



**NOTICE OF PREPARATION
OF AN EIR FOR THE PROPOSED
1642 SOUTH CENTRAL AVENUE PROJECT**

To: Agencies, Organizations, and Interested Parties

From: City of Glendale, Community Development Department

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Code of Regulations (CCR). The City of Glendale (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an EIR for the proposed project identified below.

Project Title: 1642 South Central Avenue Project

Project Location: The proposed project site is located at 1642 South Central Avenue, within the Tropico neighborhood of the City of Glendale (APN: 5640-029-014) (Figure 1, Project Location). The project site is bounded to the south by South Central Avenue, to the west by Gardena Avenue, to the east by an industrial building constructed in 1985, and to the south by a single-family residence constructed in 1947. The Metrolink station for Glendale is approximately 700 feet to the south and the nearest major roadways are San Fernando Road to the east and Los Feliz Road to the north.

Project Description: The project site is currently zoned SFMU (Commercial/Residential Mixed Use) and developed with a single-family dwelling built on the northwest half of the property. The single-family dwelling was constructed in 1913, along with a smaller single-family house constructed in 1935. The project would demolish both residential dwelling units and an accessory garage and construct a new 40,240 square-foot, five-story, 31-unit, affordable rental housing building. Parking would include a 16-space one-level subterranean garage. Per Government Code Section 65915 and Glendale Municipal Code Section 30.36, three of the residential units would be reserved for very low-income households.

Current Environmental Review: An Initial Study has been prepared and determined that there would be no significant impacts related to the following environmental topics: aesthetics, agriculture/forestry resources, air quality, biological resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. The EIR will address cultural resources and noise. The EIR will describe the project need, goals, and objectives; baseline environmental conditions in the project study area; and the environmental effects associated with implementation of the project. Alternatives to the project and the effects of those alternatives will also be described and analyzed in the EIR.

EIR Process: Following the close of the NOP comment period, a Draft EIR analyzing the environmental topic areas of cultural resources and noise will be prepared and take NOP comments into consideration. In accordance with Title 14, Section 15105(a) of the CCR, the Draft EIR will be released for public review and comment for the required 45-day review period. Following the close of the 30-day public review period, the City will prepare a Final EIR that will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the Design Review Board in making the decision to certify the EIR and to approve or deny the project.

Agency/Public Comments: The City requests your comments regarding the scope and content of the environmental review to be conducted for the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The City will accept written comments on this NOP between **June 10, 2021 and July 12, 2021 at 5 p.m.** Please send your comments by email to djoe@glendaleca.gov or by mail to: City of Glendale, Community Development Department, 633 East Broadway, Room 103, Glendale, CA 91206, Attention: Dennis Joe, Planner.

Date: June 10, 2021

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Figure 1 - Project Location