

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING  
PARKING REDUCTION PERMIT NO. PPRP 1923119**

**LOCATION:** 800 NORTH PACIFIC AVENUE  
(APN 5636-015-192)

**APPLICANT:** Jefferson Choi, Synarc Studio

**BUSINESS NAME:** Mobil Gas

**ZONE:** "C2-II" - (Community Commercial, Height District II)

**LEGAL DESCRIPTION:** Portions of Lot 38 and Lot 45, Oliver's West Glendale Tract

**PROJECT DESCRIPTION**

**Application for a Parking Reduction Permit to provide seven parking spaces for a new 1,789 square-foot (SF) retail building and a new 1,790 SF self-service car wash, whereas ten parking spaces are required by Code (seven for the retail building and three for the car wash).**

**CODE REQUIRES**

For retail buildings, four parking spaces per thousand SF of floor area ( $[1,789/1,000]*4 = 7$  parking spaces) and one parking space per washing module plus two parking spaces for a self-service car wash.

**APPLICANT'S PROPOSAL**

To provide seven parking spaces instead of the code-required ten parking spaces.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from review under the California Environmental Quality Act (CEQA) as a Class 32 In-Fill Development Project.

**HEARING INFORMATION:**

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **January 29, 2020**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.50. 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 **Cassandra Pruett** in the Planning Division at (818) 937-8186 (email: [cpruett@glendaleca.gov](mailto:cpruett@glendaleca.gov)). The files are available in the Planning Division. 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 the project described above 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 not later than the hour set for public hearing before the Hearing Officer.

"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