

NOTICE OF SPECIAL CITY COUNCIL PUBLIC HEARING

Consideration of a Parking Reduction Permit (CASE NO. PPRP2017964), Amended and Restated Ground Lease, Updated Gov't Code §52201 & §53083 Report, and a Stage II Design Review Consistency Determination for the Armenian American Museum and Cultural Center Project

NOTICE IS HEREBY GIVEN:

Project Location/Description

On Jul 31, 2018 the City Council approved a ground lease and design review application for the proposed Armenian-American Museum and Cultural Center project (the "Museum Project") located at 151 East Colorado Street.

The project is located within the Central Park Block Master Plan area ("Central Park") which is an approximately 6.58-acre site generally bounded by Colorado Street on the south, Louise Street on the east, Harvard Street on the north and a public alleyway on the west, just east of Brand Boulevard. The Central Park contains the Central Library, Adult Recreation Center, and a 40,384 square-foot area on the southwest quadrant of Central Park that is the proposed the Museum Site. The Museum Site is located within the DSP/CC (Downtown Specific Plan/Civic Centers District) Zone, and is described as:

Portions of Lots 1 through 24, Block 61, Portion of Town of Glendale Tract and a Portion of a Vacated Alley and Vacated Maryland Avenue and Portions of Lots 12 through 22 (except the west 15 feet), Block 62, Campbell and Thompson's Tract and a Portion of a Vacated Alley.

Entitlements Requested

Revised Stage II Design Consistency Determination - On July 31, 2018 the City Council approved the Stage II final design (Case No. PDR 1806042) for the Museum Project. As approved, the Museum Project consists of the construction of a three-story, 59,800 square-foot Museum and Cultural Center over a three-level, 262-space subterranean parking garage.

Currently, the applicant has proposed revisions to the Museum Project that reduce the building to a two-story, 50,820 square-foot museum and cultural center over a one-level, 80-space semi-subterranean parking garage. The architectural style of the revised project would remain consistent with the original modern/contemporary design aesthetic which uses aluminum panels composite cladding for the upper levels and 30" X 60" travertine slabs for the ground floor. The height along Colorado Street would be reduced from 74' to 65' and from 57' to 48' facing Central Park. Uses formerly proposed on the 3rd floor would be eliminated or relocated within the remaining two stories. The ground floor would increase from 15,609 square-feet to 25,175 square-feet and would feature a classroom/temporary exhibition space, office, museum shop space, and a demonstration kitchen that were originally not located in this level.

The applicant is requesting a City Council determination that the revised project is in substantial conformance with the plans and conditions approved by the City Council on July 31, 2018, is consistent with the approved architectural style of the building, is consistent with the objectives of Code, applicable design guidelines, and conditions of approval.

Parking Reduction Permit Case No. PPRP2017964 – GMC Section 30.32.050 Table 30-32-A sets forth the requirement for on-site parking. The GMC requires four (4) parking per 1,000 square feet of floor area, or a total of 203 parking spaces for the revised Museum Project. The revised project would provide 80 parking spaces on-site which results in a 123-space parking shortfall. Because the revised project will not provide the required number of parking spaces on-site, the applicant is requesting approval of a parking reduction permit for the parking shortfall of 123 spaces.

Amended and Restated Ground Lease/Government Code §52201 & §53083 Report - Pursuant to Government Code Section 53083(b) before approving an economic development subsidy, each local agency shall provide specific information to the public, provide public notice, and hold a public hearing regarding the economic development subsidy.

The Glendale City Council will consider revisions to the Ground Lease Agreement (“Agreement”) between the City of Glendale and Armenian American Museum and Cultural Center of California whereby the City provides an economic development subsidy through the reduction of ground rent during the term of the Agreement in exchange for the construction and continued operation of the Armenian-American Museum and Cultural Center project. Revisions to the Agreement include: (i) revising the Scope of Development to reflect the revised design; (ii) eliminating the Garage Component Portion airspace parcel to reflect the reduction in the footprint of the parking garage; (iii) waiving City fees, (iv) providing priority expedited plan check; and (v) amendments to clearly delineate the revised project’s two-phase permitting and construction process and modifications to the Schedule of Performance.

Environmental Determination

The Project is exempt from CEQA review as a Class 32 “Infill Development” exemption pursuant to Section 15332 of the State CEQA Guidelines; the Project meets all the conditions for an in-fill development project.

Public Hearing

PLEASE NOTE: The entitlements listed above were scheduled for City Council consideration on December 15, 2020, and will now 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, JANUARY 12th, 2021, at or after the hour of 3:00 p.m.**

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the City Council hearing will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. 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 streamed online at:
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the City Council meeting.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you desire more information on the proposal, please contact the case planner **Milca Toledo** or **Mark Berry** in the Community Development Department at (818) 937-8181 (email: Mitoleado@glendaleca.gov) or (818) 548-2005 (email MBerry@glendaleca.gov). The files are available in the Planning Division. You may also visit our web site at: <https://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the “Agendas and Minutes” section.

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/>**

Aram Adjemian, The City Clerk of City of Glendale

