



Gas and Auto U-HAUL Rentals Conditional Use Permit CUP21-06

Planning Commission Hearing – April 28, 2022

Christina LaVelle
Planning Project Manager





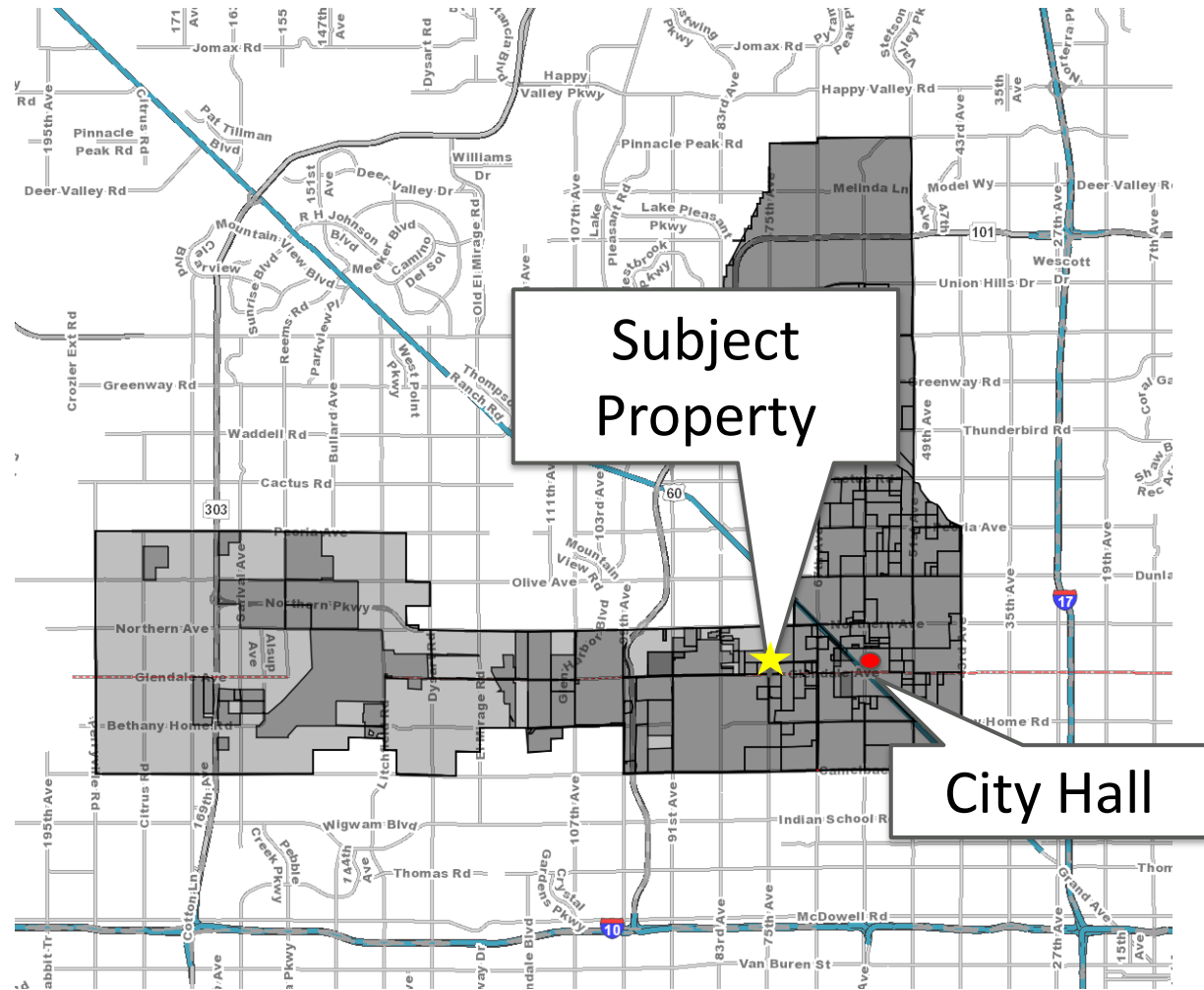
Request

A request by Atul Prasad, for a Conditional Use Permit (CUP) to allow U-HAUL rentals as required of Sec. 5.754 of the City of Glendale Zoning Ordinance. The site is located at the northwest corner of Glendale Avenue and 75th Avenue (7504 Glendale Avenue).

