

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT NO. PCUP 2002278
PARKING EXCEPTION PERMIT NO. PPEX2002280

LOCATION: 906 WESTERN AVENUE

APPLICANT: Kirk Nishikawa

ZONE: "IND" - (Industrial)

LEGAL DESCRIPTION: Lot B, Parcel Map 100-27, in the City of Glendale, County of Los Angeles

PROJECT DESCRIPTION

Application for a Conditional Use Permit and a Parking Exception Permit to allow the addition of a semi-permanent, 950 square-foot, outdoor patio dining area to an existing 4,502 square-foot microbrewery/tavern (Brewyard Beer Company); to allow the continued sales, service, and consumption of alcoholic beverages (beer only) at the expanded tavern; and to allow a total 46 space parking exception in conjunction with the expanded tavern, located in the "IND" - (Industrial) Zone.

CODE REQUIRES

- (1) Approval of a Conditional Use Permit is required for the expansion and continuance of an existing tavern located in the IND Zone (GMC 30.11.020 B).
- (2) Approval of a Parking Exception is required to decrease the number of required off-street parking spaces for the expansion of an existing tavern. Taverns require ten (10) parking spaces per 1,000 square-feet of outdoor dining area. (GMC 30.32.050 B and 30.32.060 C 5).

APPLICANT'S PROPOSAL

- (1) To allow the addition of a semi-permanent, 950 square-foot, outdoor patio dining area to an existing tavern and to continue operations at the expanded tavern.
- (2) To eliminate three (3) existing parking spaces (27 on-site parking spaces proposed; 30 on-site parking spaces existing) and to allow a total 46 parking space reduction to expand the existing tavern with a 950 square-foot outdoor patio dining area.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because this project is proposing to allow the addition of an outdoor patio dining area to an existing tavern and continue the operations of an existing tavern without providing additional required parking spaces.

PUBLIC HEARING

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **August 26, 2020**, at 9:30 am or as soon thereafter as possible. The purpose of the meeting is to hear comments from the public with respect to zoning concerns. The meeting will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.42 and Chapter 30.50.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Hearing Officer meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed: On local cable: Charter Cable Channel 6 and AT&T U-verse Channel 99
Streaming Online: <https://www.glendaleca.gov/government/public-meeting-portal>

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 meeting.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you desire more information on the proposal, please contact the case planner **Minjee Hahm** in the Planning Division at (818) 937 -8178 (email: mhahm@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>.

Aram Adjemian, The City Clerk of the City of Glendale