

# NOTICE OF PUBLIC HEARING

## ADMINISTRATIVE USE PERMIT NO. PAUP1923610 & PARKING REDUCTION PERMIT CASE NO. PPRP1923609

**LOCATION:** 343 NORTH CENTRAL AVENUE  
(Phoenicia Restaurant)

**APPLICANT:** Ara Kalfayan

**OWNER:** Ara Kalfayan

**ZONES:** “DSP-TD” – Downtown Specific Plan, Transitional District, and  
“R-1250-PS” – High Density Residential Parking Structure  
Overlay

**LEGAL DESCRIPTION:** Portions of Lots 9 and 10, Glendale Home Tract Lots 11, 11A and  
a Portion of a Vacated Alley, Glendale Home Tract (Assessor  
Parcel No. 5637-005-044)

### PROJECT DESCRIPTION

Applications for an *Administrative Use Permit* to allow the sales, service and on-site consumption of all types of alcoholic beverages at an existing full-service restaurant and a *Parking Reduction Permit* for 59 parking spaces. The project proposes to construct a new 2,865 square-foot outdoor rooftop deck above an existing outdoor covered patio. The existing restaurant provides 60 parking spaces off-site, 12 parking spaces on the adjacent lot addressed as 310 West Lexington Drive and 48 parking spaces across the street at 315-317 West Lexington Drive

### APPLICANT’S PROPOSAL

#### Administrative Use Permit

- (1) An Administrative Use Permit to continue to allow the sales, service and on-site consumption of all types of alcoholic beverages in conjunction with an expansion to the restaurant use by constructing a new 2,865 square-foot outdoor rooftop deck on the second floor of an existing outdoor covered patio. The existing outdoor patio on the ground level will be enclosed and a new second level is proposed for purposes of creating an outdoor rooftop deck.

#### Parking Reduction Permit

- (1) To expand the existing full-service restaurant by adding a new 2,865 square-foot outdoor rooftop deck without providing the required number of parking spaces on-site. The rooftop deck expansion requires 59 spaces. The existing restaurant provides 60 parking spaces off-site, 12 parking spaces on the adjacent lot addressed as 310 West Lexington Drive, and 48 parking spaces across the street at 315-317 West Lexington Drive.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because the project involves an addition to an existing structure, which results in less than 10,000 square feet and all exiting utilities are in place to serve the building and the project is not located in an environmentally sensitive area.

## **HEARING INFORMATION**

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **July 14, 2021** at 9:30 a.m. or as soon thereafter as possible.

Due to the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Hearing Officer Hearing 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.

Information on the public hearing for the proposed project can be obtained from **Allen Castillo or Milca Toledo** in the Community Development Department at (818) 937-8267 or (818) 937-8181 (email: [ACastillo@glendaleca.gov](mailto:ACastillo@glendaleca.gov) or [MiToledo@glendaleca.gov](mailto:MiToledo@glendaleca.gov)), or the contact the Planning Division at (818) 548-2140. The staff report and case materials will be available before the hearing date at : <http://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 Department not later than the hour set for public hearing before the Planning 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](http://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