

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Star Mazda Vehicle Dealership Expansion Project

Lead Agency: City of Glendale Contact Person: Vista Ezzati  
 Mailing Address: 633 East Broadway, Room 103 Phone: 818-937-8180  
 City: Glendale Zip: 91206 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Glendale  
 Cross Streets: W. Los Feliz Rd & S. Brand Blvd Zip Code: 91204

Longitude/Latitude (degrees, minutes and seconds): 34 ° 07 ' 41.5 " N / 118 ° 15 ' 19.4 " W Total Acres: 1.3

Assessor's Parcel No.: 5640-024-014 Section: 33 Twp.: 1 North Range: 13 West Base: SBM  
 Within 2 Miles: State Hwy #: 2 and 134 Waterways: Los Angeles River (Glendale Narrows) and Verdugo Wash  
 Airports: N/A Railways: Union Pacific Railroad Schools: See attachment

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Design Review

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 11,840 Acres 0.3 Employees 5  Transportation: Type \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Educational: \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

Present: Car Dealership / Zoned: CA – Commercial Auto Zone / Designated: Community Services Commercial

**Project Description:** (please use a separate page if necessary)

The Project involves the construction of a new two-story, approximately 11,840-square-foot sales facility for the existing Star Mazda vehicle dealership, located in the southeastern portion of the site. It also includes the demolition of two existing structures: an approximately 8,600-square-foot showroom and service reception building in the northeastern area and an approximately 900-square-foot parts delivery and used sales manager's office adjacent to the parts facility near the center of the site. The redesigned parking layout would accommodate 66 spaces, including 18 standard spaces for customers, 18 tandem parking spaces designated for vehicle service, and 30 tandem parking spaces for vehicle display. Due to the site's proximity of less than half a mile from the Glendale Transportation Center and its designation as part of a High-Quality Transit Corridor, the applicant is seeking parking requirement relief under Assembly Bill 2097.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u>                 |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                |  |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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### Local Public Review Period (to be filled in by lead agency)

Starting Date February 19, 2026 Ending Date March 20, 2026

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Impact Sciences, Inc.</u>	Applicant: <u>Bryan MacDermott c/o Wagner Architecture Group</u>
Address: <u>445 S. Figueroa Street, Suite 2550</u>	Address: <u>2124 South El Camino Real, Suite 220</u>
City/State/Zip: <u>Los Angeles, CA 90071</u>	City/State/Zip: <u>Oceanside, CA 92054</u>
Contact: <u>Jessica Kirchner, AICP</u>	Phone: <u>760-967-0511</u>
Phone: <u>213-935-1901</u>	

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Signature of Lead Agency Representative:  Date: 2/11/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Public Schools (all within Glendale Unified School District) within 2 miles:**

- Thomas Edison Elementary School (grades K-6), 435 S Pacific Ave, Glendale, CA 91204
- Glendale High School (grades 9-12), 1440 E Broadway, Glendale, CA 91205
- John Marshall Elementary School (grades K-5), 1201 E Broadway, Glendale, CA 91205
- Pacific Avenue Education Center (grades 7-10), 440 W Lomita Ave, Glendale, CA 91204
- Columbus Elementary School (grades K-5), 425 Milford St, Glendale, CA 91203
- John Muir Elementary School (grades K-6), 912 S Chevy Chase Dr, Glendale, CA 91205
- Cerritos Elementary School (grades K-6), 120 E Cerritos Ave, Glendale, CA 91205
- Horace Mann Elementary School (grades K-5), 501 E Acacia Ave, Glendale, CA 91205

**Private Schools within 2 miles:**

- Glendale Montessori School (grades PK-6), 413 W Doran St, Glendale, CA 91203
- Glendale Preschool & Kindergarten, (grades PK-K), 225 S Verdugo Rd, Glendale, CA 91205
- Holy Family Grade School (grades TK-8), 400 S Louise St, Glendale, CA 91205
- Artek Child Education Center (grade K), 546 W Broadway, Glendale, CA 91204
- St. Mary's Richard Tufenkian Preschool & Kindergarten (grades PK-K), 1200 Carlton Dr, Glendale, CA 91205