



Bezos Academy Conditional Use Permit CUP24-09

Planning Commission Hearing – June 26, 2025

Sydney Tirella
Senior Planner





Request

The applicant is requesting Conditional Use Permit approval to allow a private school without dormitories in the R-4 (Multiple Residence) zoning district.

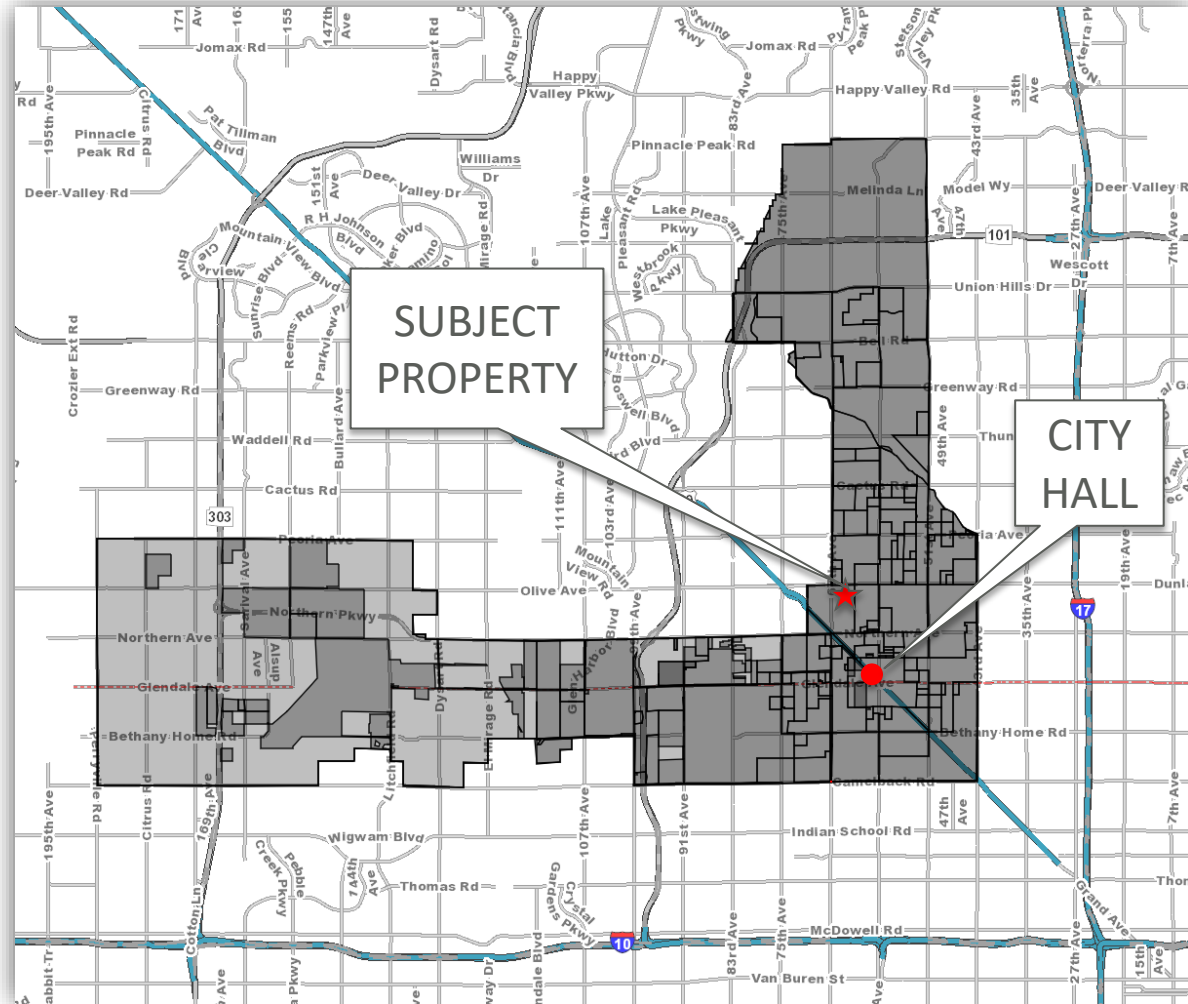
Applicant / Owner:

