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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2026020750

Project Title: Star Mazda Vehicle Dealership Expansion Project

Lead Agency: City of Glendale

Contact Name: Vista Ezzati

Email: VEzzati@Glendaleca.gov Phone Number: 818-937-8180

Project Location: Glendale (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

The 1.3-acre Project Site is located at the southwest corner of W. Los Feliz Road and S. Brand Boulevard at 1401 S. Brand Boulevard in the City of Glendale (Los Angeles County APN: 5640-024-014) and includes the existing Star Mazda vehicle dealership. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project was determined to have a significant and unavoidable impact with regard to causing a substantial adverse change in the significance of a historical resource by historical resource by demolishing the 1958 showroom, sales offices, parts office, and warehouse buildings at 1401 South Brand Boulevard. The Project would also contribute to a cumulatively considerable loss of Mid-Century Modern commercial auto dealership buildings in South Glendale and along the Boulevard of Cars. Mitigation Measure MM CUL-1 requires the preparation of a historic level documentation package (HABS like), including archival quality photographs, a historical narrative, and copies of available plans, with copies provided to the City of Glendale, The Glendale Historical Society, and an appropriate archival repository. Mitigation Measure MM CUL-2 requires the preparation of onsite interpretive panels describing the history and architecture of the dealership and its role in the Brand Boulevard of Cars, using materials from MM CUL-1. Despite the implementation of these mitigation measures, impacts would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the 30-day NOP public scoping period, the City received five comment letters from the following entities: the Glendale Historical Society, Francesca Smith (Qualified Architectural Historian), California Department of Transportation District 7, the Native American Heritage Commission, and the Fernandeño Tataviam Band of Mission Indians.
The key areas of controversy and issues to be resolved include: historic resource preservation and multimodal transportation/AB 2097.

Provide a list of the responsible or trustee agencies for the project.

N/A