Applicant: Atul Prasad

Vicinity Map

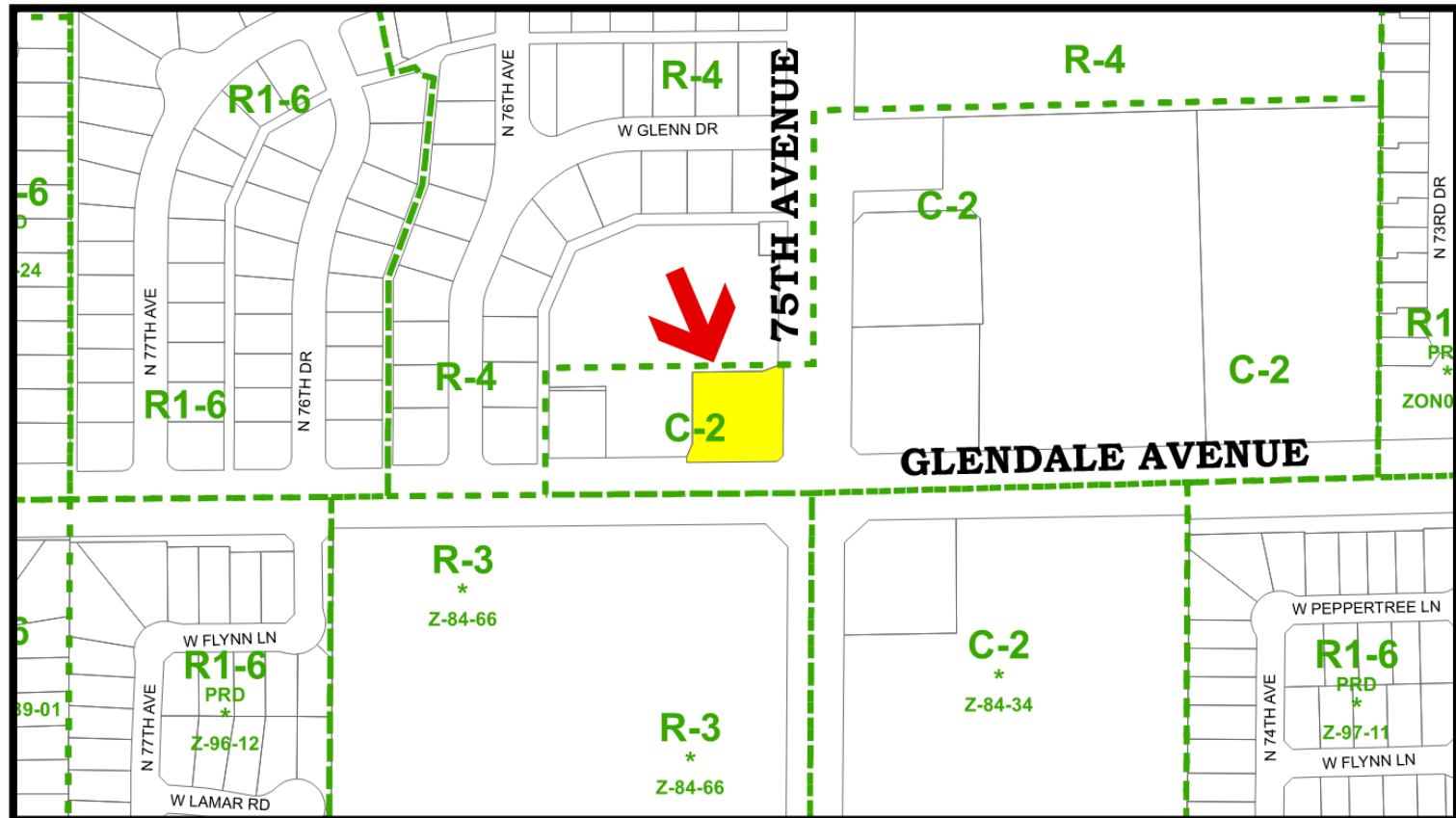
Located at the Northwest corner of Glendale Avenue and 75th Avenue



Aerial



Zoning Map





Project Details

- CUP to allow for U-HAUL rentals
- Two designated parking spaces
- Existing access from Glendale Avenue and 75th Avenue
- Office space shared with gas station/ auto repair



Conceptual Site Plan





Site Photos



Site Photos





Public Notice

- Neighborhood Meeting held on February 23rd
- Request advertised on April 6th
- Hearing notices mailed on April 9th
- Site posted on April 9th
- No Comments



Findings & Analysis

1. Consistent with General Plan.
2. Not detrimental to health, safety and welfare.
3. Site is adequate in size and shape to accommodate use.



Findings & Analysis

4. Has adequate access to public streets and adequate on-site circulation, driveways and parking.

5. Conditional Use has been stipulated to ensure mitigation.



Recommendation

Should the Planning Commission motion to recommend the approval of CUP21-06, it should be subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan, dated March 15, 2022, and the project narrative, dated June 7, 2021.
2. No more than two U-Haul vehicles are allowed at any given time and shall use the designated parking as shown on the site plan.



Recommendation

3. Two parking spaces will be provided with signage that designates the parking as reserved for U-Haul purposes only.
4. The landscape buffers along 75th and Glendale Avenues will be replanted and enhanced with the approval of the Planning Department at design review.



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