

NOTICE OF DETERMINATION

TO: ☒ Los Angeles County Clerk
Business & Filing Dept., Rm.
2001
12400 E. Imperial Hwy.
Norwalk, CA 90650

☐ State Clearinghouse
Office of Planning and Research
1400 Tenth Street Room 121
Sacramento, CA 95814

FROM: City of Glendale
Planning Department
633 E. Broadway Rm. 103
Glendale, CA 91206-4386

The following Notice of Determination has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale. Filing of this notice starts a 30-day statute of limitations on court challenges to project approval (Public Resources Code Sec. 21167).

Vista Ezzati, Planner

818-548-2140

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone/Extension

Project Title/Common Name: Pacific BMW Dealership Expansion

Project Applicant: Khan Consulting, Inc. c/o Rodney Khan

Project Location: 901 – 919 South Brand Boulevard (Also 112-118 West Garfield Avenue & 119 West Acacia Avenue.

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.

Decision-Making Body of Lead Agency: City of Glendale, Planning Hearing Officer


This is to advise that the City of Glendale as Lead Agency has approved the above described project on December 22, 2021 and has made the following determinations regarding the project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of approval of the project.
4. A mitigation monitoring reporting plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final [☒ Negative Declaration ☐ Environmental Impact Report] with comments and responses and record of project approval is available to the General Public at:

City of Glendale, 633 E. Broadway Rm. 103, Glendale, CA 91206-4386, Phone (818) 548-2140

Contact Person: Philip Lanzafame
Director of Community Development, City of Glendale


Vista Ezzati, Planner

December 22, 2021
Date

Date Received for filing at OPR: _____