

NOTICE OF PLANNING COMMISSION HEARING
USE VARIANCE CASE NO. PVAR-001732-2023
CONDITIONAL USE PERMIT CASE NO. PCUP-001742-2023
ADMINISTRATIVE USE PERMIT CASE NO. PAUP-001927-2023

LOCATION: 1018 EAST COLORADO STREET
Glendale, CA 91205
(Also includes adjacent parking lots: 1010 & 1024 East Colorado Street, and 305 South Adams Street)

APPLICANT: Garo Nazarian, Domus Design

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

LEGAL DESCRIPTION: Portion of Lot 6, Block 13, Byram, Patterson and Miller Subdivision

APNs: 5674-023-004, 5673-023-005, 5673-023-006 & 5673-023-007

PROJECT DESCRIPTION

The applicant is requesting to continue operating existing banquet hall and nightclub uses (Palladio) with the on-site sales, service, and consumption of alcoholic beverages in the "C3" - Commercial Service Zone. The applicant's request to renew these approvals requires three planning applications: a use variance for the nightclub in a "C3" zone, a conditional use permit for a banquet hall in the "C3" zone, and an Administrative Use Permit for the on-site sales, service and consumption of alcoholic beverages in the "C3" zone.

CODE REQUIRES

- (1) A nightclub is not listed as a permitted use in the C3 Zone (GMC Section 30.12.020).
- (2) A banquet hall requires a conditional use permit in the C3 Zone (Table 30.12-A, GMC Section 30.12.020).
- (3) The sales, service and consumption of alcoholic beverages requires an administrative use permit in the C3 Zone (Table 30.12-A, GMC Section 30.12.020).

APPLICANT'S PROPOSAL

- (1) A use variance to allow the continued operation of a nightclub in the C3 Zone.
- (2) A conditional use permit to allow the continued operation of a banquet hall in the C3 Zone (Table 30.12-A, GMC Section 30.12.020).
- (3) An administrative use permit to allow the continued sales, service and consumption of alcoholic beverages in the C3 Zone (Table 30.12-A, GMC Section 30.12.020).

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15301 "Existing Facilities," because the discretionary permit request is to allow the continued operation of banquet hall and nightclub uses with alcoholic beverage sales at an existing commercial space with no additional floor area proposed.

PUBLIC HEARING

The Planning Commission will conduct a public hearing regarding the above project at **633 E. Broadway (Municipal Services Building), Room 105, Glendale, CA 91206**, on **APRIL 17, 2024** at 5:00 pm or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to the application.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner above prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

Anyone interested in the above case may participate in the meeting as outlined above, or contact the case planner. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you would like more information on the proposal, please contact the case planner Vista Ezzati in the Planning Division at (818) 548-2140 or (818) 937-8180 (email: vezzati@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>.

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