

CITY OF GLENDALE - NOTICE OF SPECIAL CITY COUNCIL PUBLIC HEARING

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 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 Stage II architectural design submittal, along with the Design Review Board's and Historic Preservation Commission's advisory comments, are being presented to the City Council for final review.

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 Planning Commission reviewed the Development Agreement and made a finding of consistency with the General Plan and the Downtown Specific Plan (DSP) and recommended approval to the City Council at a public hearing on February 2, 2022.

ENVIRONMENTAL REVIEW:

The Community Development Department prepared a Sustainable Communities Environmental Assessment (SCEA) for the project. The proposed SCEA and all documents referenced therein is available the Planning Division website at: <http://www.glendaleca.gov/environmental>. A Notice of Availability/Intent was duly noticed for the required 30-day public comment period for the SCEA: January 18, 2022 to February 17, 2022. The Final SCEA and responses to comments are being submitted to the City Council for review and consideration.

PUBLIC HEARING INFORMATION:

The City Council will conduct a public hearing regarding the Project on **JUNE 14, 2022**, at 2:00 pm or as soon thereafter as possible, in the **City Council Chambers**, 613 East Broadway, Glendale, CA 91206. The purpose of the hearing is to hear comments from the public with respect to City Council's consideration of the Stage II Design Review, Development Agreement and SCEA.

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 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.

CONTACT: If you desire more information on the proposal or would like to submit comments on the project, please contact Vilia Zemaitaitis, Principal Planner, AICP, in the Planning Division at vzemaitaitis@glendaleca.gov or 818-937-8154.

The staff report and case materials will be available before the hearing date at www.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: June 2, 2022

Aram Adjemian
City Clerk of the City of Glendale