

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING PARKING REDUCTION PERMIT CASE NO. PPRP2001797

LOCATION: 1260 SOUTH BRAND BOULEVARD
Glendale, CA 91204

APPLICANT: Suganya Ramadurai

ZONE: "CA" – Commercial Auto

LEGAL DESCRIPTION: Portion of Lots 40 thru 43 and 47, All of Lots 44 thru 46, Tract No. 314

PROJECT DESCRIPTION

To allow a 62 space parking reduction in conjunction with the remodel and addition to an existing vehicle sales agency. The proposal is to demolish 12,720 SF of an existing two-story, 25,987 SF vehicle sales agency and add 22,670 SF to the first and second floor of the subject building ("Building A"). The 134,745 SF, three-story service building/parking structure ("Building B") located behind "Building A" will undergo a 3,360 SF interior remodel on the first floor only (parts storage area). Reconfiguring of the surface parking lot is also proposed. The City's Zoning Code requires vehicle sales agencies to provide 4 parking spaces per 1,000 SF of floor area. Therefore, a total of 40 parking spaces will be required by the net 9,950 SF (22,670 SF addition – 12,720 SF demolition) addition. The existing property currently has 340 parking spaces. The interior remodel and reconfiguration of the surface parking lot will result in a loss of 22 parking spaces. After implementation of the project, the property will provide a total of 318 parking spaces. The applicant is requesting a Parking Reduction Permit for 62 parking spaces, which includes the 40 spaces required for the addition and the loss of 22 spaces.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 1 (e) "Existing Facilities" exemption, pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in a net increase of more than 10,000 square feet of floor area and (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **June 10, 2020**, at 9:30 am or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.50.

NOTE: Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Officer Hearing will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed:

On local cable: Charter Cable Channel 6.

Streaming Online: <https://www.glendaleca.gov/government/public-meeting-portal>

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Commission meeting.

If you desire more information on the proposal, please contact the case planner **Danny Manasserian** in the Planning Division at (818) 548-2140 or (818) 937-8159 (email: dmanasserian@glendaleca.gov). The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, 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.

When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions. An appeal may be filed within 15 days of the final decision date. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

The City Clerk of the City of Glendale