

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING STANDARDS VARIANCE CASE NO. PVAR 1908844

LOCATION: 1201 SOUTH BRAND BOULEVARD
GLENDALE, CA 91204

APPLICANT: Derek Frahmman

ZONE: "CA" –Commercial Auto Zone

LEGAL DESCRIPTION: Lots 1, 2, and 3, Tract No. 2482: Lots 1, 2, 3, and 4, Alveretta Tract; Portion of Lot 25, Watts' Subdivision; and Portion of Lot 19, Collins Tract

PROJECT DESCRIPTION

The applicant is requesting approval of a standards variance to allow the installation of two (2) new roof signs, when roof signs are prohibited. This is in conjunction with a façade remodel for the Lexus automobile dealership which is currently under construction.

CODE REQUIRES

Standards Variance

- (1) Roof signs, except as permitted as an approved creative sign, are prohibited in the City of Glendale (GMC 30.33.040.L).

APPLICANT'S PROPOSAL

Standards Variance

- (1) To install two (2) new roof signs.

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.

MEETING:

The Planning Hearing Officer will conduct a public hearing in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **August 28, 2019**, 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 30.43. 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