

**NOTICE OF PUBLIC HEARING**  
**CONDITIONAL USE PERMIT NO. PCUP 2009899**  
**ADMINISTRATIVE EXCEPTION PERMIT NO. PAE 2009898**

**LOCATION:** 345 NORTH CEDAR STREET  
**APPLICANT:** Georgii Shpak  
**ZONE:** "R-1650" - (Medium-High Density Residential)  
**LEGAL DESCRIPTION:** Lot 12 and Portion of Lot 13, M.B. 8 – 173, in the City of Glendale, County of Los Angeles

**PROJECT DESCRIPTION**

A Conditional Use Permit to continue the operation and expansion of an existing 2,428 square-foot private school (Next Generation Montessori School) with a 609 square-foot addition (conversion of 292 square feet, outdoor covered area into a classroom and construction of a one-story, 317 square-foot classroom addition) for increased capacity of 15 additional students, and an Administrative Exception to allow the subject private school a one (1) parking space reduction, or 14% deviation, from the required amount of off-street parking spaces (seven (7) parking spaces required; six (6) parking spaces proposed), on an approximately 9,094 square-foot lot located in the "R-1650" - (Medium High Density Residential) Zone.

**CODE REQUIRES**

- 1) Approval of a Conditional Use Permit is required for the expansion and continuance of an existing private preschool located in the R-1650 Zone (30.11.020 Table 30.11-A).
- 2) Approval of an Administrative Exception Permit is required for a maximum 20 percent deviation from one or more numeric standards (GMC 30.44.020. A).

**APPLICANT'S PROPOSAL**

- 1) To allow a 609 square-foot addition (292 square-foot outdoor area conversion and 317 square feet addition) to an existing private school to continue operations at the expanded private school with increased capacity of 15 additional children.
- 2) To allow a 14% deviation from required parking spaces by providing only six of the required parking spaces where seven parking spaces are required.

**ENVIRONMENTAL DETERMINATION**

This project is exempt from environmental review as a Class 1 "Existing Structure," per Section 15301(e)(1) of the State CEQA Guidelines because the discretionary permit requests are to allow the addition of an indoor classroom area to an existing private school and continue the operations of an existing private school without providing additional required parking spaces.

**PUBLIC HEARING**

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **October 21, 2020**, at 9:30 am or as soon thereafter as possible. The purpose of the meeting is to hear comments from the public with respect to zoning concerns. The meeting will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.42 and Chapter 30.50.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Hearing Officer meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed:

On local cable: Charter Cable Channel 6 and AT&T U-verse Channel 99

Streaming Online: <https://www.glendaleca.gov/government/public-meeting-portal>

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Hearing Officer meeting.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you desire more information on the proposal, please contact the case planner **Minjee Hahm** in the Planning Division at (818) 937-8178 (email: [mhahm@glendaleca.gov](mailto:mhahm@glendaleca.gov)). The staff report and case materials will be available before the hearing date at [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas).

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, 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.

When a final decision is rendered, a decision letter will be posted online at [www.glendaleca.gov/planning/decisions](http://www.glendaleca.gov/planning/decisions). An appeal may be filed within 15 days of the final decision date. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

Aram Adjemian  
The City Clerk of the City of Glendale