

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
PARKING REDUCTION PERMIT NO. PPRP2017608

LOCATION: 306 EAST HARVARD STREET (also 200 South Louise Street)
APPLICANT: Rodney Khan c/o Khan Consulting
ZONE: DSP/EB (Downtown Specific Plan/East Broadway District)
LEGAL DESCRIPTION: Lot 5 and Portions of Lot 6, Block 60, Portion of Town of Glendale

PROJECT DESCRIPTION

Parking Reduction Permit to allow for the reduction of eight parking spaces (12 parking spaces provided; 20 parking spaces required) in conjunction with the demolition of an existing at-grade parking lot and the construction of a new 3-story, 14-unit, 6,263 square-foot, residential building, featuring two affordable units and 12 market rate units and a one-level subterranean parking garage. The new project will be attached to the existing two-story, approximately 6,500 SF office building (to remain), located on a 12,000 square-foot lot, zoned DSP/EB (Downtown Specific Plan/East Broadway District).

CODE REQUIRES

- 1) Per GMC 30.36.090, for housing developments which include at least eleven (11) percent very-low income units and is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the housing development, the city shall not impose a vehicular parking ratio, inclusive of handicapped and guest parking, that exceeds one-half (0.5) space per bedroom.
Per GMC 30.32.050, a minimum of two parking spaces are required per 1,000 square-feet of general office space in the DSP.

APPLICANT'S PROPOSAL

- 1) To provide a total of 12 parking spaces for the new 14-unit, affordable housing development and the existing office building in the DSP/EB (Downtown Specific Plan/East Broadway District) zone, when a total of 20 space would be required for the new 14-unit affordable housing development, which includes two very low income units (14%) and is located within 0.5 miles of a major transit stop, and the existing 6,517 square-foot, general office building to remain.

ENVIRONMENTAL DETERMINATION: The proposed project, located at 306 East Harvard Street, is exempt from CEQA as a Class 32 "In-fill Development Projects" exemption, pursuant to § 15332 of the State CEQA Guidelines.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **March 31, 2021**, 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. The hearing will be held in accordance with Glendale Municipal Code, Title 30, 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 Charter Cable Channel 6 or streamed online at:
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

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 **Dennis Joe** in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: djoe@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>.

The City Clerk of the City of Glendale