

NOTICE OF PLANNING COMMISSION HEARING
APPEAL OF PLANNING HEARING OFFICER'S DECISION
PARKING REDUCTION PERMIT CASE NO. PPRP 2004082

LOCATION: **901-919 SOUTH BRAND BOULEVARD**
(ALSO 112-118 W. GARFIELD AVE. & 119 W. ACACIA AVE.)

APPLICANT: Rodney V. Khan/ Khan Consulting, Inc.
& Robert Plant/ Flex Design Group

APPELLANT: Supporters Alliance for Environmental Responsibility (SAFER)
Represented by Richard Drury of Lozeau Drury LLP

ZONE: "CA" – Commercial Auto Zone

LEGAL DESCRIPTION/APN: Lots 8 thru 11, Tract No. 393, Lot 3, Tract No. 1375, and a Portion of
Lot 28, M.R. 5-200-201 (APN: 5641-017-094)

PROJECT DESCRIPTION

This is an appeal of a decision made by the Planning Hearing Officer to adopt the Final Mitigated Negative Declaration (MND) and approve a Parking Reduction Permit to provide a total of 450 parking stalls where 548 parking spaces are required per code in conjunction with the proposed development of a new five-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 and 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 new parking structure will feature 450 parking spaces and is proposed for vehicle inventory for the Pacific BMW Car Dealership.

ENVIRONMENTAL DETERMINATION

The Planning Hearing Officer adopted the Final Mitigated Negative Declaration for this project on December 22, 2021.

PUBLIC HEARING

The Planning Commission will conduct a public hearing regarding the above project at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206**, on **SEPTEMBER 21, 2022 at 5:00 pm** or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to the application.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner above prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at:
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

Anyone interested in the above case may participate in the meeting as outlined above, or contact the case planner. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you would like more information on the proposal, please contact the case planner Vista Ezzati in the Planning Division at (818) 548-2140 or (818) 937-8180 (email: vezzati@glendaleca.gov). The staff report and case materials will be available before the hearing date at 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. 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>.

Date: September 8, 2022

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