

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
ADMINISTRATIVE USE PERMIT CASE NO. PAUP2212329
& PARKING REDUCTION PERMIT CASE NO. PPRP2116778

LOCATION: 1109 N Brand (G Lounge)
APPLICANT: Anand Desai
ZONE: "C3" - (Commercial Services) Zone
LEGAL DESCRIPTION/APN: Wyvell's Casa Verdugo Tract No 2, Map Book 11-151

PROJECT DESCRIPTION

The applicant is requesting approval of an Administrative Use Permit (AUP) to allow the continued use of on-site sales, service, and consumption of all types of alcoholic beverages at an existing full-service restaurant in conjunction with an expansion to the restaurant use by adding an outdoor dining area (3,251 square feet) in the C3 – Commercial Services zone, subject to the standards listed in GMC 30.49. The applicant is also requesting a Parking Reduction Permit (PRP) to permit a total of no on-site parking spaces where at least 18 on-street parking spaces per CUP (7706-CU) and approximately 33 additional spaces, accounting for area of outdoor space, are required (PPRP2116778), subject to the standards listed in GMC 30.50.

CODE REQUIRES

Approval of an AUP for the on-site sales, service, and consumption of all types of alcoholic beverages at a full-service restaurant in the Commercial Services zone (GMC 30.49), and approval of a PRP for the reduction in the number of required parking spaces where such reduction is justified without compromising the parking or the basic health, safety and community welfare standards (GMC 30.50).

APPLICANT'S PROPOSAL

Approval of an AUP for the expansion of sales, service and consumption of alcoholic beverages at an existing restaurant (PAUP2212329) and a PRP where the applicant will provide a total of no on-site parking spaces where at least 18 on-street parking spaces per CUP (7706-CU) and approximately 33 additional spaces, accounting for area of outdoor space, are required (PPRP2116778).

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15301 "Existing Facilities," because the proposed addition to the existing structure will not result in an increase of more than 10,000 square-feet of floor area.

HEARING INFORMATION

The Planning Hearing Officer will conduct a public hearing regarding the above project at **Room 105 of the Municipal Service Building, 633 E. Broadway, Glendale, CA 91206, on July 12, 2023**, 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 30.36.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>. 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. You may also testify in person at the hearing if you wish to do so.

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

The staff report and case materials will be available a week before the hearing date at www.glendaleca.gov/agendas.

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Sadie Gropen in the Planning Division at (818) 548-2140 or (818) 937-8178 (email: sgropen@glendaleca.gov).

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 appearing on the decision letter. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>

The City Clerk of the City of Glendale