glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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August 28, 2014

Anna Sheklow
c/o Kids Art – Los Angeles, Inc.
2305 Florencita Avenue
Montrose, CA 91020

RE: 2264 HONOLULU AVENUE
CONDITIONAL USE PERMIT NO. PCUP 1417827
(SEE: PARKING REDUCTION PERMIT NO. PPRP 1417828)

Dear Ms. Sheklow:

On August 27, 2014, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your applications for a ***CONDITIONAL USE PERMIT*** and a *Parking Reduction Permit* to allow a private specialized school (Kids Art) without providing the required number of parking spaces, located at **2264 Honolulu Avenue**, in the "CR" – Commercial Retail Zone, described as Portions of Lot 48 and 49, Tract No. 1701, in the City of Glendale, County of Los Angeles.

APPLICANT'S PROPOSAL
Conditional Use Permit

1) To operate a private specialized school in the "CR" – Commercial Retail Zone.

CODE REQUIRES
Conditional Use Permit

1) A private specialized school requires a Conditional Use Permit in the CR Zone.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301.

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

The proposed use will be consistent with the various elements and objectives of the general plan and North Glendale Community Plan. General Plan elements provide citywide policy direction, with the local Community Plans providing specific neighborhood description and design guidelines. The property is located in the CR (Commercial Retail) Zone where private specialized education schools are permitted with approval of a conditional use permit. KidsArt offers fine art drawing and painting classes to students ages four and above. It is consistent with the principle of the North Glendale Community Plan to offer personal enrichment, educational and recreational opportunities.

The Circulation Element identifies Honolulu Avenue (between La Crescenta Avenue and Montrose Avenue) as an Urban Collector. The predominant land use character of the frontage property on an Urban Collector is community and regional commercial. In addition, this section of Honolulu Avenue is identified in the North Glendale Community Plan as a Pedestrian Priority Area with roadways in commercial mixed-use districts that give first priority to pedestrian amenities, and traffic calming, including wide-sidewalks, pedestrian lighting, curb extensions and signalized crosswalks. KidsArt is located in a pedestrian oriented area with wide sidewalks.

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 use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment. It is anticipated that KidsArt will have a positive effect on the community. KidsArt has proven to be a reputable business with 16 locations in California. From a small after-school program, started twenty-eight years ago, KidsArt/Drawn2Art now teach more than three thousand students weekly in multiple studios, and in many public and private schools. The program uses all non-toxic art supplies and provides a safe after-school learning environment.

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

The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. KidsArt has operated similar studios throughout California since 1989. The applicant is proposing to operate in the same manner, with individual instruction in a quiet learning environment. Class sizes are kept small with a maximum of 12 students working at their own art bench. This portion of Honolulu Avenue is developed with a variety of retail, restaurant, and service related businesses and KidsArt will complement them, with parents often using surrounding uses while their child is in class. It is anticipated that there will be no impact to existing traffic, loading, or noise caused by the use.

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.

KidsArt is proposing to move into a vacant storefront. Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. All services and utilities, such as gas, electricity and phone line are available since the site is fully developed.

The applicant is proposing to operate the private art school at off-peak hours and there is shared parking in the Montrose Shopping Park; therefore, it is not anticipated to increase the need for public or private facilities, traffic circulation measures or parking spaces. It is a Pedestrian Priority Area with existing pedestrian amenities and traffic calming, including wide-sidewalks, pedestrian lighting, curb extensions and signalized crosswalks. A private art school with limited hours is not anticipated to intensify traffic circulation or parking demand. City Parking Lots 7 and 3 provide sufficient parking spaces for this portion of the Montrose Shopping Park, and no changes are anticipated for the parking demand for KidsArt. Uses within the Montrose Shopping Park are encouraged to use shared parking as described in the North Glendale Community Plan (Area 4.5.a). Honolulu Avenue is identified as an Urban Collector, which adequately handles the existing traffic circulation around the site.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing Officer was able to make the required findings of fact under Chapter 30.42.030 of the Glendale Municipal Code to grant a conditional use permit because, the use is consistent with the principle of the North Glendale Community Plan to offer personal enrichment, educational and recreational opportunities. In addition, the applicant is proposing to operate the private art school at off-peak hours allowing for efficient use of shared parking in the Montrose Shopping Park.

CONDITIONS OF APPROVAL

APPROVAL of this Conditional Use Permit 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 all necessary licenses or permits as required from Federal, State, County or City shall be obtained and kept current at all times, including a Business Registration Certificate from the City of Glendale.

3. That the applicant shall provide a photograph or proof to the satisfaction of the Planning Hearing Officer that signs or maps have been posted inside the facility indicating that public parking Lots 7 and 3 are available for parking. The required sign or map shall instruct employees and students to use parking Lot 3 if there is insufficient parking availability in Lot 7.

