

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING & NOTICE OF
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR
PARKING REDUCTION PERMIT CASE NO. PPRP1817379**

LOCATION: **501 SOUTH CENTRAL AVENUE AND 308 WEST LOMITA AVENUE**
APPLICANT: Aram Alajajian, Alajajian Marcoosi Architects Inc.
ZONE: C3-1 (Commercial Service – Height District 1) Zone
LEGAL DESCRIPTION: Portion of Lot 14, Palmetto Tract

PROJECT DESCRIPTION

An application to construct a 17,826 square-foot, 3-story office/retail building (over a one-level 8,325 square-foot subterranean parking garage) on a 8,400 square-foot lot. Development of the project will require the demolition of the existing 720 square-foot counter service restaurant located at 501 South Central Avenue (built in 1948) and the existing 918 square-foot house located at 308 West Lomita (built in 1921). The applicant is asking to provide 30 on-site, accessible parking spaces, four tandem parking spaces, and 17 lift spaces (51 total) where 49 on-site, accessible parking spaces are required in the C3-1 Zone, described as a Portion of Lot 14, Palmetto Tract.

CODE REQUIRES

1. 49 on-site parking spaces are required: 47 parking spaces for 17,826 square-feet of office use (2.7 spaces per 1,000 square feet) and 2 on-site parking spaces are required for 375 square feet of retail use (4 spaces per 1,000 square feet).

APPLICANT'S PROPOSAL

1. A Parking Reduction Permit to provide a total of 51 on-site parking spaces; 30 accessible parking spaces, four tandem parking spaces, and 17 lift spaces.

ENVIRONMENTAL RECOMMENDATION

The Community Development Department, after having conducted an Initial Study, prepared a mitigated negative declaration (MND) for the project. The proposed MND and documents referenced in the MND are available online on the Planning Division's website at: <http://www.glendaleca.gov/environmental> All corresponding documents including the proposed MND are available for public review in the Community Development Department, Planning Division, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale. If you desire more information on the proposal, please contact the case planner, Kathy Duarte in the Community Development Department at (818) 937-8163 or email: kduarte@glendaleca.gov

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Mitigated Negative Declaration Comment Period: September 20, 2018 to October 9, 2018

PUBLIC HEARING

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **October 17, 2018**, at 9:30 a.m. or as soon thereafter as possible. The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.42. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns.

If you desire more information on the proposal, please contact Kathy Duarte, in the Community Development Department, Planning Division at (818) 937-8163 or kduarte@glendaleca.gov, where the files are available. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development Department. ***Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section.*** **WEBSITE INTERNET ADDRESS: <https://www.glendaleca.gov/government/agendas-minutes>**

Dated: September 20, 2018

Ardashes Kassakhian
The City Clerk of the City of Glendale