NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
ADMINISTRATIVE USE PERMIT NO. PAUP 1723291
ADMINISTRATIVE USE PERMIT NO. PAUP 1723293
PARKING REDUCTION PERMIT NO. PPRP 1723295

LOCATION:	**2201 HONOLULU AVENUE** (Glendale, CA 91020)
APPLICANT:	Janelle Williams, Williams Land Use Services
BUSINESS NAME:	Gus & Andy's Montrose Grill
ZONE:	"CR" - (Commercial Retail)
LEGAL DESCRIPTION:	Portions of Lots 71 and 72, Tract No. 1701, in the City of Glendale, in the County of Los Angeles.

PROJECT DESCRIPTIONS

Administrative Use Permits to allow: i) the operation of a fast food restaurant, and ii) the on-site sales, service and consumption of alcohol. Parking Reduction Permit to allow the reduction of seven (7) parking spaces to accommodate the change the use from a full-service restaurant to a fast food restaurant within an existing 2,986 square-foot building, located in the "CR" Zone.

CODE REQUIRES

1. Approval of an Administrative Use Permit is required for fast food restaurant in the "CR" zone.
2. Approval of an Administrative Use Permit is required for the sales, service and on-site consumption of alcoholic beverages in the "CR" zone.
3. Approval of a Parking Reduction is required to decrease the number of required off-street parking spaces for a fast food restaurant in the "CR" zone.

APPLICANT'S PROPOSAL

1. An Administrative Use Permit to allow the operation of a fast food restaurant in the "CR" zone.
2. An Administrative Use Permit to allow the on-site sales, service and consumption of alcohol within the proposed fast food restaurant in the "CR" zone.
3. A Parking Reduction Permit to reduce the number of required off-street parking spaces for a fast food restaurant in the "CR" zone.

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 interior and exterior alterations, such as interior partitions, plumbing, and electrical work.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, on **April 25, 2018,** at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapters 30.50 and 30.61. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

If you desire more information on the proposal, please contact the case planner **Dennis Joe** in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: djoe@glendaleca.gov). The files are available in the Planning Division in Room 105 of the Municipal Services Building, 633 E. Broadway. You may also visit our web site at: http://www.glendaleca.gov/agendas. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in any property affected by the above case may appear at the above hearing either in person or by counsel or both 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 Commission. "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.

Ardashes Kassakhian, The City Clerk of the City of Glendale