



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

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October 20, 2011

Levik Beginyan
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Glendale, CA 91208

AND

Derek L. Tabone, Esq.
Law Offices of Tabone
6454 Van Nuys Boulevard, Suite #210
Van Nuys, CA 91401

AND

Vahe Alex & Azatui Yapundjian
Owners
6408-6410 San Fernando Road
Glendale, CA 91201

**RE: 6410 SAN FERNANDO ROAD
CONDITIONAL USE PERMIT CASE NO. PCUP 2010-006
PARKING REDUCTION PERMIT CASE NO. PPR 2010-004
ENVIRONMENTAL INFORMATION FILE CASE NO. PEIF 2010-009
(AMBROSIA)**

Ladies and Gentlemen:

The Planning Commission of the City of Glendale, at its meeting held on October 19, 2011, and after due consideration on your appeal regarding Conditional Use Permit Case No. PCUP 2010-006, and Parking Reduction Permit Case No. PPR 2010-004, located at 6410 San Fernando Road, the Planning Commission **REMANDED both the cases** (Conditional Use Permit Case No. PCUP 2010-006, **AND** Parking Reduction Permit Case No. PPR 2010-004, to allow a change of use from a full-service restaurant to a banquet hall offering the on-site sale, service and consumption of all types of alcoholic beverages and not providing the required number of parking spaces, in the "C3-1" - Commercial Service Zone; Height District I, described as Portion of Lot 5, Block 108, Rancho Providencia and Scott Tract) to the Planning Hearing Officer.

A copy of the motion adopted by the Planning Commission is attached.

Under the provisions of Chapter 2.88 of the Glendale Municipal Code, any person affected by the decision of the Planning Commission has the right to appeal said determination to the City Council 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 at the hearing. Any appeal must be filed within fifteen days, following the actual date of such action, as outlined by the Chairman of the Planning Commission at the public hearing. Information regarding appeals and the appeal forms will be provided upon request and must be filed in the Building and Safety Division, 633 East Broadway, Room 101, together with the required filing fee for such appeal, no later than 5:00 p.m. on **NOVEMBER 3, 2011**.

If you need additional advice on filing an appeal, please confer with the Case Planner, Milca Toledo at 818-937-8181.

Sincerely,



Milca Toledo
Planner

MT:sm
Attachment

CC: City Clerk; City Attorney's Dept. (M.Garcia / G.van Muyden / M.Yun); Police Dept. (S.Davey/T.Finney); Chief Assistant Dir. Of Community Development Dept.-(P.Lanzafame); Fire Prevention Engineering Section-(D.Nickles); Community Planning Dept.-(H.Malis); City Engineer; Dir. of Public Works Dept.; Water Section (R.Takidin); Electric Section (M.Kelley/M.Jackson); Dir. of Parks, Recreation and Community Services Dept.(M.Stirdivant); Neighborhood Services Admin. (S. Engel / J.Brown / R. Seda); Integrated Waste Management Admin. (D.Hartwell/T.Brady); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra);Traffic & Transportation Admin. (T.Mitchell); and case planner-Milca Toledo.

MOTION

Moved by Planning Commissioner Astorian, and seconded by Planning Commissioner Yesayan, that upon review and consideration of all materials and exhibits of current record relative to Conditional Use Permit Case No. PCUP 2010-006 and Parking Reduction Permit Case No. PPR 2010-004, located at 6410 San Fernando Road, the Planning Commission hereby **REMANDS** said Conditional Use Permit Case No. PCUP 2010-006 and Parking Reduction Permit Case No. PPR 2010-004, to the Planning Hearing Officer, to be heard concurrently with two new entitlements for Parking Use Permit and an Administrative Exception.

VOTE

Ayes: Astorian, Landregan, Scheetz, Yesayan, Lee

Noes: None

Abstain: None

Absent: None