

**NOTICE OF PUBLIC HEARING**  
**“THE LINK” MIXED-USE PROJECT**  
**3901 – 3915 SAN FERNANDO ROAD**

**NOTICE IS HEREBY GIVEN:**

**Project Location/Description**

The proposed mixed-use project (“Project”) encompasses four adjoining lots located at 3901 – 3915 San Fernando Road. The combined 45,788 square-foot site is currently developed with two buildings and a surface parking lot and is located on the northwest corner of Central Avenue and San Fernando Road in the Tropico Station Neighborhood. The existing buildings are proposed to be demolished. The Project is a five-story mixed-used building with approximately 16,200 square feet of commercial space on the ground floor and 142 multiple family residential dwelling units on the upper floors. The Project will provide a total of 244 parking spaces on-grade and in two levels of subterranean parking garage.

**Entitlement(s) Requested**

**Stage II Design Review** – The Project’s architectural design will be presented to the City Council for Stage II Design Review approval and certification of the environmental impact report (EIR).

**Sign Program** – A Sign Program is required when new nonresidential buildings or additions of nonresidential floor area are approved for construction and where there are at least two separate nonresidential occupancies on the lot or site (Chapter 30.33.220 (A)). The Project is comprised of more than two retail/commercial occupancies on the ground floor of a five-story, mixed-use building.

**Conditional Use Permit** – A Conditional Use Permit is required to construct multiple residential dwelling units in the IMU-R (Industrial/Commercial-Residential Mixed Use) Zone (Chapter 30.14, Table 30-14-A). The Project will provide 142 multiple residential dwelling units in a five-story, mixed-use building.

**Document Review**

If you wish to review a copy of the Final Environmental Impact Report (FEIR), or documents referenced in the FEIR, you may do so on the Planning Division’s website at [www.ci.glendale.ca.us/government/planning](http://www.ci.glendale.ca.us/government/planning) and at the Central Library. Copies of the FEIR will also be available for public review at the Planning Division of the City of Glendale, 633 East Broadway, Room 103, Glendale, CA 91026-4386.

The Stage II Project Design Submission, Sign Program, Conditional Use Permit and corresponding documents are available for public review in the Community Development Department, Planning Division, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale.

If you desire more information on the proposal, please contact the case planner, **Rathar Duong** in the Community Development Department at (818) 937-8185 (email: [rduong@ci.glendale.ca.us](mailto:rduong@ci.glendale.ca.us)).

**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 10, 2013**, at or after the hour of **3:00 p.m.**

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. **Staff reports are accessible a week prior to the meeting through hyperlinks in the “Agendas and Minutes” section. Website Internet Address: <http://www.ci.glendale.ca.us/agenda.aspx>**

Date: November 27, 2013