

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
CONDITIONAL USE PERMIT NO. PCUP 1810021 and
PARKING REDUCTION CASE NO. PPRP 1810024

LOCATION: 2225 HONOLULU AVENUE
APPLICANT: Janelle Williams, Williams Land Use Services
BUSINESS NAME: Technix Academy
ZONE: "CR" - (Commercial Retail)
LEGAL DESCRIPTION: Lot 69, Tract No. 1701, in the City of Glendale, County of Los Angeles, as per map recorded in Book 22, Pages 178-179 of Maps in the Office of County Recorder of the County of Los Angeles.

PROJECT DESCRIPTIONS

Applications for a Conditional Use Permit to allow a private specialized education and training school in the CR (Commercial Retail) Zone and a Parking Reduction Permit to continue providing six parking spaces shared with the adjacent retail tenant in the building, whereas 17 additional parking spaces are required for a change of use of an existing 990 square-foot (SF) commercial tenant space from "Retail" to "Schools, private specialized education and training."

CODE REQUIRES

- 1) Approval of Conditional Use Permit to allow a "private specialized education and training school" in the CR (Commercial Retail) zone.
- 2) For "Schools, private specialized education and training," 28.6 spaces per 1,000 square feet of floor area used for instruction; 4 spaces per 1,000 if there is no classroom seating, subject to approval of a floor plan. The 990 square-foot tenant space will have 738 square feet of instructional area, requiring 21 parking spaces, with a credit of four spaces for the existing use. This will result in a total parking shortage of 17 spaces.

APPLICANT'S PROPOSAL

- 1) Approval of Conditional Use Permit to allow a private specialized education and training school, in the CR (Commercial Retail) Zone.
- 2) To continue providing six existing parking spaces, shared with the adjacent retail tenant, instead of providing the additional 17 parking spaces required for a change of use from retail to private specialized education and training school.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 3, Conversion of Small Structures exemption pursuant to State CEQA Guidelines Section 15303 because it is for a change of use with no exterior modifications and the structure is less than 2,500 SF in floor area.

HEARING INFORMATION

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **MAY 15, 2019**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.50. 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 **Cassandra Pruett** in the Planning Division at (818) 548-2140 or (818) 937-8186 (email: cpruett@glendaleca.gov). The files are available in the Planning Division. 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 the project described above 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 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.

Ardashes Kassakhian, The City Clerk of the City of Glendale