

NOTICE OF CITY COUNCIL PUBLIC HEARING

420, 424 AND 500 EAST COLORADO STREET and 423 EAST ELK AVENUE

General Plan Map Amendment Case No. PGPA 1603503

Zone Change Map Amendment Case No. PZC 1603502

Design Review Case No. PDR 1603499

NOTICE IS HEREBY GIVEN:

LOCATION: 420, 424 AND 500 EAST COLORADO STREET, Glendale, CA 91206
423 East Elk Avenue, Glendale, CA 91206

APPLICANT: Aram Alajajian of Alajajian/Marcoosi Architects Inc.

LEGAL DESCRIPTION: Lots 4 and 5 of Sobey Tract

PROJECT DESCRIPTION: To demolish the existing buildings and construct a new 4-story commercial (primarily medical office) building with on a 26,913 SF project site. A total of 156 parking spaces would be provided in the surface parking lot and 2-level subterranean garage, in compliance with parking standards for medical and retail uses in the DSP. The project site consists of four parcels. Three of the contiguous parcels face Colorado Street (420, 424 and 500 East Colorado Street), are located in the DSP East Broadway District and have the Downtown Specific Plan Land Use Designation. The developer is requesting to rezone the fourth contiguous parcel directly south (addressed as 423 East Elk Avenue) from R-1650 to DSP - East Broadway District, and to amend the General Plan Map from Medium Density Residential land use designation to Downtown Specific Plan.

ENTITLEMENTS REQUESTED:

Stage I & II Design Review Case No. PDR 1603499: The Project's architectural design will be presented to the City Council for Combined Stage I & II Design Review approval.

General Plan Map Amendment Case No. PGPA 1603503 and Zone Change Map Amendment Case No. PZC 1603502: The proposed development would require amendments to the General Plan Land Use Map, Citywide Zoning Map and various DSP Maps for the one adjoining lot addressed as 423 East Elk Avenue. This lot is currently zoned R-1650 with a General Plan designation of Medium-High Density Residential. The Developer is proposing to change the zoning to DSP/ East Broadway District and the General Plan designation to DSP to match the three adjoining lots fronting Colorado Avenue.

The proposed amendments were reviewed by the Planning Commission on May 18, 2016, at which time the Planning Commission voted to recommend approval of the General Plan Map, Zoning Map and Downtown Specific Maps amendments to City Council. Further, the Planning Commission recommended that the City Council prohibit the development from charging for on-site parking in order to avoid parking impacts to the residential neighborhood.

ENVIRONMENTAL REVIEW: An addendum to the previously certified Environmental Impact Report for the Downtown Specific Plan (DSP EIR) was prepared for the project.

CITY COUNCIL PUBLIC HEARING: The City Council will conduct a special public hearing in City Council Chambers, 613 E. Broadway, Glendale, on **TUESDAY, JUNE 7, 2016, AT 3:00 P.M.** or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.47 (Design Review) and Chapter 30.63 (Amendments to the General Plan, Zoning Ordinance, Zoning Map and Street Setback Ordinances). The purpose of the hearing is to hear comments from the public with respect to design review and map amendments.

If you desire more information on the proposal, please contact Vilia Zemaitaitis, Case Planner, at vzemaitaitis@glendaleca.gov or (818) 937-8154. The files are available in the Community Development Department, Room 103 of the Municipal Services Building, 633 East Broadway, and in the Office of the City Clerk, 613 E. Broadway, Glendale.

Any person having any interest in the Project described above may appear at the public hearing listed above either in person or by counsel or 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 hearings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of 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 hearings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public hearings. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services. Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: <http://www.glendaleca.gov/agendas>

Ardashes Kassakhian, The City Clerk of the City of Glendale