

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR 1818206

LOCATION: **108 SOUTH BRAND BOULEVARD**
Glendale, CA 91204

APPLICANT: Mitch Chemers

ZONE: DSP Maryland "Arts and Entertainment" District

LEGAL DESCRIPTION: Lots 1, 2, and 3, Block 5, MB 9-56 and portion of vacated alley, Lots 20 through 28, Tract 618; Portion of vacated alley adjacent on north and Lots 20 and 21, Tract 618; Lots 8, 9 and 10, Block 57, Map Book 9-56 and portion of Lots C and 11 and Lots 12 through 19, Tract 618.

PROJECT DESCRIPTION
CODE REQUIRES

- 1) One projecting sign shall be permitted per ground floor occupancy.
- 2) The area of projecting signs shall not exceed 12 square feet in the Downtown Specific Plan (DSP) zone (GMC Section 30.33.180.A.2).
- 3) The thickness of projecting signs shall not exceed 12 inches in the DSP zone (GMC Section 30.33.A.6).
- 4) The area of an accessory wall sign shall not exceed one square-foot per foot of length of frontage. The existing building where the sign is proposed would allow a 99 square-foot wall sign (GMC Section 30.33.120.A.2).
- 5) An accessory sign means any sign which carries advertisement incidental and related only to the primary use of the premises or site on which it is located. A non-accessory sign means any sign that carries advertisement other than that of an accessory sign. Non-accessory signs are not permitted (GMC Section 30.33.020).

APPLICANT'S PROPOSAL

The applicant is requesting approval of standards variances for the following:

- 1) Allow a projecting sign for a second floor occupancy
- 2) Allow a projecting sign to be 96 square feet in area.
- 3) Allow a 24-inch thick projecting sign.
- 4) Allow a proposed 171 square-foot wall sign.
- 5) Allow a non-accessory wall sign.

ENVIRONMENTAL DETERMINATION: Exempt from environmental review per State CEQA Guidelines Section 15311, Class 11 "Accessory Structures" because the project is proposing signs located on an existing commercial site.

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, Chapter 30.43. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

If you desire more information on the proposal, please contact Roger Kiesel, AICP in the Community Development Department at (818) 937-8152 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. ***Staff reports are accessible prior to the meeting through hyperlinks in the "Agenda and Minutes" section. Website internet address: <http://www.ci.glendale.ca.us/government/agenda.asp>***

Ardashes Kassakhian, The City Clerk of City of Glendale