

GLENDALE PLANNING HEARING OFFICER
GLENDALE COMMUNITY DEVELOPMENT DEPARTMENT
PUBLIC HEARING MINUTES
FEBRUARY 6, 2013

9:30 a.m. Mr. Brad Collin, Planning Hearing Officer, opened the hearing in Room 105 of the Municipal Services Building. He 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.

Mr. Collin announced that the agenda for the meeting was posted on January 30, 2013, at the City Hall Entrance.

Staff Members Present – Community Development Department

- 1) Brad Collin, Planning Hearing Officer
- 2) Roger Kiesel, Case Planner
- 3) Kathy Duarte, Case Planner
- 4) Vista Ezzati, Planning Intern

(1) CONDITIONAL USE PERMIT NO. PCUP 1231815

(SEE PARKING REDUCTION EXEMPTION PPEX 1231816)

LOCATION: **4551 SAN FERNANDO ROAD**

APPLICANT: Nardi Associates LLP

ZONE: “IMU” – Industrial/Commercial Mixed Use

LEGAL DESCRIPTION: Portion of Lot 11, Watt’s subdivision of a part of the Rancho San Rafael

PROJECT DESCRIPTION

An application for a Conditional Use Permit to allow the location of a church (His Life City Church) in the “IMU” zone.

APPLICANT’S PROPOSAL

Conditional Use Permit

- (1) Locate a church in the “IMU” zone.

CODE REQUIRES

Conditional Use Permit

- (1) Places of worship (churches) in the IMU zone require 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.

Applicants

- Mr. Norberto Nardi, A.I.A., of Nardi Associates LLP, architect and professor of architecture and planning, and representing the applicant, presented the case.

WRITTEN PUBLIC INPUT

In Favor: None.

Interested Party

- Lilly Property Management Company – company that manages this property.

In Opposition

- Petition signed by thirteen tenants.

SPEAKING AT THE HEARING

In Favor

- L. Lopez, Church Minister

Interested Party

- R. Slovis, Property Manager representing Lilly Property Management Company

In Opposition

- G.Avalos, tenant on the property
- Apo Jabarian, tenant on the property
- J. Peach, tenant on the property
- Tim Howell – did not speak

The case was APPROVED AT THE HEARING and taken under submission by Mr. Collin, Planning Hearing Officer, for a decision letter to be mailed out at a later date.

(2) CONDITIONAL USE PERMIT CASE NO. PCUP 1229452

LOCATION: **6522 SAN FERNANDO ROAD**
(Winchester Room)

APPLICANT: Janelle Williams

ZONES: "SFMU" - Commercial/Residential

LEGAL DESCRIPTION: Parcel B, Parcel Map No. GLN 1082

PROJECT DESCRIPTION

Application for a Conditional Use Permit (renewal) to allow on-site sales, service and consumption of alcoholic beverages at an existing bar (Winchester Room) located in the "SFMU" Zone.

APPLICANT'S PROPOSAL

- (1) To renew a Conditional Use Permit to allow on-site sales, service and consumption of alcoholic beverages at an existing bar (Winchester Room).

CODE REQUIRES

- (1) On-site sale, service and consumption of alcoholic beverages require a Conditional Use Permit in the "SFMU" Zone.

ENVIRONMENTAL RECOMMENDATION: Exempt.

Staff

- Ms. Kathy Duarte, case planner, presented the staff report and highlighted the main items.

Applicants

- Ms. Janelle Williams, representing the applicant, presented the case.
- Mr. Jin Pak, operator of the restaurant, was present.

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 APPROVED AT THE HEARING and taken under submission by Mr. Collin, Planning Hearing Officer, for a decision letter to be mailed out at a later date.

The meeting adjourned at 11:00 a.m.

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