

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING &  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
PARKING REDUCTION PERMIT NO. PPRP 1829835**

**LOCATION:** 1304 - 1310 SOUTH BRAND BOULEVARD, &  
110 and 116 East Cypress Street

**APPLICANT:** William James

**ZONE:** "CA" - Commercial Auto

**LEGAL DESCRIPTION:** Lots 2 through 6, Tract 5268 and Portions of Lots 1, 2 and 22, Block 2, MR 42-21

**PROJECT DESCRIPTION**

**An application for a Parking Reduction Permit to construct an approximately 96,600 square-foot, five story Subaru of Glendale automobile dealership on an approximately 35,500 square-foot site. The first level of the building will include the dealership showroom, sales offices, service writers' offices, parts storage and vehicle service lifts. Access to vehicle service will be from Brand Boulevard. Vehicle access (entrance and exit) to the dealership will be from Cypress Street. The second level will include offices and parts storage. The third level will include vehicle service lifts. The fourth and fifth levels will contain customer/employee and inventory parking. Development of the project will require the demolition of the existing Subaru dealership building.**

**CODE REQUIRES**

(1) Vehicle sales, leasing and rental agencies require 4 parking spaces per 1,000 square feet of floor area. The proposed dealership will require 346 parking spaces.

**APPLICANTS PROPOSAL**

(1) The project will provide a total of 172 on-site parking spaces, including 113 accessible parking spaces and 59 tandem parking spaces. The parking reduction permit request is for 233 parking spaces.

**ENVIRONMENTAL RECOMMENDATION**

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration (MND) for the project. The Proposed MND and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website: [www.glendaleca.gov/environmental](http://www.glendaleca.gov/environmental)

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

**Proposed Negative Declaration Comment Period: December 20, 2018 to January 9, 2019**

**PUBLIC HEARING**

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **January 9, 2019**, at 9:30 a.m. or as soon thereafter as possible. The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.42. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns. If you desire more information on the proposal, please contact Roger Kiesel, in the Community Development Department, Planning Division at (818) 937-8152 or [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov), where the files are available. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development Department. **Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address:** <http://www.glendaleca.gov/government/agendas-minutes>