

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
PARKING REDUCTION PERMIT CASE NO. PPRP 2010935**

LOCATION: 821 EAST COLORADO STREET
(APN 5674-019-015)

APPLICANT: Herand Der Sarkissian

ZONE: "C3 " - (Commercial Service) Zone, Height District I

LEGAL DESCRIPTION: Lot 14, Block 4, Glendale Orange Grove Tract

PROJECT DESCRIPTION

Application for a parking reduction permit to allow the construction of a new three-story 4,981 square-foot general/medical office building without providing the required number of parking spaces. The project will provide 12 on-site parking spaces. Based on the size of the building and the proposed uses, 19 on-site parking space are required by the City's Zoning Code.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because it is the construction of a new 4,981 SF building in an urbanized area.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **March 31, 2021**, at 9:30 am or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, 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 Charter Cable Channel 6 or streamed online at:
<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 hearing.

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 **Roger Kiesel** in the Planning Division at **(818) 937-8152** (email:RKiesel@glendaleca.gov). The staff report and case materials will be available before the hearing date at 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. 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