

# NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING

## SETBACK AND STANDARDS VARIANCE CASE NO. PVAR 2108841

### PARKING REDUCTION PERMIT CASE NO. PPRP 2108839

**LOCATION:** 1233 SOUTH GLENDALE AVENUE  
(East End Studios)  
(Includes Multiple Addresses: 1221-1233 SOUTH GLENDALE AVENUE  
& 1214-1234 SOUTH MARYLAND AVENUE)

**APPLICANT:** Shep Wainwright, for Glendale Studio I Owner, LLC

**ZONES:** "C3 I" – Commercial Service Zone, Height District I  
"R-2250 P" – Medium Density Residential, Parking Overlay Zone

**LEGAL DESCRIPTION:** Lots 2, 3, 21, 22, 25, Portion of Lot 26, Tract No. 314, and Lot A, Parcel Map  
GLN No. 1409 (APNs: 5640-015-009, -010, -029, -030, -033, -036, & -037)

### PROJECT DESCRIPTION

The applicant is proposing to demolish all the existing buildings and structures onsite, and to construct a new 75,217 square-foot commercial building (East End Studios) for a soundstage (production) use that will include two one-story soundstages attached to a three-story (plus mezzanine) ancillary office building with a rooftop deck and a new surface parking lot. The project site is 96,043 square-feet (2.2 acres) in area with frontage on two streets; the easterly half of the project site facing South Glendale Avenue is zoned C3 (Commercial Service), Height District I, and the westerly half fronting South Maryland is zoned R-2250 P (Medium Density Residential – Parking Overlay). The applicant is requesting multiple variances in conjunction with the development: elimination of the required interior setback, landscaping and masonry wall buffers between the C3 zone and R-2250 zones; construction of a wall and gate in the street-front setback area of the R-2250-zoned portion; reduction in the required landscaping for the R-2250-zoned portion including tree planting dispersal requirements for parking lots; construction of a trash collection area within the P overlay zone; and an increase in the maximum height to 57'-6" where the maximum height permitted is 50' in the C3-zoned portion (to allow for shade canopies for a rooftop deck). The applicant is also requesting a parking reduction permit to allow 113 parking spaces and 2 loading spaces where 119 parking spaces and 5 loading spaces are required by Code for the project.

### ENVIRONMENTAL DETERMINATION

The project is categorically exempt from CEQA review as a Class 32 "In-Fill Development Projects" exemption pursuant to Section 15332 of the State CEQA Guidelines because the project meets all of the required findings to qualify for this categorical exemption.

### **PLANNING HEARING OFFICER'S PUBLIC HEARING**

The Planning Hearing Officer will conduct a public hearing in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **September 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 30.43, and 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 Commission 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, Vista Ezzati, at [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov) or (818) 937-8180. The staff report and case materials will be available before the hearing date at: [www.glendaleca.gov/agendas](http://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](http://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