

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR2201935
PARKING EXCEPTION CASE NO. PPPEX2201704

LOCATION: 5426 SAN FERNANDO ROAD, &
753 WEST CALIFORNIA AVENUE

APPLICANT: Griffith Studio Owner, LCC

ZONE: "IMU" - (Industrial/Commercial Mixed Use).

LEGAL DESCRIPTION/APN: Lot 31 and Portions of Unnumbered Lot of Tract No. 3784; and Lot 19 and 20 of Tract No. 5468; and Portion of Lot 5 of S.C. Hahne's Subdivision Part of the Rancho San Rafael in the City of Glendale, in the County of Los Angeles, State of California.
(APNs: 5638-018-023 and 5638-018-032)

PROJECT DESCRIPTION

The applicant is requesting *two variances* and *parking exception* for deviations from three parking standards. A *STANDARDS VARIANCE* is requested for exceeding the height limit of 50 feet for the construction of approximately 406,318 square feet of building area, that includes an above-grade six-story parking structure and three commercial buildings for soundstage-production use. The requested setback variance is for not providing the required entrance to the building at the corner cutoff at San Fernando Road and Milford Street intersection. The *PARKING EXCEPTION* is for a reduction in the required interior landscaping for the surface parking lots, to allow the project to plant the required trees for the parking lots along the perimeter of the property instead of dispersing the trees throughout the parking lots, and for not providing the minimum required five (5) foot-landscaped setback for the parking structure. The project will provide a total of 533 on-site parking spaces.

The project's site is an approximately 424,453 square feet (9.74 acres) with frontages on Milford Street (north), California Avenue (south), and San Fernando Road (west), located in the IMU zone (Industrial/Commercial Mixed Use). The project will demolish the existing warehouse and commercial buildings and related parking areas, built between 1947 and 1989.

ENVIRONMENTAL DETERMINATION

Pursuant to the CEQA Guidelines (14 Cal Code Regs §15082(a)(1)), the City issued a Notice of Preparation of the Draft Environmental Impact Report (DEIR) for the proposed project on September 9, 2022. A DEIR was circulated for public review and comment from April 3, 2023, through May 3, 2023, for a 30-day period. Public comments were received and responses to each public comment were drafted and incorporated into the Final Environmental Impact Report (FEIR); The DEIR and FEIR are available on the Planning Division website at: <https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review>

HEARING INFORMATION

The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, located at 633 East Broadway, Glendale, CA 91206, on **SEPTEMBER 27, 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 and environmental review conducted for the project. 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 prior to the hearing date at www.glendaleca.gov/agendas

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner, Aileen Babakhani, in the Planning Division at ABabakhani@glendaleca.gov or (818) 937-8331, 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