

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
PARKING REDUCTION PERMIT CASE NO. PPRP 2103684

LOCATION: 1231 – 1265 S. BRAND BOULEVARD
GLENDALE, CA 91204

APPLICANT: Daniel Lin

ZONE: CA – Commercial Auto Zone

LEGAL DESCRIPTION/APN: Parcel 1: Lots 44,45 & 46 of Tract No. 2482, as per map recorded in Book 26 Page 92; Parcel 2: Lots 1 thru 6 inclusive of Tract No. 6895, as per map recorded in Book 136 Pages 29 & 30; Parcel 3: A Portion of Lot 24, Watts Subdivision of a part of the Rancho San Rafael, In the City of Glendale, as per map recorded in Book 5 Pages 200 & 201 of Misc. Records on file in the Office of the Recorder of Los Angeles County, California, shown as Brand Boulevard on Map of Tract No. 6895 Recorded in Book 136 Pages 29 & 30 of Maps in the Office of the Said Recorder Described as follows:

Beginning at the northeasterly corner of Lot 6, said Tract No. 6895, thence north 89° 50' 35" east along the easterly prolongation of the northerly line of said Lot 6, a distance of 4.00 feet; thence south 0° 05' 55" east 233 feet to the easterly prolongation of the southerly line of Lot 3, said Tract No. 6895; thence along said prolongation of said southerly line south 89° 50' 35" west 4.00 feet to the southeasterly corner of said Lot 3; thence north 0° 05' 55" west 233 feet along the easterly lines of said Lots 3 thru 6 to the point of beginning.

(APN: 5640-012-001 & 002, 5640-012-005, 5640-012-033, 5640-012-035 & 036)

PROJECT DESCRIPTION: The applicant is proposing to demolish four existing one-story commercial automobile dealership buildings with a combined total of 14,118 SF (vehicle sales, showroom, repair and storage buildings), maintain an existing 3,175 SF (workshop and car wash) building and construct a new two-story, 54,000 SF automobile dealership building (Honda) and a 1,500 SF service canopy on an approximately 70,718 SF site. The project will be constructed in two phases across the entire site. The new building will be two-stories and approximately 45'-10" in height at the top of the parking deck. The first level includes the dealership showroom, sales offices, parts storage and vehicle service. Access to the service reception will be from Magnolia Ave., and vehicle access (entrance and exit) to the dealership will be from Brand Blvd. and Magnolia Ave. The second level will include offices and parts storage. The proposed dealership building requires 235 on-site parking spaces. The applicant is proposing to provide a total of 90 on-site parking spaces, including 29 surface parking spaces and 61 rooftop parking spaces in the parking structure. The applicant is requesting a parking reduction permit for 145 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 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.

Proposed Mitigated Negative Declaration Comment Period: November 1, 2021 to November 22, 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 (Milca Toledo at MiToledo@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 **December 1, 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 Hearing Officer 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, Milca Toledo at MiToledo@glendaleca.gov or (818) 937-8181 or Allen Castillo at ACastillo@glendaleca.gov or (818) 937-8267. 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> .

Aram Adjemian, The City Clerk of the City of Glendale