

**NOTICE OF CITY COUNCIL PUBLIC HEARING**  
**STATUTORY DEVELOPMENT AGREEMENT CASE NO. PDA 2014726**

**LOCATION:** 120 WEST COLORADO STREET  
**APPLICANT:** Vista Investments, LLC.  
**ZONE:** “DSP/TD” – Downtown Specific Plan Zone, Transitional District  
**LEGAL DESCRIPTION:** Lot 21 Lomita Park Tract; Lot 32 Tract No. 2382

**PROJECT DESCRIPTION**

**On May 22, 2018, the City Council approved PDR 1721930 for a six-story hotel with 130 guest rooms with one level of subterranean parking (“Project”). In addition, the City Council approved PVAR 1721927 to allow 38% of the required parking spaces to be in a tandem and/or vertically stacked arrangement (exceeding the Code maximum of 25%). Both approvals were set to expire on May 22, 2020, two years from the approval date. Per GMC Section 30.41.015 a one-year time extension was granted extending the approvals to May 22, 2021.**

**DEVELOPMENT AGREEMENT**

A Development Agreement (“DA”) is proposed between the City of Glendale and Vista Investments, LLC (the owner) for the project, pursuant to Government Code Section 65864 through 65869.5. The DA provides a six (6) year entitlement period for the project, locks in the 2018 City Development Impact Fee structure (impact and linkage fees, exactions, or fair share charges imposed on new development), and outlines the FAR and height bonuses required under the Downtown Specific Plan (“DSP”) Community Benefit Incentive Program (Chapter 7.2.3). The Planning Commission on April 7, 2021, reviewed the DA and made a finding of consistency with the General Plan and DSP and recommended approval to the City Council with comments related to the duration and preservation of fees structured in the agreement.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as a Class 32 “In-Fill Development Projects” exemption pursuant to Section 15332 of the State CEQA Guidelines, because the project meets all the conditions for an in-fill development project.

**HEARING INFORMATION:**

The City Council will conduct a public hearing regarding the Development Agreement on **September 28, 2021**, at 6:00 pm or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to City Council’s consideration of the Development Agreement.

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 April 7, 2021.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the City Council meeting 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 Roger Kiesel in the Planning Division at (818) 548-2140 or (818) 937-8152 (email: rkiesel@glendaleca.gov). The staff report and case materials will be available before the hearing date at [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas).

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, and may be heard in support of his/her 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. 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.

Aram Adjemian  
The City Clerk of the City of Glendale