

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. PCUP 1913153**

LOCATION: 2941-2943 HONOLULU AVENUE

APPLICANT: Garo Nazarian c/o Domus Design

OWNER: Melissa and Tigran Basmadjyan

ZONE: "C1" — Neighborhood Commercial

LEGAL DESCRIPTION/APN: A Portion of Lot 14, Block E, Crescenta Canada Tract
(APN: 5610-015-043).

PROJECT DESCRIPTION

A Conditional Use Permit request to allow the development of a new three-story, 18-unit multi-family residential project with 23 parking spaces located within a semi-subterranean parking garage on an 18,493 square-foot lot. The applicant is requesting approval of a conditional use permit to allow residential units on the ground floor. The proposed project is located in the C1 (Neighborhood Commercial) zone and is in conjunction with a density bonus housing project with an affordable housing component.

CODE REQUIRES

Multiple-residential dwelling units at the ground floor level subject to provisions of the R-1250 zone require approval of a conditional use permit.

APPLICANT'S PROPOSAL

To construct an 18-unit density bonus housing project with an affordable housing component providing residential uses at the ground floor level.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 32-"In-fill Development Projects" exemption pursuant to state CEQA Guidelines Section 15332 because the project meets all the conditions for an in-fill development project.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **December 18, 2019**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accordance 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 concerns.

If you desire more information on the proposal, please contact the case planner, Milca Toledo, in the Planning Division at (818) 937-8181 (email: mitoledo@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.