



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

633 East Broadway, Room 103
Glendale, California 91206-4386
(818) 548-2140 (818) 548-2144
(818) 548-2115 Fax (818) 240-0392
www.ci.glendale.ca.us

June 5, 2013

Garo Nazarian
c/o Domus Design
109 East Harvard Street, Suite 306
Glendale, CA 91205

**RE: 515 SOUTH GLENDALE AVENUE
PARKING REDUCTION PERMIT NO. PPRP 1211310
(Karina's Cake House)**

Dear Mr. Nazarian:

The Planning Commission of the City of Glendale, at its meeting held on June 5, 2013, conducted a public hearing on your appeal regarding Parking Reduction Permit No. PPRP 1211310 located at 515 South Glendale Avenue, for a Parking Reduction Permit to allow an expansion of an existing commercial retail bakery and change of use from two residential units to commercial without providing additional required on-site parking for commercial and residential uses, located at 515 South Glendale Avenue, in the "C3" - Commercial Service Zone, Height District I, described as Lot B of Parcel Map 1287, in the City of Glendale, County of Los Angeles. As proposed, the project will result in a fourteen (14)-space parking shortfall (commercial plus residential combined).

After due consideration, the Planning Commission **sustained** the Planning Hearing Officer's decision and **DENIED** said Parking Reduction Permit No. PPRP 1211310.

A copy of the motion adopted by the Planning Commission is attached.

Under the provisions of Chapter 2.88 of the Glendale Municipal Code, any person affected by the decision of the Planning Commission has the right to appeal said determination to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented at the hearing. Any appeal must be filed within fifteen days, following the actual date of such action, as outlined by the Chairman of the Planning Commission at the public hearing. Information regarding appeals and the appeal forms will be provided upon request and must be filed in the Building and Safety Division, 633 East Broadway, Room 101, together with the required filing fee for such appeal, no later than 5:00 p.m. on **JUNE 20, 2013.**

If you need additional advice on filing an appeal, please confer with the City's Building and Safety Division, Room 101 of the Municipal Services Building, 633 East Broadway, or phone (818) 548-3200.

Sincerely,



Milca Toledo
Planner

MT:sm
Attachment

CC: City Clerk (K.Cortes); Police Dept. (Tim Feeley/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (Roubik Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (Stephen Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (Emil Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner – Milca Toledo.

MOTION

Moved by Planning Commissioner Landregan, seconded by Planning Commissioner Scheetz, that upon review and consideration of all materials and exhibits of current record relative to Parking Reduction Permit No. PPRP 1211310, located at 515 South Glendale Avenue, and after having conducted an appeal hearing on said matter, that the Planning Commission hereby **sustains** the Planning Hearing Officer's decision **DENYING** said Parking Reduction Permit No. PPRP 1211310 in accord with the findings set forth in the decision letter of December 20, 2012.

Vote as follows:

Ayes: Landregan, Lee, Scheetz

Noes: Astorian, Yesayan

Abstain: None

Absent: None