

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING**

**CONDITIONAL USE PERMIT CASE NO. PCUP-001579--2023**

**PARKING REDUCTION PERMIT CASE NO. PPRP-001578-2023**

**LOCATION:** 1316-1328 NORTH BRAND BOULEVARD  
GLENDALE, CA 91202

**APPLICANT:** George Grigorian, Grigorian Architects

**ZONE:** " R-2250 " - Medium Density Residential

**LEGAL DESCRIPTION:** Portion of Lots 2 through 5, Block 1, Thompson Tract.  
APN 5647-006-017

**PROJECT DESCRIPTION**

The applicant is requesting approval of a **Conditional Use Permit** to allow a private school within existing 8,765 square foot buildings (previously occupied by a church and Sunday school) and construct 3 new classroom buildings (2,250 square feet) on a 33,840 square foot lot, located in the R-2250 (Medium Density Residential) Zone.

The applicant is also requesting approval of a **Parking Reduction Permit** to allow the proposed private school to operate with 41 parking spaces where 142 parking spaces are required for the use.

**CODE REQUIRES**

- 1) Approval of a Conditional Use Permit for the proposed new private school in R-2250 Medium Density Residential Zone.
- 2) Approval of a Parking Reduction Permit to allow a new private school with less than the required number of parking spaces

**APPLICANT'S PROPOSAL**

- 1) To allow a new private school (150 students) within existing 8,765 square foot buildings.
- 2) To allow a new private school with 41 on-site parking spaces where 142 parking spaces are required

**ENVIRONMENTAL DETERMINATION:** The project is exempt from the California Environmental Quality Act (CEQA) as a Class 3 "New construction or Conversion of small structures" per Section 15303 of the CEQA Guidelines, because the proposed conversion from a church use to a private school is within existing church buildings and the addition of three new detached buildings are not exceeding 10,000 square feet of floor area.

**HEARING INFORMATION**

The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206, on **JULY 30, 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 30.42.

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](http://www.glendaleca.gov/agendas).

**QUESTIONS OR COMMENTS:** If you desire more information on the proposal, please contact the case planner, Shoghig Yepremian in the Planning Division at [SYepremian@glendaleca.gov](mailto:SYepremian@glendaleca.gov) or (818) 937-8135.

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. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>

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