

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
STANDARDS VARIANCE CASE NO. PVAR-000654-2022

LOCATION: 221 NORTH GLENDALE AVENUE
GLENDALE, CA 91206

APPLICANT: Garry Potts, Professional Permits

ZONE: C2 II – Community Commercial, Height District II

LEGAL DESCRIPTION: Lots 1 thru 4, Parcel Map GLN No. 1598

PROJECT DESCRIPTION

The applicant is requesting a standards variance for two new signs proposed for an existing retail liquor store (Total Wine). The variance requests for signage include: a second wall sign along the front elevation of the ground floor tenant space, where the zoning code allows a maximum of one wall sign on a building wall that directly faces a parking area; and to allow an additional wall sign on the parking structure parapet located at the driveway entrance along North Glendale Avenue, where the zoning code requires a wall sign to be attached to the occupancy building wall.

CODE REQUIRES

- 1) For each ground floor occupancy of a building, one (1) accessory wall sign shall be permitted on each wall which directly faces a dedicated street, dedicated alley, mall or parking area; provided, however, that no more than one (1) accessory wall sign shall be permitted for each occupancy per dedicated street, dedicated alley, mall or parking area (GMC 30.33.120.A.1)
- 2) Accessory wall signs shall only be attached to building walls having a vertical plane angle less than twenty (20) degrees. No wall sign shall extend more than two (2) feet above any parapet or eave line or have more than fifty (50) percent of its height above any parapet or eave line (GMC 30.33.120.A.4).

APPLICANT'S PROPOSAL

- 1) A second wall sign along the front elevation of the ground floor tenant space that is directly facing the parking area at the lower level.
- 2) A wall sign on the parking structure parapet located at the driveway entrance along North Glendale Avenue.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 11 "Accessory Structures" exemption pursuant to Section 15311 (a) of the State CEQA Guidelines because the proposal is to construct two new on-premise signs.

HEARING INFORMATION

The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206, on **JUNE 7, 2023**, 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 30.43.

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. You may also testify in person at the hearing if you wish to do so.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public 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, Vista Ezzati, in the Planning Division at VEzzati@glendaleca.gov or (818) 937-8180, or (818) 548-2140.

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. S. Abajian
The City Clerk of the City of Glendale