4. That the applicant shall provide a 15 minute break or transition between classes to avoid traffic congestion or increased parking demand in nearby public parking lots and on-street parking.

5. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified in these applications.

6. That any expansion or modification of the facility or use which intensifies the existing Conditional Use Permit shall require a new Conditional Use Permit. 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.

7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.

8. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.

9. That the applicant shall comply with all conditions of approval for parking reduction permit Case No. PPRP 1417828.

10. That the authorization granted herein shall be valid for a period of **FIVE YEARS until AUGUST 28, 2019**, at which time, a reapplication must be made.

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

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 **SEPTEMBER 12, 2014** 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 pm to 5 pm.

APPEAL FORMS available on-line:
http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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.

Section 30.16.610 of the Glendale Municipal Code, 1995, provides for the Community Development Director to have continuing jurisdiction over any Conditional Use Permit which is or has been granted and may revoke any Conditional Use Permit in whole or in part at any time for failure to comply with any condition or requirement imposed at the time of approval.

REVOCATION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances and conditional use permits (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 conditional use permit 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 conditional 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.

Extension: An extension of the conditional use 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 conditional use permit.

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,

Erik Krause
Planning Hearing Officer

EK:ek

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); Director of Public Works (R.Golanian); Traffic & Transportation Section /G.Tom); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner-Kathy Duarte.

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August 28, 2014

Anna Sheklow
c/o Kids Art – Los Angeles, Inc.
2305 Florencita Avenue
Montrose, CA 91020

RE: 2264 HONOLULU AVENUE
PARKING REDUCTION PERMIT NO. PPRP 1417828
(SEE: CONDITIONAL USE PERMIT NO. PCUP 1417827)

Dear Ms. Sheklow:

On August 27, 2014, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.50, on your applications for a ***PARKING REDUCTION PERMIT*** and *a Conditional Use Permit* to allow a private specialized school (Kids Art) without providing the required number of parking spaces, located at **2264 Honolulu Avenue**, in the "CR" – Commercial Retail Zone, described as Portions of Lot 48 and 49, Tract No. 1701, in the City of Glendale, County of Los Angeles.

APPLICANT'S PROPOSAL

Parking Reduction Permit

1) Change in use from retail to private specialized school without providing the required 18 additional on-site parking spaces.

CODE REQUIRES

Parking Reduction Permit

1) A parking reduction permit is required when a use cannot provide the necessary parking on-site. As proposed, 18 additional on-site parking spaces are required at this location for a change in use from retail (4 spaces per 1,000 square feet) to private specialized school (28.6 spaces per 1,000 square feet of floor area used for instruction), where 950 square feet are proposed to be used for instruction.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301.

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:

Pursuant to Section 30.50.4B of the Glendale Municipal Code, a request for a parking reduction permit may be granted for the proposed intensification of use within an existing building that is determined by the review authority to be located within a reasonable distance of an off-street City parking facility. A request for parking reduction may be granted by the review authority, based on the type of use and its associated parking characteristics, including:

1. Peak hours of use and turnover rate;
2. The ability of the use to meet parking requirements through other means;
3. The availability of spaces in the nearby City parking facility;
4. The distance to the use from the parking facility; and
5. Measures proposed by the applicant to ensure employee and patron use of the City parking facility.

Peak Hours of Use and Turnover Rate

The private educational school is an appropriate use for shared parking since the majority of the classes will occur after school and prior to the dinner hour. The peak parking demand for the art school will not conflict with the current lunch and evening parking demand caused by neighboring food establishments. KidsArt offers fine art drawing and painting classes during after school hours and on Saturdays. The business owner indicated that their office hours will be Monday through Friday. Class hours will be Tuesday through Friday, 3:30-6:15 p.m., and Saturday from 9:00 a.m. to 4:00 p.m. During office hours there will be three employees and in the afternoons there will be two teachers. There will be a maximum of 12 students per two teachers (6:1 ratio). The applicant stated that In order to keep distractions to a minimum and to maintain a quiet environment for their students, parents are asked to drop off their children for class. Classes are no more than one hour for students ages four and older, or 1.5 hours for students ages 7 and older. Their peak hours for instruction are from 3:15 p.m. until 6:15 p.m. Tuesday through Friday and during the day on Saturday until 4:00 p.m. During the week, two classes are offered in the afternoon and four classes are offered on Saturday.

The Availability of Spaces in Nearby City Parking Facilities

The site is located in a multi-tenant commercial center and is part of the Montrose Shopping Park. The Shopping Park is similar to a large outdoor mall, where patrons park either on Honolulu Avenue, in the City-owned lots behind the commercial businesses, or in private commercial parking lots. Presently, there are three tenant spaces including the subject tenant space. The proposed art school (KidsArt) tenant space is 2,181 square feet, with 950 square feet designated for instruction. There are no on-site parking spaces available for this tenant space. To meet the parking demand of the private specialized school, employees and students will use the neighboring public

parking lots and on-street parking. The previous retail use required four spaces per 1,000 square feet of floor area. The proposed private specialized school use requires 28.6 spaces per square feet of floor area used for instruction. The applicant is proposing to use 950 square feet for instruction, which requires 18 additional on-site parking spaces as per section 30.32.030 of the Glendale Municipal Code. A parking reduction permit is required because the applicant is unable to provide the required 18 parking spaces on-site.

