

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING  
PARKING REDUCTION PERMIT CASE NO. PPRP 2004082**

**LOCATION:** 901 – 919 SOUTH BRAND BOULEVARD  
(ALSO 112-118 W. GARFIELD AVE. & 119 W. ACACIA AVE.)

**APPLICANT:** Rodney V. Khan/ Khan Consulting, Inc.  
& Robert Plant/ Flex Design Group

**ZONE:** “CA” – Commercial Auto Zone

**LEGAL DESCRIPTION:** Lots 8 thru 11, Tract No. 393, Lot 3, Tract No. 1375, and a Portion of Lot 28,  
M.R. 5-200-201 (APN: 5641-017-094)

**PROJECT DESCRIPTION**

The applicant is proposing to construct a new 5-story, 171,140 square-foot above-ground parking structure with rooftop parking on an existing 81,148 square-foot project site located in the CA-Commercial Auto Zone. The proposed project involves the demolition of the existing surface parking lot, an existing 561 square-foot accessory building (relocated to the site in 1964) and removal of existing solar panel structures that will be relocated to the rooftop of the new structure. The building being proposed for demolition is not eligible for historic designation at the local, state, or national level. The new parking structure will feature 450 parking spaces and is proposed for vehicle inventory for the Pacific BMW Car Dealership. The applicant is requesting a Parking Reduction Permit to provide a total of 450 parking stalls where 548 parking spaces are required per code for development of the new vehicle inventory parking structure.

**ENVIRONMENTAL RECOMMENDATION**

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration (MND) for the project. The Initial Study and Proposed MND and all documents referenced therein are available for review and download on the Planning Division website: [www.glendaleca.gov/environmental](http://www.glendaleca.gov/environmental).

**Proposed Mitigated Negative Declaration Comment Period: August 3, 2021 to August 23, 2021**

Written comments may be submitted to the Community Development Department, Planning Division Office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or to the case planner (Vista Ezzati at [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov)) for a period of twenty (20) days after publication of this notice.

**PUBLIC HEARING**

The Planning Hearing Officer will conduct a public hearing in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **SEPTEMBER 8, 2021, AT 9:30 A.M.** or as soon thereafter as possible. The hearing will be in accord with the Glendale Municipal Code, Title 30, Chapter 30.50. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Hearing Officer meeting 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 Charter Cable Channel 6 or streamed online at:  
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

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 the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you desire more information on the proposal, please contact the case planner, Vista Ezzati, at [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov) or (818) 937-8180. The staff report and case materials will be available before the hearing date at: [www.glendaleca.gov/agendas](http://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](http://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> .

Aram Adjemian, The City Clerk of the City of Glendale