

**CITY OF GLENDALE  
NOTICE OF INTENT / NOTICE OF AVAILABILITY  
OF A DRAFT SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)  
PURSUANT TO PUBLIC RESOURCES CODE §21155 et seq.**

***REVIEW PERIOD FOR SCEA EXTENDED***

**STAGE II FINAL DESIGN REVIEW CASE NO. PDR 2119308  
DEVELOPMENT AGREEMENT CASE NO. PDA1806045**

**LOCATION:** 620 N. BRAND BLVD. AND 625 N. MARYLAND AVE., GLENDALE, CA 91203

**PROJECT TITLE:** Lucia Park

**APPLICANT:** Rodney Khan, Khan Consulting

**OWNER:** Adelfia Properties II, LLC (Cimmarusti Holdings, LLC)

**LEGAL DESCRIPTION:** Portions of Lots 18 and 27, and all of Lots 19, 20, 21, 22, 23, 24, 25 and 26 of Tract No. 93 and Lot 5 of the McNutt Tract, City of Glendale, County of Los Angeles.

**PROJECT DESCRIPTION:** The applicant has submitted a Stage II Final Design Review application for the construction of a new 294-unit, 24-story multi-family residential building on a 63,760 SF (1.48 acre) project site zoned DSP Gateway District. The proposed Floor Area Ratio is 7.25 and the building height is 266 feet (7.25 FAR and 275 feet maximum by right). The Project includes 373 subterranean parking spaces for the residential use and 129 above-ground, replacement parking spaces for existing commercial bank building, as well as a publicly accessible open space plaza fronting Brand Boulevard and residential amenity spaces throughout the project. No changes are proposed to the existing commercial/bank building at 620 N. Brand Boulevard; this building was identified as a potential historic resource in the 2019 South Glendale Historic Resources Survey and is therefore considered a historic resource under the California Environmental Quality Act (CEQA). The existing parking structure and two-story commercial building fronting Maryland Place (625 N. Maryland Avenue) will be demolished. The project complies with all of the development standards and no variances are proposed. A Development Agreement is also being requested for a six-year entitlement period for the project and to lock in the current Development Impact Fees.

**ENVIRONMENTAL DETERMINATION:** The Community Development Department has prepared a Draft Sustainable Communities Environmental Assessment (SCEA) for the project. The proposed SCEA and all documents referenced therein are available for review on the Planning Division website <http://www.glendaleca.gov/environmental>.

**PUBLIC REVIEW PERIOD:** Proposed Sustainable Communities Environmental Assessment Comment Period: **JANUARY 18, 2022 to FEBRUARY 17, 2022**

***REVIEW PERIOD EXTENDED TO MARCH 10, 2022***

**RESPONSES AND COMMENTS:**

Written comments may be submitted to the attention of Vilia Zemaitaitis, Community Development Department, Planning Division Office, 633 East Broadway, Room 103, Glendale, CA 91206 or at the email address listed below for a **period of 30 days** after publication of this notice. Please submit comments in writing by 5:00 PM on **MARCH 10, 2022**.

City Council approval is needed for adoption of the SCEA, after responses have been prepared to public comments received during the public comment period noted above and the Final SCEA has been prepared. This City Council public hearing has not been set at this time; a subsequent notice of public hearing will be provided when the public hearing is scheduled.

If you desire additional information on the proposal or have questions, please contact the case planner, **Vilia Zemaitaitis**, in the Planning Division at (818) 937-8154 (email: [vzemaitaitis@glendaleca.gov](mailto:vzemaitaitis@glendaleca.gov)). The files are available in the Planning Division Office.

Date: January 17, 2022

Aram Adjemian  
The City Clerk of the City of Glendale