Ashley Z. Marsh, Gammage & Burnham, PLC /
Friendship Retirement Corporation



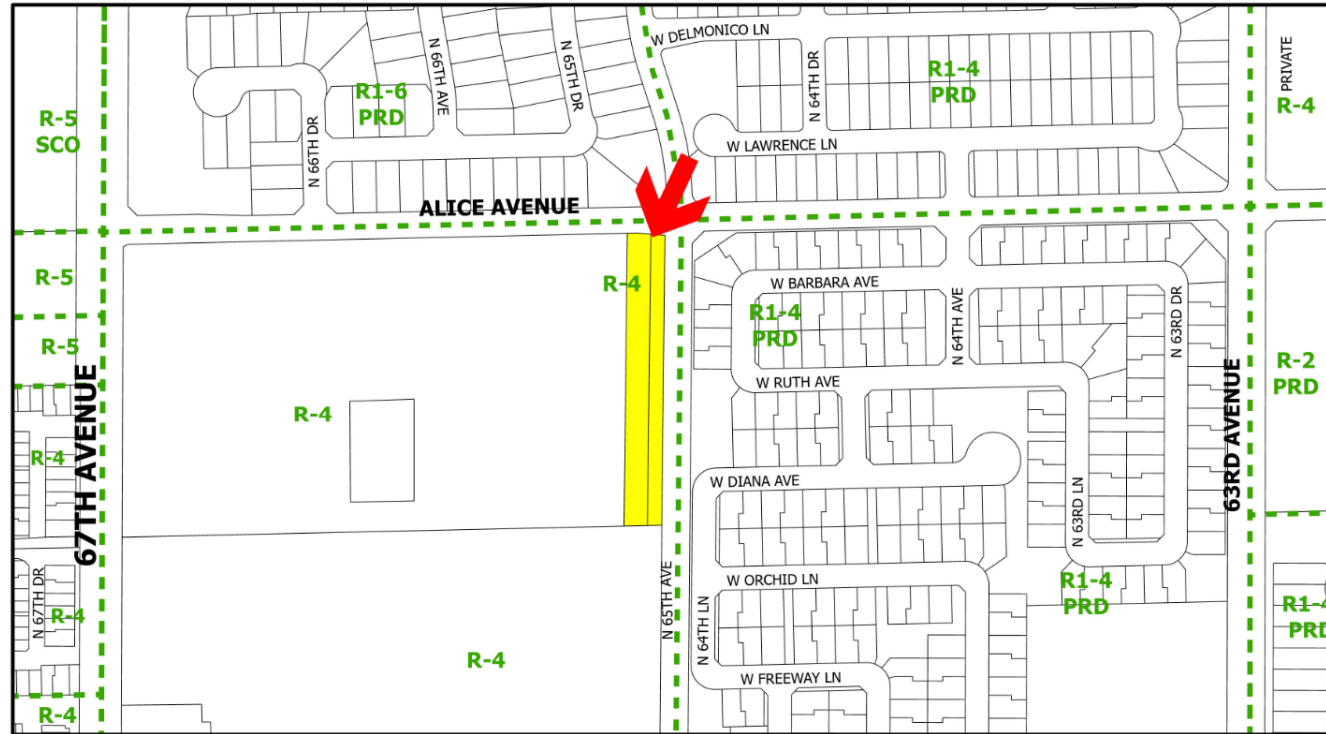
Vicinity Map

Located at
the SWC of
65th Avenue
and Alice
Avenue





Zoning Map





	<p align="center">BEZOS ACADEMY CONDITIONAL USE PERMIT (CUP24-09)</p>		<p>REQUEST TO ALLOW A PRIVATE SCHOOL WITHOUT DORMITORIES IN THE R-4 (MULTIPLE RESIDENCE) ZONING DISTRICT.</p>
<p>LOCATION 6511 W. ALICE AVENUE</p>			

Aerial Map



Aerial Date: October 2023

 **BEZOS ACADEMY
CONDITIONAL USE PERMIT
(CUP24-09)** 



Project Details

- Montessori style tuition-free preschool on Glencroft
- 100 students and 16 staff
- Driveline model
- Parking Justification Study



Conceptual Site Plan





Public Involvement

- Notification Letters: August 26, 2024
- Neighborhood Meeting: September 23, 2024
- Site Posting: June 6, 2025
- Published: June 4, 2025
- Mailing: June 10, 2025



Findings & Analysis

- Proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zone district in which the site is located.
- Not materially detrimental to the health, safety or general welfare of persons when consideration is given to the character and size of the use and hours of operation.



Findings & Analysis

- Site is adequate in size and shape to accommodate the intended use and all requirements for the zone district are met.
- Site has adequate access and on-site circulation is adequate in a manner which is safe and efficient.
- Adequate conditions or stipulations have been incorporated to ensure that any anticipated detrimental effects can be mitigated.



Recommendation

Staff recommends approval of CUP24-09 subject to the following stipulations:

1. Development shall be in conformance with the site plan, dated April 21, 2025, and the project narrative, dated April 23, 2025, subject to design review approval by the Development Services Department, Planning Division.



Recommendation Continued

2. On-site parking shall be in conformance with the Parking Justification Study, date stamped April 14, 2025, subject to design review approval by the Development Services Department, Planning Division.
3. “No Parking” signs shall be erected in the sight visibility triangles adjacent the parent and staff exit on 65th Avenue.



Recommendation Continued

4. Modifications to vehicular and/or pedestrian access points shall require administrative review and approval by, at a minimum, the Planning Division and the Fire Department.
5. Pick-up and drop-off queue shall not encroach upon nor block driveways and may not spill onto 65th Avenue. In the event of noncompliance, administrative review and approval by, at a minimum, the Planning Division and Transportation Department is required.



Recommendation Continued

6. Increase in total staff and/or students, inclusion of before- or after-school programs, or expansion of premises will require administrative review and approval by, at a minimum, the Planning Division and Transportation Department.



Bezos Academy Conditional Use Permit CUP24-09

Planning Commission Hearing – June 26, 2025

Sydney Tirella
Senior Planner

