

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING**  
**CONDITIONAL USE PERMIT NO. PCUP-003300-2024**  
**ADMINISTRATIVE USE PERMIT NO. PAUP-004144-2024**

**LOCATION:** 707 NORTH PACIFIC AVENUE  
Glendale, CA 91203

**APPLICANT:** Araz Parseghian & Abraham Stepanian

**ZONE:** "C2" - (Community Commercial) Zone

**LEGAL DESCRIPTION:** A portion of Lot B, Tract 4045, in the City of Glendale,  
in the County of Los Angeles.

**ASSESSOR NUMBER:** 5636-016-061

**PROJECT DESCRIPTION**

**The applicant is requesting approval of a Conditional Use Permit (CUP) to establish a banquet hall with entertainment, subject to the standards listed in GMC 5.16, through the adaptive reuse of a former retail building, including a 1,469-SF mezzanine addition, 1,799-SF outdoor patio, 3,370-SF outdoor deck, and a drop-off/pick-up area, and an Administrative Use Permit (AUP) for the on-site sales, service and consumption of alcoholic beverages in the Community Commercial – C2 zone. The project includes an AB-2097 parking exception to allow 50 in lieu of 312 required off-street parking spaces.**

**CODE REQUIRES**

- 1) A banquet hall requires a conditional use permit in the C2 Zone (Table 30.12-A, GMC Section 30.12.020).
- 2) The sales, service and consumption of alcoholic beverages requires an administrative use permit in the C2 Zone (Table 30-12.A, GMC Section 30.12.020).

**APPLICANT'S PROPOSAL**

- 1) A conditional use permit to allow establishment and operation of a banquet hall in the C2 Zone (C2 Zone (Table 30-12.A, GMC Section 30.12.020).
- 2) An administrative use permit to allow sales, service and consumption of alcoholic beverages in the C2 Zone (Table 30-12.A, GMC Section 30.12.020).

**ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 "Existing Facilities" exemption, per Section 15301(e) of the CEQA Guidelines, because the discretionary permit request is to establish a banquet hall use, including alcoholic beverage sales and service, in an existing commercial space. The project involves a mezzanine addition that will not increase the structure's floor area by more than 2,500 square feet.

**HEARING INFORMATION**

The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, located at 633 East Broadway, Glendale, CA 91206 on **DECEMBER 4, 2024, 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 for the project. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.42.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at [GlendaleCA.gov/live](http://GlendaleCA.gov/live). 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 prior to the hearing date at [GlendaleCA.gov/agendas](http://GlendaleCA.gov/agendas).

### **QUESTIONS OR COMMENTS**

If you desire more information on the proposal, please contact the case planner, Alan Lamberg, at [alamberg@glendaleca.gov](mailto:alamberg@glendaleca.gov) or (818) 548-2140 or (818) 937-8158.

### **PROCEDURES**

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 [GlendaleCA.gov/planning/decisions](http://GlendaleCA.gov/planning/decisions). An appeal may be filed within 15 days of the final decision date appearing on the decision letter. All appeals must be filed using the City's online permit portal: [GlendaleCA.gov/permits](http://GlendaleCA.gov/permits)

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