

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
ENVIRONMENTAL INFORMATION FORM / INITIAL STUDY
VARIANCE CASE NO. 1504277

LOCATION: 1100-1108 North Brand Boulevard, Glendale, CA 91202

APPLICANT: Aram Alajajian of Alajajian/Marcoosi Architects Inc.

ZONE: C3 (Height District III) – Commercial Service Zone

LEGAL DESCRIPTION: Lots 4 and 5 of Sobey Tract

PROJECT DESCRIPTION: Application for variances to allow for the construction of a new five-story mixed use project consisting of eighteen (18) residential dwelling units (seven 2-bedroom and 11 3-bedroom units), 3,000 SF of restaurant space on the ground floor, and 81 on-site parking spaces on a 15,500 SF corner lot, zoned C3. Per GMC 30.12.020, multiple residential dwelling units are permitted in the C3 zone in compliance with the R-1250 development standards; the project requires approval of variances to allow for an increase in height, number of stories, density, floor area ratio, and lot coverage, and a reduction in setbacks and additional open space for the residential portion of the project.

CODE REQUIRES the following R-1250 standards for residential development in the C3 zone:

- 1) Height: Maximum of 3 stories and a maximum of 36 feet.
- 2) Density: One dwelling unit for each 1,250 SF of lot area, except for lots having a width of 90 feet or greater, where there shall not be more than one dwelling unit for each 1,000 SF of lot area.
- 3) FAR: 1.2 maximum floor area ratio allowed.
- 4) Lot coverage: 50% maximum lot coverage allowed.
- 5) Setbacks:
 - a. Front Street: 23' minimum and 26' average for the second and third residential floors;
 - b. Street Side: 8' minimum and 11' average for the second residential floor and 11' minimum and 14' average for the third residential floor;
 - c. Interior: 8' minimum and 11' average for the second residential floor and 11' minimum and 14' average for the third residential floor.
- 6) Additional Open Space: On a lot with a minimum of 90' and with a density exceeding the maximum density permitted by code, an additional 900 SF open space area shall be provided contiguous to a street front/side setback area, with additional 3' setbacks for the second and 6' setbacks for the third residential floors above this additional open space area (GMC 30.31.020.7).

APPLICANT'S PROPOSAL:

- 1) Height: 5 stories and 62 feet in overall height.
- 2) Density: 18 units are proposed.
- 3) FAR: 1.9 proposed.
- 4) Lot Coverage: 85% proposed.
- 5) Setbacks:
 - a. Front Street: 4" minimum and 2'-7" average for the 2nd, 3rd (and 4th) residential floors;
 - b. Street Side: 3" minimum and 4'-1/2" average for the 2nd, 3rd (and 4th) residential floors;
 - c. Interior: 1" minimum and 4'-3/4" average for the 2nd, 3rd (and 4th) residential floor.
- 6) Additional Open Space: No additional open space contiguous to the street and no additional setbacks on the residential floors above are proposed.

ENVIRONMENTAL REVIEW: The Planning Division, after having conducted an Initial Study identified above, has prepared a Proposed Mitigated Negative Declaration for this project.

PROPOSED NEGATIVE DECLARATION COMMENT PERIOD:

The proposed negative declaration comment period: *June 3, 2015 to June 22, 2015*

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **June 24, 2015**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.42 and Title 30, Chapter 30.43. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns.

If you desire more information on the proposal, please contact Vilia Zemaitaitis, Case Planner, in the Community Planning Department, where the files are available, at (818) 937-8154 or vzemaitaitis@glendaleca.gov. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development. Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section. WEBSITE INTERNET ADDRESS:
<http://www.glendaleca.gov/government/departments/city-clerk/agendas-minutes>

Ardashes Kassakhian
The City Clerk of the City of Glendale