

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING**  
**CONDITIONAL USE PERMIT CASE NO. PCUP 1701855**  
**ADMINISTRATIVE USE PERMIT CASE NO. PAUP 1705927**

**LOCATION:** 811 EAST COLORADO STREET  
Glendale, CA 91205

**APPLICANT:** Garo Nazarian

**ZONE:** "C3" - Commercial Services

**LEGAL DESCRIPTION:** Portions of Lots 9, 10 and 11, Block 4, Glendale Orange Grove Tract, in the City of Glendale, in the County of Los Angeles.

**PROJECT DESCRIPTION**

**Application for a conditional use permit to continue the operation of a banquet hall at an existing 4,058 square-foot full-service restaurant (Marquis) and an administrative use permit to continue the sale, service and on-site consumption of alcoholic beverages at the same location within the C3 – Commercial Services zone.**

**CODE REQUIRES**

- 1) Approval of a Conditional Use Permit is required for banquet halls in the C3 zone.
- 2) Approval of an Administrative Use Permit is required for the sales, service and on-site consumption of alcoholic beverages in the C3 zone.

**APPLICANT'S PROPOSAL**

- 1) To allow the continued operation of a banquet hall in the C3 zone.
- 2) To allow the continued sales, service and on-site consumption of alcoholic beverages in the C3 zone.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, on **June 21, 2017**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapters 30.42 and 30.49. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

If you desire more information on the proposal, please contact the case planner **Dennis Joe** in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov)). The files are available in the Planning Division in Room 105 of the Municipal Services Building, 633 E. Broadway. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in any property affected by the above case may appear at the above hearing either in person or by counsel or both 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 Department not later than the hour set for public hearing before the Planning Commission. "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.

Ardashes Kassakhian, The City Clerk of the City of Glendale