

# **NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING CONDITIONAL USE PERMIT NO. PCUP-003604-2024**

**LOCATION:** 1117 SOUTH GLENDALE AVENUE - SUITE A  
Glendale, CA 91205

**APPLICANT:** Sandra Santoyo, VK Engineers, Inc.

**ZONE:** "C3" - (Commercial Services) Zone

**LEGAL DESCRIPTION:** Portion of Lots 4, 5, 6, 7, and 10, Block 1, Ayers Tract, in the City of Glendale, in the County of Los Angeles.

**APN:** 5640014004, 5640014035, 5640014039, 5640014042

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Conditional Use Permit (CUP) to permit the continued operation of a massage establishment (Oak Massage) in the Commercial Services (C3) zone, subject to the standards listed in GMC 5.64.

## **CODE REQUIRES**

- 1) A massage establishment requires approval of a Conditional Use Permit in the C3 Zone (Glendale Municipal Code §30.12.020, Table 30.12-A).

## **APPLICANT'S PROPOSAL**

- 1) To continue operation of a massage establishment (Oak Massage) in the C3 Zone.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 "Existing Facilities," per Section 15301 of the CEQA Guidelines, because the project involves the continuance of a massage establishment without physical expansion of the building or intensification of an existing use.

## **HEARING INFORMATION**

The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, located at 633 East Broadway, Glendale, CA 91206 on **FEBRUARY 12, 2025, at 9:30 a.m.** or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns for the project. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.42.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at [GlendaleCA.gov/live](https://www.glendaleca.gov/live). 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 prior to the hearing date at [GlendaleCA.gov/agendas](https://www.glendaleca.gov/agendas).

## **QUESTIONS OR COMMENTS**

If you desire more information on the proposal, please contact the case planner, Alan Lamberg, at [alamberg@glendaleca.gov](mailto:alamberg@glendaleca.gov) or (818) 548-2140 or (818) 937-8158.

## **PROCEDURES**

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 [GlendaleCA.gov/planning/decisions](http://GlendaleCA.gov/planning/decisions). An appeal may be filed within 15 days of the final decision date appearing on the decision letter. All appeals must be filed using the City's online permit portal: [GlendaleCA.gov/permits](http://GlendaleCA.gov/permits)

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