



January 18, 2017

Rodney Khan
Khan Consulting Inc.
1111 North Brand Boulevard, Suite 403
Glendale, CA 91202

**RE: 600 EAST COLORADO STREET, & 533 AND 539 EAST ELK AVENUE
ZONE CHANGE CASE NO. PZC1602270
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
(JONS MARKET)**

Dear Mr. Khan:

The Planning Commission of the City of Glendale, at its meeting held on January 17, 2017, recommended **APPROVAL** of your application for a zone change (zoning map amendment) to allow a change to the existing Precise Plan of Design (PPD) Overlay Zone placed on the property located at **533 and 539 East Elk Avenue**, in the City of Glendale, County of Los Angeles, State of California.

The existing on-site development does not include access to East Elk Avenue. The amendment to the existing PPD proposes to change the site plan to provide "Right turn only" egress from the subject site onto East Elk Avenue. The proposed egress would result in a two-space reduction of parking spaces in the existing on-site parking lot, relocation of the accessibility ramp and a slight increase in the amount of landscaping,

ENVIRONMENTAL REVIEW

A proposed mitigated negative declaration (MND) was prepared for the project.

A copy of the adopted motion dated January 18, 2017, is enclosed.

The next step in the process is for the City Council to consider the proposed zone change. You will be notified of the City Council hearing date through a separate public notice.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, who acted on this case. This would include clarification and verification of condition compliance and plans or building permit

applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

You may contact the case planner, Roger Kiesel, during normal business hours at (818) 937-8152 or via e-mail at rkiesel@glendaleca.gov.

Sincerely,

Phillip Lanzafame
Director of Community Development



Roger Kiesel
Senior Planner
RK:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); Dir. Of Public Works (R. Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S. Zurn); Glendale Water & Power - Water Section (G. Tom/S. Boghosian); Glendale Water & Power - Electric Section (V. Avedian/B. Ortiz); Community Services & Parks Dept. (T. Aleksanian); Neighborhood Services Division (S. Sardarian/J. Jouharian); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street & Field Services Admin.; Engineering & Environmental Management (C.Chew/R. Villaluna); and case planner – Roger Kiesel.

MOTION

Moved by Planning Commissioner Astorian, and seconded by Planning Commissioner Lee, that upon consideration of the proposed ordinance relating to a zone map amendment to a precise plan of development (PPD) on property located at 533 and 539 East Elk Avenue (Zone Change Case No. PZC 1602270), the Planning Commission hereby recommends that the City Council adopt the mitigated negative declaration and adopt an ordinance amending the existing Precise Plan of Design and amending the zoning map consistent with the provisions of Title 30 of the Glendale Municipal Code, 1995.

VOTE

Ayes: Astorian, Lee, Manoukian
Noes: Landregan
Absent: Shahbazian
Abstain: None