

GLENDALE PLANNING HEARING OFFICER
GLENDALE COMMUNITY DEVELOPMENT DEPARTMENT
PUBLIC HEARING MINUTES
JANUARY 16, 2013

9:30 a.m. Ms. Laura Stotler, Planning Hearing Officer, opened the hearing in Room 105 of the Municipal Services Building. She outlined the requirements of Title 30 for the pertinent cases and described the provisions for appeal in Title 30 of the Glendale Municipal Code as well as the procedures for the conduct of the hearings.

Ms. Stotler announced that the agenda for the meeting was posted on January 9, 2013, at the City Hall Entrance.

Staff Members Present – Community Development Department

- 1) Laura Stotler, Planning Hearing Officer
- 2) Roger Kiesel, Case Planner
- 3) Christopher Baxter, Case Planner
- 4) Vista Ezzati, Planning Intern

(1) CONDITIONAL USE PERMIT NO. PCUP 1233550

LOCATION: **2226 RISA DRIVE**

APPLICANT: William Steimke

ZONE: “R1R” - Restricted Residential

LEGAL DESCRIPTION: Lot 17, Tract No. 14960.

PROJECT DESCRIPTION

An application for a Conditional Use Permit to construct a new 2,408 square-foot, 2-story single-family residence on a vacant lot having less than the required minimum lot width of 80 feet measured 15 feet from the front property line. The width of the subject lot is 60 feet.

APPLICANT’S PROPOSAL

Conditional Use Permit

- (1) Construct a new dwelling unit on a lot having a lot width of 60 feet.

CODE REQUIRES

Conditional Use Permit

- (1) New dwelling unit construction on a lot having a lot width of less than 80 feet requires the approval of a conditional use permit.

ENVIRONMENTAL RECOMMENDATION: Exempt.

Staff

- Mr. Roger Kiesel, case planner, presented the staff report and highlighted the main items.

Applicant

- Mr. William Steimke, representing the applicant and the owners, presented the case.

WRITTEN PUBLIC INPUT

In Favor: None.
In Opposition: None.

Interested Party

- Jilen Arakelian
- Michelle Kellner

SPEAKING AT THE HEARING

In Favor: No one.
In Opposition: No one.

Interested Party

- Jilen Arakelian

The case was taken under submission and approved at the hearing by Ms. Stotler, Planning Hearing Officer, for a determination to be made at a later date.

- (2) CONDITIONAL USE PERMIT CASE NO. PCUP 1234377 – Billiard Establishment**
- (3) CONDITIONAL USE PERMIT CASE NO. PCUP 1227779 – Beer and Wine**
- (4) PARKING REDUCTION PERMIT CASE NO. PPRP 1232237**

LOCATION: 1111 SOUTH CENTRAL AVENUE

APPLICANT: Lilit Davtyan

ZONES: “C3” - Commercial Service

LEGAL DESCRIPTION: Portion of 17, Watts Subdivision

PROJECT DESCRIPTION

Applications for *TWO CONDITIONAL USE PERMITS* to continue the existing billiards establishment while providing on-site sales, service and consumption of beer and wine, and *A PARKING REDUCTION PERMIT* to provide less parking than required by code.

APPLICANT'S PROPOSAL

Conditional Use Permit

- (1) A billiards establishment.
- (2) On-site sales, service and consumption of beer and wine at the billiards establishment.

Parking Reduction Permit

- (3) Sixty-Nine (69) parking spaces provided at shopping center with a billiards establishment.

CODE REQUIRES

Conditional Use Permit

- (1) A billiards establishment requires a Conditional Use Permit in the "C3" Zone.
- (2) On-site sales, service and consumption of beer and wine require a Conditional Use Permit in the "C3" Zone.

Parking Reduction Permit

- (3) Seventy-Four (74) parking spaces required at shopping center with a billiard establishment.

ENVIRONMENTAL RECOMMENDATION: Exempt.

Staff

- Mr. Christopher Baxter, case planner, presented the staff report and highlighted the main items.

Applicant

- Mr. Rafi Nazaryan, representing the applicant and the owners, presented the case.

WRITTEN PUBLIC INPUT

In Favor: None.

In Opposition: None.

Interested Party: None.

SPEAKING AT THE HEARING

In Favor: No one.

In Opposition: No one.

Interested Party: No one.

The case was taken under submission and approved at the hearing by Ms. Stotler, Planning Hearing Officer, for a determination to be made at a later date.

The meeting adjourned at 10:40 a.m.

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