

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING &  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
PARKING REDUCTION PERMIT CASE NO. PPRP 1829835**

**LOCATION:** 1304 - 1310 S. Brand Blvd and 110 and 116 E. Cypress St, Glendale, CA 91204  
(Subaru of Glendale)

**APPLICANT:** William James

**ZONE:** CA (Commercial Auto) Zone

**LEGAL DESCRIPTION:** Lots 2 through 6, Tract 5268 and Portions of Lots 1, 2 and 22, Block 2, MR 42-21

**PROJECT DESCRIPTION:** An application to construct an approximately 107,000 square-foot, five story automobile dealership building on an approximately 35,500 square-foot site. The first level of the building will include the dealership showroom, sales offices, service writer's offices, parts storage and vehicle service lifts. The second level will include offices and parts storage. The third level will include vehicle service lifts. The fourth and fifth levels will contain parking. Access to vehicle service will be from Brand Boulevard. Vehicle access (entrance and exit) to the dealership will be from Cypress Street. Development of the project will require the demolition of the existing dealership building.

**CODE REQUIRES:**

1. Vehicle sales, leasing and rental agencies require 4 parking spaces per 1,000 square feet of floor area. There is approximately 107,000 square feet of floor area within the proposed dealership and 428 parking spaces are required.

**APPLICANTS PROPOSAL:**

1. A parking reduction permit to provide a total of 130 on-site parking spaces, including 82 accessible parking spaces and 48 tandem parking spaces.

**ENVIRONMENTAL RECOMMENDATION**

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration (MND) for the project. The Proposed MND 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](http://www.glendaleca.gov/environmental)

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.

**Proposed Negative Declaration Comment Period: February 13, 2019 to March 5, 2019**

**PUBLIC HEARING**

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **March 6, 2019**, at 9:30 a.m. or as soon thereafter as possible. The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.42. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns.

If you desire more information on the proposal, please contact Roger Kiesel, in the Community Development Department, Planning Division at (818) 937-8152 or [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov), where the files are available. Anyone interested in the above case may appear at the hearing and voice an

opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development Department. **Staff reports are accessible a week prior to the meeting through hyperlinks in the “Agendas and Minutes” section. WEBSITE INTERNET ADDRESS: <http://www.glendaleca.gov/government/agendas-minutes>**

Date: February 13, 2019

Ardashes Kassakhian  
The City Clerk of the City of Glendale