

CITY OF GLENDALE
NOTICE OF CITY COUNCIL PUBLIC HEARING
DENSITY BONUS CASE NO. PDBP1809922

NOTICE IS HEREBY GIVEN:

Project Location/Description

The proposed project consists of the demolition of the existing GUSD Headquarters building located at 223 N. Jackson Street, and construction of a new 4-story (plus mezzanine) multi-family residential building containing 192 units, the adaptive reuse of the second floor of the existing office building (231 N. Jackson Street) as six new residential units, and the rehabilitation of 9 existing dwelling units (241 N. Jackson Street). Parking will be provided in a multi-level above and below ground parking garage consisting of a minimum of 244 parking spaces in a structure that will be wrapped by the new 192 unit residential building. The project will provide 17 affordable units to very-low income households. The project applicant is requesting up to 99% density bonus. As part of the density bonus application, the applicant is requesting two concessions and five waivers from the development standards. The project qualifies for reduced parking of 0.5 spaces per bedroom inclusive of guest and handicapped spaces under the State Density Bonus Law.

The proposed project is located at the Glendale Unified School District site located at 206-220 N. Kenwood Street and 223-241 N. Jackson Street, in the R-1250 (High Density Residential Zone), described as:

Portions of Lots 9, 10 & 23, and Lots 3, 5, 7, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 24 in Block 7 of the Town of Glendale, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 14 pages 95 and 96 of Miscellaneous Records and Book 21 Pages 89 and 90 of Miscellaneous Records, in the Office of the County Recorder of said County. Together with that Portion of the Vacated Alley in said Block 7 as shown on said map of the Town of Glendale, bounded on the north by the easterly prolongation of the northerly line of Lot 10 and bounded on the south by the easterly prolongation of the southerly line of said lots 24, excepting therefrom the northerly 12 feet of said described alley.

ENVIRONMENTAL DETERMINATION: The Community Development Department, after having conducted an Initial Study, has prepared a Sustainable Communities Environmental Assessment (SCEA) for the project. The proposed SCEA and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website <http://www.glendaleca.gov/environmental>.

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, DECEMBER 4, 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, Planning Division 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 Milca Toledo in the Community Development Department at (818) 937-8181 or (818) 548-2115 or email: mitoledo@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, the City Clerk of City of Glendale