

CITY OF GLENDALE

NOTICE OF DESIGN REVIEW BOARD MEETING (ADVISORY)

NOTICE OF PLANNING COMMISSION MEETING

NOTICE OF HISTORIC PRESERVATION COMMISSION MEETING (ADVISORY)

STAGE II FINAL DESIGN REVIEW CASE NO. PDR 2119308

DEVELOPMENT AGREEMENT CASE NO. PDA1806045

NOTICE IS HEREBY GIVEN:

ADDRESS: 620 N. BRAND BLVD. AND 625 N. MARYLAND AVE., GLENDALE, CA 91203

APPLICANT: Rodney Khan, Khan Consulting

OWNER: Adelfia Properties II, LLC (Cimmarusti Holdings, LLC)

LEGAL DESCRIPTION: Portions of Lots 18 and 27, and all of Lots 19, 20, 21, 22, 23, 24, 25 and 26 of Tract No. 93 and Lot 5 of the McNutt Tract, City of Glendale, County of Los Angeles.

PROJECT LOCATION / DESCRIPTION:

Construction of a new 294-unit, 24-story multi-family residential building on a 63,760 SF (1.48 acre) project site zoned DSP Gateway District. The Project includes 373 subterranean parking spaces for the residential use and 129 above-ground, replacement parking spaces for existing commercial bank building, as well as a publicly accessible open space plaza fronting Brand Boulevard and residential amenity spaces throughout the project. No changes are proposed to the existing commercial/bank building at 620 N. Brand Boulevard. The existing parking structure and two-story commercial building fronting Maryland Place (625 N. Maryland Avenue) will be demolished. No variances are requested.

ENTITLEMENTS REQUESTED:

Stage II Final Design Review Case No. PDR 2119308: The Project's architectural design will be presented to the Design Review Board for advisory comments of the Stage II Final Design Review submittal. Comments will be forwarded for consideration to the City Council at a later date (to be noticed separately). The project will also be presented to the Historic Preservation Commission for comments because the existing commercial/bank building is a potential historic resource.

Development Agreement Case No. PDA1806045: A Development Agreement ("DA") is being proposed between the City of Glendale and Cimmarusti Holdings, LLC, a California Liability Company, pursuant to Government Code Section 65864 through 65869.5. The proposed DA provides a six (6) year entitlement period for the project. In addition, the DA locks in the current Development Impact Fees (impact and linkage fees, exactions, or fair share charges imposed on new development) for the project including the Public Use Facilities Development Impact Fee (GMC Section 4.10); Affordable Housing Development Impact Fee (GMC Section 4.11); and Inclusionary Housing Requirements (GMC Section 30.35.060). The DA is being presented to the Planning Commission for recommendation prior to the City Council consideration (to be noticed separately).

ENVIRONMENTAL REVIEW:

The Community Development Department is conducting an Initial Study and preparing a Sustainable Communities Environmental Assessment (SCEA) for the project. Once finalized, the proposed SCEA and all documents referenced therein will be posted the Planning Division website at: <http://www.glendaleca.gov/environmental>. A Notice of Intent will be duly noticed for the required 30-day public comment period for the SCEA.

PUBLIC MEETINGS / HEARINGS:

DESIGN REVIEW: The Stage II Final Review proposal will be considered by the Design Review for advisory comments at a virtual public meeting in the Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on THURSDAY, JANUARY 13, 2022, AT OR AFTER THE HOUR OF 5:00 p.m.

PLANNING COMMISSION: The Development Agreement described above will be considered by the Planning Commission at a virtual public hearing in the City Council Chambers, 613 East Broadway, Glendale, on WEDNESDAY, JANUARY 19, 2022, AT OR AFTER THE HOUR OF 5:00 p.m.

HISTORIC PRESERVATION COMMISSION: The proposal will be considered by the Historic Preservation Commission for advisory comments at a virtual public meeting in the Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on THURSDAY, JANUARY 20, 2022, AT OR AFTER THE HOUR OF 5:00 p.m.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the meetings will be available to the public electronically. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

For public comments and questions during the Design Review Board, Planning Commission or Historic Preservation Commission meeting, please call **818-937-8100**. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting.

Anyone interested in the above case may participate in the meeting as outlined above, or contact the case planner, Vilia Zemaitaitis, at the phone number or email below.

CONTACT: If you desire more information on the proposal, please contact Vilia Zemaitaitis, Principal Planner, AICP, in the Planning Division at vzemaitaitis@glendaleca.gov or 818-937-8154, or Mark Berry, Deputy Director, at mberry@glendaleca.gov or 818-548-2005.

Staff reports are accessible a week prior to the meeting through hyperlinks in the “Agendas and Minutes” section. Website Internet Address: <http://glendaleca.gov/agendas>

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.

Date: December 30, 2021

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The City Clerk of the City of Glendale