

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
PARKING REDUCTION PERMIT NO. PPRP2207900**

LOCATION: 127 CONCORD STREET
APPLICANT: Charles Brown
ZONE: "IMU" – Industrial/Commercial Mixed Use Zone
LEGAL DESCRIPTION/APN: Lots 14 and 15, and Portions of Lots 7 and 9, Tract No. 4531 (APN: 5638-007-028, 5638-007-032 & 036)

PROJECT DESCRIPTION

The proposed project includes the development of a new five-story plus two basement storage levels, 112,216 square-foot mini personal storage facility. The storage building will feature approximately 985 storage units ranging in size from 25 to 300 square feet and an office on the ground floor. The applicant is requesting a parking reduction permit to provide seven parking spaces on-site and nine-spaces across the alley, including one handicapped parking space, where 112 parking spaces and seven loading spaces are required.

CODE REQUIRES

- (1) Personal storage facility is classified as a warehouse/wholesaling use. The parking requirement for warehousing uses is one space per thousand square feet of gross floor area. Additionally, five loading spaces are required for industrial buildings over 50,000 square feet, plus one additional space for each additional 50,000 square feet of floor area. The new personal storage facility building will be 112,216 SF and would require 112 parking spaces and seven loading spaces.

APPLICANT'S PROPOSAL

- (1) The proposal includes seven parking spaces on-site and nine-spaces across the alley, including one handicapped parking space for the new personal storage facility. The proposal does not include any code-compliant loading spaces. However, three of the seven proposed on-site parking stalls are larger than a standard parking stall with dimensions of 12'-0" wide and 30'-0" long (standard loading spaces are 15'-0" wide by 25'-0" long).

ENVIRONMENTAL DETERMINATION: The Project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines; the Project meets all the conditions for an in-fill development project.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206**, on **DECEMBER 7, 2022**, 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 30.36.

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 Hearing.

The staff report and case materials will be available a week before the hearing date at www.glendaleca.gov/agendas.

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Milca Toledo in the Planning Division at (818) 548-2140 or (818) 937- 8181 (email: mitoledo@glendaleca.gov).

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 appearing on the decision letter. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>

Dr. Suzie Abajian,
The City Clerk of the City of Glendale