

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING**  
**PARKING REDUCTION PERMIT CASE NO. PPRP-001372-2023**  
**AND ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001373-2023**

**LOCATION:** **723 SONORA AVENUE**  
("MAZE" restaurant)

**APPLICANT:** Aris Artunyan, Exclusive Design Group

**ZONE:** "IND" - (Industrial)

**LEGAL DESCRIPTION/APN:** Lots 5 and 6, Tract Number 8364, per Map Book 113, Pages 59 and 60, in the City of Glendale, County of Los Angeles. APN 5627-007-019.

**PROJECT DESCRIPTION**

**The applicant is requesting A) a Parking Reduction Permit to allow a change of use from "Warehouse" to "Restaurants, full service" ("MAZE") for a 12,208 square foot (SF) building in the IND (Industrial) Zone, without providing the 110 additional parking spaces required by Glendale Municipal Code Title 30, Section 30.32.050; and B) an Administrative Use Permit for the on-site sale, service and consumption of alcoholic beverages at the new 12,208 SF full-service restaurant.**

**ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15301 "Existing Facilities," because the project only involves a change of use from warehouse to a full-service restaurant within an existing building.

**HEARING INFORMATION**

The Planning Hearing Officer will conduct a public hearing regarding the above project at **633 E. Broadway (MSB) Room 105, Glendale, CA 91206**, on **WEDNESDAY APRIL 2, 2025 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 30.49 and 30.50.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at: [www.GlendaleCA.gov/WatchLive](http://www.GlendaleCA.gov/WatchLive). 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 meeting. 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 [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas).

**QUESTIONS OR COMMENTS**

If you desire more information on the proposal, please contact the case planner Cassandra Pruett in the Planning Division at [CPruett@glendaleca.gov](mailto:CPruett@glendaleca.gov) or (818) 937- 8186.

**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 [www.glendaleca.gov/planning/decisions](http://www.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: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits) -- click "Apply" and "Planning/Zoning."

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