



**CITY OF GLENDALE, CALIFORNIA**  
Community Development

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June 14, 2024

Lilit Gasparyan  
The Little Goat Pizza House  
942 N. Brand Boulevard  
Glendale, CA 91202

**RE: 942 NORTH BRAND BOULEVARD  
AB 2097 PARKING EXCEPTION, CASE NO. PAB2097-003137-2024**

Dear Lilit Gasparyan,

City staff reviewed your application for the elimination of minimum parking standards near high-quality public transit for the project site located at 942 North Brand Boulevard according to California Assembly Bill 2097 (AB 2097) and Government Code Section 65863.2.

The submitted AB 2097 application is for a commercial project, a change of use in a 1,116-SF tenant space from retail to a fast-food restaurant. The project site is located in the C3 (Commercial Services) Zone District, described as Fairview Tract, portions of Lots 44, 46 and Lot 48, (APN: 5644-014-033), in the City of Glendale, County of Los Angeles.

**REQUIRED PARKING**

Glendale Municipal Code (GMC), Chapter 30.32, Parking and Loading, regulates the minimum number of parking spaces required within the City. GMC Section 30.32.030 (B)(5) provides that when a use of a building changes to a use with the same parking requirements, no additional parking spaces shall be required for the new use. When a change of use requires more off-street parking than the previous use, additional parking spaces shall be provided equal in number to the difference between the total number of spaces required by the new use and the number of spaces required for the immediately previous use. The proposed project is a change of use in a 1,116-SF tenant space from retail to a fast-food restaurant with no on-site parking spaces. The tenant's lease agreement identified a non-exclusive right to use a parking lot at 101-105 East Glenoaks Boulevard, which provides a total of 123 spaces. 117 spaces were dedicated for other land uses, which leaves 6 unassigned. However, no evidence of an agreement between the property owner and the parking lot owner was provided, so those 6 spaces could not be counted.

According to permit records, the subject site and related buildings were constructed as a post office in 1927 prior to current parking requirements, with no off-street parking. The immediate previous use of the subject tenant space, a 2,273-SF retail service, would have had a parking ratio of four (4) per 1,000 square feet of building area and required 10 parking spaces. In 2022, that space was split by tenant improvement into two tenant spaces by building permit (BB2200762). Since the subject 1,116-SF tenant space is 49% of the original space, 5 parking spaces would have been required. This tenant improvement proposed a change of use to a full-service restaurant. GMC 30.32.030 (C)(2) does not require additional parking for a change of use from "Retail and service activities" to "Restaurants, full service" for tenant spaces under 2,000 square feet. Initially, the Little Goat Pizza House was established without requiring additional parking. In 2023, the Little Goat Pizza House applied for an administrative use permit to allow on-site sale and consumption of alcoholic beverages. The case planner conducted a site visit and discovered that the restaurant was not full-service; instead, it operated as a fast-food restaurant as defined by Glendale Zoning Code. This AB2097 request for parking exception will resolve a noncompliant zoning issue regarding minimum required parking for the tenant's use.

GMC Section 30.32.050 requires a minimum number of parking spaces for commercial uses. The proposed use, a 1,116-SF fast-food restaurant, has a parking ratio of 12 spaces per 1,000 square feet of building area, so this project would require 14 parking spaces. The previous use would have required 5 spaces. The difference between the parking requirements of the previous use and the proposed use is 9 parking spaces. Since the 6 existing off-street spaces in a nearby parking lot cannot be legally counted, the additional parking requirement for the proposed fast-food restaurant is 9 spaces.

#### **AB 2097 REQUEST**

The application seeks to waive the provision of any additional parking spaces associated with the change of use and maintain no spaces on-site, thus not providing the 9 additional spaces as otherwise required.

#### **PROXIMITY TO PUBLIC TRANSIT**

The project site is located within one-half mile radius of a major transit stop or a high-quality transit corridor.

Per AB 2097, a "major transit stop" is defined as an existing rail or bus rapid transit station, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods. A "high-quality transit corridor" is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

After reviewing the provided documentation, the project's location is within a half-mile radius of a major transit stop or a high-quality transit corridor, as defined by AB 2097. Specifically, the documentation identifies a major transit stop located at North Central Avenue and West Glenoaks Boulevard, which features Los Angeles Metro 92 Bus Route, and Glendale Beeline, Route 1, both with service intervals less than 15 minutes during peak commute hours. Furthermore, in the future this stop will accommodate an approved Metro project for Bus Rapid Transit (BRT), the North Hollywood to Pasadena Transit Corridor.

### **AB 2097 FINDINGS**

The findings required to impose minimum parking requirements cannot be met. Based on the preponderance of the evidence in the record, the City does not find that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:

- The City's ability to meet its share of the regional housing need for low-income and very low-income households.
- The City's ability to meet any identified special housing needs for seniors or people with disabilities.
- Existing residential or commercial parking within one-half mile of a residential project.

### **DETERMINATION**

The above findings cannot be made; therefore, the AB 2097 request is approved.

### **REQUIREMENTS ON VOLUNTARILY PROVIDED PARKING**

Development projects subject to AB 2097 may voluntarily provide parking. In such cases, the City may require a portion of the spaces to be available for car-share vehicles, require parking to be shared with the public, and/or require parking operators to charge for parking.

The City cannot require the property owner to provide parking free of charge, but the property owner may choose to do so. In addition, any voluntarily provided parking is subject to standards in GMC Section 30.32 (Parking and Loading) and all State and City requirements to provide parking spaces for electric vehicles and parking spaces that are accessible to persons with disabilities.

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner. This would include clarification, verification 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, Alan Lamberg, via e-mail at [alamberg@glendaleca.gov](mailto:alamberg@glendaleca.gov) or calling at (818) 937-8158.

Sincerely,  
BRADLEY CALVERT, AICP  
Director of Community Development



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Erik Krause  
Deputy Director of Community Development  
cc: Case file; Case Planner Alan Lamberg