

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
PARKING REDUCTION PERMIT NO. PPRP 1815975**

LOCATION: 620 WEST ELK AVENUE
GLENDALE, CA 91204

APPLICANT: Brett Henry

ZONE: IMU – Industrial/Commercial Mixed Use Zone

LEGAL DESCRIPTION: All of Lots 19 thru 24 and 28 thru 34, Block R, Glendale Valley View Tract

PROJECT DESCRIPTION

The proposed project includes the development of a three-story mini-storage facility, approximately 48 feet in height, on an 81,875 square-foot through lot. The project site consists of four contiguous parcels, located mid-block with frontage on West Elk Avenue to the north and Vine Street to the south. The proposed storage building will be 214,745 square feet in size featuring storage units ranging in size from 25 square feet to 330 square feet on all three levels, and an office on the ground floor. The applicant is requesting a parking reduction to provide 40 parking spaces, including one handicapped parking space, where 214 parking spaces and eight loading spaces are required for the proposed personal storage facility use. All existing buildings on the project site will be demolished.

ENVIRONMENTAL RECOMMENDATION

The Community Development Department, after having conducted an Initial Study, has prepared a Negative Declaration for the project. The Proposed Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website:

www.glendaleca.gov/environmental

Proposed Negative Declaration Comment Period: November 13, 2018 to December 3, 2018

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

MEETING:

The Planning Hearing Officer will conduct a public hearing in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **December 19, 2018**, at 9:30 a.m. or as soon thereafter as possible.

The meeting will be in accord with the Glendale Municipal Code, Title 30, Chapter 30.50. The purpose of the meeting is to hear comments from the public with respect to zoning and environmental concerns.

If you desire more information on the proposal, please contact the case planner, Vista Ezzati, at vezzati@glendaleca.gov or (818) 937-8180. The files are available in the Community Development Department, Planning Division Office, Room 103 of the Municipal Services Building, 633 East Broadway. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: <http://glendaleca.gov/agendas>

Any person having any interest in the Project described above may appear at the public meeting listed above either in person or by counsel of both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at, or prior to, the public meetings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty or perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public meetings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public meetings. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (two business days) for requests regarding sign language translation and Braille transcription services.

Ardashes Kassakhian, The City Clerk of the City of Glendale