

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
PARKING REDUCTION CASE NO. PPRP 1831223**

LOCATION: 1811 SOUTH GLENDALE AVENUE
Glendale, CA 91205

APPLICANT: Rodney Khan, c/o Khan Consulting Inc.

BUSINESS NAME: Armenian Youth Association of California

ZONE: C3-I (Commercial Service, Height District I) Zone

LEGAL DESCRIPTION: Lots 6, 7, 8, 9 and 10, Tract 5824, in the City of Glendale, County of Los Angeles (APN 5640-036-017)

PROJECT DESCRIPTIONS

Application for a parking reduction permit to allow a reduction of 34 parking spaces (55 spaces required; 21 spaces provided) to accommodate the construction of a 36 square-foot addition at the ground level and a 2,067 square-foot, second story office addition, to an existing one-story, 3,994 square-foot, commercial building (constructed in 1965), on a 15,037 square-foot site located in "C3-1" - (Commercial Service, Height District I) Zone.

Variances and a Parking Reduction Permit were granted in 1996, 1998, 2003 and 2013 to allow less than the minimum number of parking spaces (55 spaces required; 21 spaces allowed) for this use.

CODE REQUIRES

(1) Approval of a Parking Reduction is required to decrease the number of required off-street parking spaces for a place of assembly in the C3 zone. Places of assembly require 28.6 parking spaces per 1,000 square-feet of seating or viewing area. The seating or viewing area for the Armenian Youth Association is 1,918 square-feet and, therefore requires 55 parking spaces.

APPLICANT'S PROPOSAL

(1) To reduce the number of required off-street parking spaces for a place of assembly use (21 parking spaces proposed; 55 parking spaces required) in the C3 zone.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 (e) (1) because the proposed additions are less than 2,500 square-feet of floor area.

HEARING INFORMATION

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **May 15, 2019**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.50. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

If you desire more information on the proposal, please contact the case planner **Dennis Joe** in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: djoe@glendaleca.gov). The files are available in the Planning Division. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in the project described above may appear at the above hearing either in person or by counsel or both and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Hearing Officer. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Ardashes Kassakhian, The City Clerk of the City of Glendale