
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001783-2023
(Joselito's Mexican Food)

K.RUNZER); Police Dept. (Lt.S.Riley / Z.Avila); Dir. Of Public Works (Y.Emrani);
Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/
R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove);
Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O.
Urquidez); and case planner – Columba Diaz.