

## **NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING**

➤ **PARKING EXCEPTION CASE NO. PPPEX 1901130**

➤ **CONDITIONAL USE PERMIT CASE NO. PCUP 1901129**

**LOCATION:** 550 WEST GARFIELD AVENUE  
**APPLICANT:** William Reider  
**BUSINESS NAME:** Reel Brewery  
**ZONE:** "IND" - (Industrial)  
**LEGAL DESCRIPTION:** Lot 12, Tract No. 5717, in the City of Glendale, County of Los Angeles, as per map recorded in Book 64, Page 45 of Maps in the Office of County Recorder of the County of Los Angeles. APN 5696-021-014

### **PROJECT DESCRIPTION**

**Applications for a *CONDITIONAL USE PERMIT* and *PARKING EXCEPTION* to allow a change of use for the front 2,021 square feet of an existing 4,140 square-foot building, from light manufacturing to a tavern use without providing the code-required 33 parking spaces. The tavern use will operate as a small beer manufacturer with the sale of beer for consumption on or off the premises. The subject site is located in the Industrial ("IND") Zone, and is described as Lot 12, Tract No. 5717, in the City of Glendale, County of Los Angeles, as per map recorded in Book 64, Page 45 of Maps in the Office of County Recorder of the County of Los Angeles. APN 5696-021-014.**

### **CODE REQUIRES**

- (1) Ten (10) parking spaces per 1,000 square feet for a tavern (GMC 30.32.050(B)). If multiple uses are proposed within a building, the most intensive use is utilized for parking calculation purposes. Thus, the entire 4,140 square-foot building is considered a tavern use and requires 41 parking spaces. For an intensification of use, only the increase in parking over the existing parking requirement is required to be provided, even if no parking is actually provided on-site (GMC 30.32.030(B)(5)). The existing building use is general industrial (a vehicle body shop), which would require two parking spaces per 1,000 square feet of floor area, for a total of eight spaces. With the parking credit of eight spaces, the total parking shortage for the new use is 33 spaces.
- (2) A Conditional Use Permit is required for a tavern in the IND (Industrial) Zone.

### **APPLICANT'S PROPOSAL**

- (1) Approval of Parking Exception to allow the change of use of 2,021 square feet of an existing 4,140 square feet of family industrial building to a tavern without providing the code-required 33 parking spaces.
- (2) Approval of Conditional Use Permit to allow a tavern within the IND (Industrial) Zone.

### **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from environmental review per Section 15303 of the State California Environmental Quality Act Guidelines, as a Class 3(c) Conversion of Small Structure, because it involves the conversion of an existing small structure from one use to another where only minor modifications are made in the exterior of the structure.

### **HEARING INFORMATION**

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **June 19, 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 Pruet** in the Planning Division at (818) 548-2140 or (818) 937-8186 (email: [cpruet@glendaleca.gov](mailto:cpruet@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

