

NOTICE OF PLANNING COMMISSION PUBLIC HEARING
USE VARIANCE CASE NO. PVAR 2106466

LOCATION: 1650 VICTORY BOULEVARD
APPLICANT: Janelle Williams
ZONE: "C3" - Commercial Service Zone
LEGAL DESCRIPTION: Lots 1 and 2, Tract No. 8714

PROJECT DESCRIPTION

The applicant is requesting a Use Variance to allow the continued operation of a wholesale and warehouse use in an existing, 11,700 square foot building (constructed in 1971; under new ownership on a 14,810 square foot lot in the C3 (Commercial Service) Zone. This use was previously approved by Use Variance Case No. PVAR 2011-020 which will expire on February 3, 2022.

CODE REQUIRES

- 1) Warehouse and wholesale uses are not permitted by right in the C3 – Commercial Service Zone, pursuant to Section 30.12.020 of the Glendale Municipal Code (GMC). Chapter 30.43 of the GMC provides the rules and procedures for variances, including Planning Commission’s authority to review use variances.

APPLICANT’S PROPOSAL

- 1) Approval of a Use Variance to allow the continued use of warehouse and wholesale operation under new ownership in the C3 – Commercial Service 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.

PUBLIC HEARING INFORMATION

The Planning Commission will conduct a public hearing regarding the above project, on **DECEMBER 1, 2021, AT 5:00 PM** 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 30.43.

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>

Aram Adjemian. The City Clerk of the City of Glendale