The applicant provided parking counts of metered on-street parking spaces and public parking Lots 3 and 7. Counts taken on Thursday afternoon at 3:20 and 4:40 p.m. showed 4 and 8 on-street metered spaces available on Honolulu Avenue, 23 and 17 spaces available on Market Street and in Lot 7, and 101 and 133 spaces available in Lot 3. Counts taken on Friday afternoon at 3:30 and 4:40 p.m. showed 6 and 4 on-street metered spaces available on Honolulu Avenue, 42 and 33 spaces available on Market Street and in Lot 7, and 98 and 148 spaces available in Lot 3. Saturday counts taken at 8:50 a.m., 12:30 p.m., and 2:50 p.m. showed 2, 4, and 4 on-street metered spaces available on Honolulu Avenue, 97, 51, and 38 spaces available on Market Street and in Lot 7, and 301, 107, and 94 spaces available in Lot 3. During the times counted, Lot 7 had an average of 29 spaces available during the afternoon hours and an average of 62 spaces available on Saturday. This evidence supports the fact that there is a surplus of parking to meet the demand of the art school during its peak hours of operation. Additionally, parking Lot 3 had a minimum of 94 spaces available during these same times, which indicates that if Lot 7 does not have sufficient parking available, parking Lot 3 can be used to meet the demand of the proposed use. The project has been conditioned to ensure that their students are made aware that there are multiple parking lots in the area and to use parking Lot 3 (located to the north) if there is insufficient parking availability in Lot 7, by posting a sign in the facility.

The Distance to the Use from the Parking Facility

There are two City-owned parking lots located within 500 feet of the subject property. Lot 3 is located north of Honolulu Avenue and is accessed by Florencita Drive, Thompson Court, or Ocean View Boulevard. It is approximately 0.1 miles, or two minutes walking distance from the subject tenant space. This lot has 324 parking stalls, which are shared with all businesses in the area. Lot 7 is located south of the subject tenant space across a 20 foot wide alley with 95 parking spaces that are also shared with the Montrose businesses. Access is provided from Market Street, Broadview Drive, and Ocean View Boulevard.

Measures Proposed by the Applicant to Ensure Employee and Patron Use of the City Parking Facility

As conditioned, the applicant will post and email their clients families to inform them of available nearby parking facilities.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing Officer was able to make the required findings of fact under Chapter 30.50.040B to grant a parking reduction permit due to the location of the facility within the Montrose Shopping Park where shared parking facilities are available.

CONDITIONS OF APPROVAL

APPROVAL of this Parking Reduction Permit is 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 all necessary licenses or permits as required from Federal, State, County or City shall be obtained and kept current at all times, including a Business Registration Certificate from the City of Glendale.

3. That the applicant shall provide a photograph or proof to the satisfaction of the Planning Hearing Officer that signs or maps have been posted inside the facility indicating that public parking Lots 7 and 3 are available for parking. The required sign or map shall instruct employees and students to use parking Lot 3 if there is insufficient parking availability in Lot 7.

4. That the applicant shall provide a 15 minute break or transition between classes to avoid traffic congestion or increased parking demand in nearby public parking lots and on-street parking.

5. That the facilities shall not be rented, leased or otherwise occupied for purposes not specified in these applications.

6. That the parking reduction is valid only insofar as the specific use for which it was granted or similar land use (as determined by the Planning Hearing Officer in concurrence with the Director of Community Planning). 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.

7. 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.

8. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.

9. That access to the premises shall be made available upon request to all City of Glendale authorized staff (i.e. Community Development Department, Fire Department, Police Department, etc.) for the purpose of verifying compliance with all laws and the conditions of this approval.

10. That the applicant shall comply with all conditions of approval for conditional use permit Case No. PCUP 1417827.

11. That an Acceptance Affidavit accepting the permit and all its conditions shall be signed, notarized, and a recorded certified copy be submitted to the Planning Hearing Officer prior to the issuance of a Business Registration Certificate.

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

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 **SEPTEMBER 12, 2014** 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 pm to 5 pm.

APPEAL FORMS available on-line:
http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp

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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

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over parking reduction permits (individual cases heard and decided upon by the Hearing Officer).

To consider the revocation, the Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 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 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 parking reduction permit.

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, 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,

Erik Krause
Planning Hearing Officer
EK:ek

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); Director of Public Works (R.Golanian); Traffic & Transportation Section /G.Tom); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner-Kathy Duarte.