

**NOTICE OF PLANNING HEARING OFFICER HEARING
VARIANCE CASE NO. PVAR 003543-2024**

LOCATION: 515 – 523 NORTH CENTRAL AVENUE

APPLICANT: Rodney Khan/Khan Consulting

ZONE: (DSP) - Downtown Specific Plan – Transitional District

LEGAL DESCRIPTION/APN: Portions of Lots 7, 8 and 9, Tract No. 253 (APNs: 5637-003-051 and 5637-003-053)

PROJECT DESCRIPTION

The applicant is requesting approval of a standards variance to exceed the floor area ratio permitted in the DSP – Transitional District. The project is the Hotel Indigo, which has already received its discretionary approvals and is under construction. The project site allows a maximum floor area ratio (FAR) of 3.00 and a maximum floor area of 69,928 SF on the 23,309.43 SF subject site. The applicant is proposing revisions to the approved and currently under construction plans, which increase the FAR to 3.1 and total floor area to 72,507 SF. The additional floor area will be contained within the volume of the approved building.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 32 “Infill Development Projects” exemption pursuant to Section 15332 of the State CEQA Guidelines. The project meets all the findings required by Section 15332 to qualify for this categorical exemption.

PUBLIC HEARING

The Planning Hearing officer will conduct a public hearing regarding the above project at 633 E. Broadway (Municipal Services Building) Room 105, Glendale, CA 91206, on **DECEMBER 18, 2024**, at 9:30 AM or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.43. and 30.44.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream> .

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Hearing Officer Hearing. You may also testify in person at the hearing if you wish to do so.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

The staff report and case materials will be available a week before the hearing date at

www.glendaleca.gov/agendas.

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Roger Kiesel in the Planning Division at RKiesel@glendaleca.gov, or (818) 937-8152, or (818) 548-2140. The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, 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.

When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions. An appeal may be filed within 15 days of the final decision date appearing on the decision letter. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>

Dr. S. Abajian, The City Clerk of the City of Glendale