

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
CONDITIONAL USE PERMIT NO. PCUP 2018930

LOCATION: 511-519 IVY STREET AND 514-522 WEST BROADWAY
APPLICANT: Everett Co, on behalf of First Evangelical Church of Glendale
ZONE: Commercial/Residential Mixed Use (SFMU) and Moderate Density Residential (R-3050) Zones
LEGAL DESCRIPTION: Parcel A, Parcel Map No. GLN 1362, and Lots 2, 3, and 4, Tract No. 9602

PROJECT DESCRIPTION

Application for a Conditional Use Permit to allow for the continued operation of an existing place of worship use, consisting of a church, classrooms (Sunday School) and a daycare center, located in the SFMU (Commercial/Residential Mixed Use and R-3050 (Moderate Density Residential) Zones. The use was previously approved by Conditional Use Permit No. PCUP 2010-027 which is set to expire on November 30, 2020.

CODE REQUIRES

- 1) The operation of a church (place of worship) requires a Conditional Use Permit in the SFMU – Commercial/Residential Zone, pursuant to Section 30.14.020 of the Glendale Municipal Code.
- 2) The operation of a daycare center and school in conjunction with the operation of a place of worship requires a Conditional Use Permit in the R-3050 (Moderate Density Residential) Zone, pursuant of Section 30.12.020 of the Glendale Municipal Code.

APPLICANT'S PROPOSAL

- 1) Approval of a conditional use permit to allow the continued use of a church in the SFMU – Commercial/Residential Mixed Use Zone, and continued use of a daycare center in the R-3050 – Moderate Density Residential Zone.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to Section 15301 of the State CEQA Guidelines, because the use(s) and buildings are existing.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **June 30, 2021**, at 9:30 a.m. 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 30.42.

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 **Ani Garibyan** in the Planning Division at (818) 548-2140 or (818) 937-8188 (email: agaribyan@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