

# **NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING ADMINISTRATIVE USE PERMIT NO. PAUP-001383-2023**

**LOCATION:** 3706 PARK PLACE  
Glendale, CA 91020

**APPLICANT:** Vahan Mkrtchyan

**ZONE:** "IND" - (Industrial)

**LEGAL DESCRIPTION/APN:** Portion of Lot 2, Tract No. 1701, in the City of Glendale, County of Los Angeles. APN: 5613-002-011.

## **PROJECT DESCRIPTION**

**An application for an administrative use permit to allow the operation of a dance school within an existing 1,997 square-foot building, located in the "IND"- (Industrial) zone.**

## **CODE REQUIRES**

The establishment of a physical instruction school requires an administrative use permit in the IND (Industrial) zone.

## **APPLICANT'S PROPOSAL**

To allow the operation of a new physical instruction school (dance school).

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as Class 1 "Existing Facilities", exemption pursuant to State CEQA Guidelines Section 15301 because the project consists of operation of a new physical instruction school without expansion of the existing building.

**PENDING DECISION AND COMMENTS:** Copies of plans, staff analysis, and pending decision letter are available in the Planning Division office, located at 633 East Broadway, Room 103, and on the City's website at <https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/pending-decisions>

Comments may be submitted in writing to the above address or by email to Aileen Babakhani at [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov). ***Comments must be received by October 20, 2023***, to be considered in the final decision.

## **DECISION**

On or after **October 20, 2023**, the Community Development Director will make a written decision regarding the operation of a new physical instruction school (dance school) in the IND Zone. When a final decision is rendered, a decision letter will be posted online at <https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/pending-decisions>

**APPEAL**

After the Director has made a decision, any person may file an appeal 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> and Appeal must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits).

Dr. Suzie Abajian, The City Clerk of the City of Glendale