

NOTICE OF PUBLIC HEARING

PARKING REDUCTION PERMIT CASE NO. PPRP 1705462

LOCATION: 2060-2066 VERDUGO BOULEVARD, AND
3734 PARK PLACE

APPLICANT: Alen Malekian

OWNER: Verdugo King, LLC

ZONES: "C3-1" - (Commercial Service Zone; Height District I), and
"IND" - (Industrial Zone)

LEGAL DESCRIPTION: Portions of Lots 5 and 6, Tract 1701

PROJECT DESCRIPTION

To remodel and expand the existing shopping center by constructing a new 2,000 square-foot retail tenant space while not providing the required number of on-site parking and loading spaces. As proposed, the project will result in a 16-space parking shortfall and will not provide the required one loading space for the entire shopping center.

CODE REQUIRES

Parking Reduction Permit

Upon enlargement of a building, which creates additional floor area devoted to a use, additional parking and loading spaces shall be provided for the new floor area. The new 2,000 square-foot retail tenant space will require four parking spaces per 1,000 square feet of floor area and one loading space for a commercial building that is between 12,501 square feet and 60,000 square feet. A total of eight on-site parking spaces are required for the new expansion and one on-site loading space for the entire shopping center.

APPLICANT'S PROPOSAL

Parking Reduction Permit

To remodel and expand the existing shopping center by constructing a new 2,000 square-foot retail tenant space and not providing the required number of on-site parking and loading spaces. As proposed, the project will provide 55 parking spaces for the entire site, which results in a 16-space parking shortfall and will not provide one required on-site loading space for the entire shopping center.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because the project involves an addition to an existing structure, which results in less than 10,000 square feet and all existing utilities are in place to serve the building and the project is not located in an environmentally sensitive area.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **SEPTEMBER 12, 2018** at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapters 30.32 and 30.50. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns. If you desire more information on the proposal, please contact the case planner, **Milca L. Toledo**, in the Community Development Department at (818) 937-8181 (email: Mitoledo@glendaleca.gov) where the files are available. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development Department. **Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section.** **Website Internet Address:** <http://www.glendaleca.gov/agenda>

Ardashes Kassakhian, The City Clerk of the City of Glendale

