

PUBLIC NOTICE

DESIGN REVIEW BOARD PUBLIC MEETING

Design Review Board will conduct a public meeting in accord with Glendale Municipal Code, Chapter 30.47.090, regarding the following application requesting:

To construct a new Subaru of Glendale automobile dealership building. The five-level structure will be approximately 111,000 SF. The first level (31,538 SF) will include the showroom, sales/consultation offices, service write-up area, parts storage, back-of-house uses and the service drives. The second level (14,894 SF) will include parts storage, training rooms and offices. The third level (32,565 SF) will include parts storage and service bays. The fourth (32,288 SF) and roof levels will include parking. Solar equipment is proposed on the roof. The subject site is zoned CA (Commercial Auto) and is approximately 38,282 SF. The Subaru dealership complex also includes the lot (31,800 SF) immediately south of the subject site, which is a completely separate parcel, and an 11,344 SF building located on it, which is currently used for sales and service. No changes to this parcel or building are proposed as a result of the proposed project.

Case No.: **PDR 000889-2023**

Project Address: **1308 South Brand Blvd., Glendale, CA 91204**

Case Planner: **Roger Kiesel**

Planner Phone Number: **818-937-8152**

Planner Email Address: [**Rkiesel@glendaleca.gov**](mailto:Rkiesel@glendaleca.gov)

ENVIRONMENTAL DETERMINATION:

. The project is exempt from CEQA review as a Class 32 "Infill Development Project" exemption pursuant to Section 15332 of the State CEQA Guidelines because after review and consideration of all required technical reports and/or studies, staff determined the Project meets all the conditions for an infill development project, as follows: a)The Project is consistent with the applicable general plan designation and applicable general plan policies as well as with applicable zoning designation and regulations; b)The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas; c)The Project site has no value as a habitat for endangered, rare or threatened species; d)Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e)The site can be adequately served by all required utilities and public services.

PUBLIC MEETING/HEARING

The Design Review Board will conduct a public hearing regarding the above project on **Thursday, January 9, 2025, at 5:00 pm** or as soon thereafter as possible, in the Municipal Services Building, 633 East Broadway, Room 105, Glendale.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at:
[**https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream**](https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream)

For public comments and questions during the DRB meeting, the public may also call **818-937-8100**. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting.

Anyone interested in the above case may appear at the meeting and voice an opinion (either in person or by counsel, or both) or submit written comments prior to the meeting to the case planner, Roger Kiesel, at **rkiesel@glendaleca.gov**.

For more information, please call (818) 548-2115. You may also visit our web site at: www.glendaleca.gov/agendas. *Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Environmental related issues/information may be discussed at this meeting.*

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

City of Glendale
Community Development Department
633 East Broadway, Room 103
Glendale, CA 91206