

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
CONDITIONAL USE PERMIT NO. PCUP 1906936, STANDARDS VARIANCE CASE NO. PVAR 1906937,
& PARKING REDUCTION PERMIT CASE NO. PPRP 1906938**

LOCATION: 214 EAST ELK AVENUE, &
209 and 400 EAST LOMITA AVENUE, & 404 SOUTH LOUISE STREET

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

ZONE: "R-1650" – Medium-High Density Residential Zone

LEGAL DESCRIPTION: Holy Family Church: All of Lot 62, Portion of Lots 63 and 64, Grider and Hamilton's Lomita Park Tract
Holy Family High School: All of Lots 101 thru 105 and 113, Portion of Lots 106 and 112, Grider and Hamilton's Lomita Park Tract
Holy Family Elementary School: Portion of Lot 58, all of Lots 59-61, Grider and Hamilton's Lomita Park Tract

PROJECT DESCRIPTION: The proposed project encompasses the expansion of and improvements to the Holy Family Campus ("Campus") in conjunction with the proposed "Master Plan". The Campus is located in the R-1650 (Medium-High Density Residential) Zone and includes the Holy Family Elementary School, Holy Family Church, and Holy Family High School. The proposed project includes the demolition of two ancillary buildings and development of two new buildings on the Holy Family High School site that include a 12,600 square-foot, two-story building and a 2,900 square-foot, one-story building. The project will provide a reconfigured, surface parking lot with 162 parking stalls on the high school site, where 287 parking spaces are required. The proposal also includes demolition of an existing two-story 3,055 square-foot Parish Office/Rectory building, built in 1977 located on the Holy Family Church site. This building will be replaced with a 22 space surface parking lot. When the project phasing is completed, there will be a total of 184 parking stalls to serve the Campus. The applicant is requesting the following discretionary approvals: a parking reduction permit to provide a total of 162 stalls for the private school and new buildings, where 287 parking spaces are required; a conditional use permit to allow the expansion of the existing private school; and a setback and standards variance to allow the construction of a new fence in the street-front and street-side setback areas and to provide less landscaping than required by code.

ENVIRONMENTAL RECOMMENDATION: The Community Development Department, after having conducted an Initial Study, has prepared a Negative Declaration for the project. The Proposed Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website: www.glendaleca.gov/environmental

PROPOSED NEGATIVE DECLARATION COMMENT PERIOD: OCTOBER 17, 2019 TO NOVEMBER 6, 2019

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

PUBLIC HEARING

The Planning Hearing Officer will conduct a public hearing in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **November 20, 2019**, at 9:30 a.m. or as soon thereafter as possible.

If you desire more information on the proposal, please contact the case planner, Vista Ezzati, at vezzati@glendaleca.gov or (818) 937-8180. The files are available in the Community Development Department, Planning Division Office, at the address listed above. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: www.glendaleca.gov/agendas

The meeting will be in accord with the Glendale Municipal Code, Title 30, Chapter 30.42, Chapter 30.43, and Chapter 30.50. The purpose of the meeting is to hear comments from the public with respect to zoning and environmental concerns.

Any person having any interest in the Project described above may appear at the public meeting listed above either in person or by counsel of both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at, or prior to, the public meetings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty or perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public meetings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public meetings. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (two business days) for requests regarding sign language translation and Braille transcription services.

Ardashes Kassakhian, The City Clerk of the City of Glendale