

# **NOTICE OF CITY COUNCIL PUBLIC HEARING**

**NORTH CENTRAL ADAPTIVE REUSE PROJECT - 520 NORTH CENTRAL AVENUE  
VARIANCE CASE NO. PVAR 1820126 & STAGE I/II DESIGN REVIEW CASE NO. PDR 1820120**

NOTICE IS HEREBY GIVEN:

## **Project Location/Description**

**The proposed project site is approximately 53,000 square feet and currently developed with an 8-story retail/office building and a 4-story parking structure. The site is located on the east side of North Central Avenue and the west side of North Orange Street between West Doran and West Milford Streets, in the DSP/OC (Downtown Specific Plan/Orange Central District) Zone, described as Lots 8, 9, and 10 and portions of Lots 11, 12, and 13, Tract 614.**

**The project consists of the conversion of the existing office building to 53 multi-family residential units (the retail uses will remain on the ground level) and construction of five stories of multi-family residential units, with a total of 46 units, above the existing four-level parking structure. The applicant is requesting incentives allowed in the DSP to permit a 4.49 FAR and a building height of 9-stories instead of the base 3.0 FAR and a building height of 6-stories allowed in the DSP/OC Zone.**

## **Entitlements Requested**

**Variance Case No. PVAR 1820126** – The project as proposed requires a total of two variances.

Section 4.2.8 Frontage and Façade Design of the Downtown Specific Plan stipulates that any parking at the ground level must have active retail or other habitable ground floor uses facing the sidewalk. The existing parking structure has frontage on Orange Street and does not have active retail or other habitable space facing the sidewalk.

Section 30.32.180 Charts in the Glendale Municipal Code requires parking spaces to be a minimum of 18 feet in depth. A number of existing parking spaces within the existing parking structure have a depth of 15 feet.

**Stage I/II Design Review Case No. PDR 1820120** - The Project's architectural design will be presented to the City Council for Stage I/II combined Design Review.

## **Environmental Review**

The project is exempt from CEQA review as a Class 32 "In-fill Development Projects" exemption pursuant to Section 15331 of the State CEQA Guidelines.

## **Public Hearing**

The Project described above will be considered by the Glendale City Council at a public hearing in the Council Chambers of the City Hall, 613 East Broadway, Glendale, on **TUESDAY, OCTOBER 30, 2018, at or after the hour of 6:00 p.m.**

Copies of the draft materials will be available for review prior to the scheduled City Council hearing in the Community Development Department office, Room 103 of the Municipal Services Building, 633 East Broadway. Information on public hearings or meetings for the proposed project can be obtained from Roger Kiesel in the Community Development Department at 818-937-8152 or 818-548-2115 or email: [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov).

Any person having any interest in the Project described above may appear at the above hearing 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 not later than the hour set for public hearing before the City Council. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. ***Staff reports are accessible prior to the meeting through hyperlinks in the "Agenda and Minutes" section. Website internet address: <http://www.ci.glendale.ca.us/government/>***

Ardashes Kassakhian, TheCity Clerk of City of Glendale