NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING

PARKING REDUCTION PERMIT AND ADMINISTRATIVE USE PERMIT

CASE NO. PPRP1920730 & PAUP1920728

**LOCATION:** 1404 W. Kenneth Rd (“Arts Deli and Meat Market”)

**APPLICANT:** Marcos Guevara

**ZONE:** C-1 (Neighborhood Commercial)

**LEGAL DESCRIPTION/APN:** Lots 37-45 and 50, Tract No. 6165, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Map Book 69, Page 98, in the Office of the County of Recorder of said county. APNs 5622-024-014 and 5622-024-015

**PROJECT DESCRIPTION:** Application of A) a Parking Reduction Permit to allow a change of use from retail (with 8 seats) to “restaurant, full service” (21 seats) for an existing 2,213 square foot (SF) tenant space (“Art’s Deli and Meat Market”) in the C1 (Neighborhood Commercial) Zone, without providing the 13 additional parking spaces required by Glendale Municipal Code Title 30 (GMC or “Code”), Section 30.32.050; and B) an Administrative Use Permit to expand the existing on-site sale, service and consumption of beer and wine to the new full-service restaurant use.

**ENVIRONMENTAL DETERMINATION:** This project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15301 “Existing Facilities,” because the project involves negligible expansion of an existing use (a change of use from “restaurant, counter-service” to “restaurant, full-service”).

**HEARING INFORMATION:**

The Planning Hearing Officer will conduct a public hearing regarding the above project at **633 E. Broadway (MSB) #105, Glendale, CA 91206**, on **August 9, 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 30.50.

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 Commission meeting. 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](http://www.glendaleca.gov/agendas).

**QUESTIONS OR COMMENTS:** If you desire more information on the proposal, please contact the case planner Cassandra Pruett in the Planning Division at (818) 548-2140 or (818) 937- 8186 (email: cpruett@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