



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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February 2, 2022

Rodney V. Khan
Khan Consulting, Inc.
P.O. Box 816
Montrose, CA 91021

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Adelfia Properties II, LLC (Cimmarusti Holdings, LLC)
Attn: Ralph Cimmarusti
620 N. Brand Blvd. #402
Glendale, CA 91203

**RE: 620 NORTH BRAND BOULEVARD AND 625 NORTH MARYLAND AVENUE
NOTICE OF PLANNING COMMISSION MEETING
STAGE II FINAL DESIGN REVIEW CASE NO. PDR 2119308
DEVELOPMENT AGREEMENT CASE NO. PDA 1806045**

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on February 2, 2022, conducted a public hearing on your project proposing a Development Agreement for the construction of a new 294-unit, 24-story multi-family residential building on a 63,760 square-foot (1.48 acre) project site zoned "DSP Gateway District", described as 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. 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.

After due consideration, the Planning Commission recommended that the City Council approve said Development Agreement.

A copy of the resolution adopted by the Planning Commission is attached.

The Planning Commission's recommendation will be forward to the City Council for their consideration.

Sincerely,

Vilia Zemaitaitis, AICP
Principal Planner

VZ:sm

Attachment

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDALE
RECOMMENDING APPROVAL OF A DEVELOPMENT AGREEMENT
IN CONNECTION WITH THE LUCIA PARK PROJECT
LOCATED AT 620 NORTH BRAND BOULEVARD AND 625 NORTH MARYLAND AVENUE,
GLENDALE, CA

THE PLANNING COMMISSION OF THE CITY OF GLENDALE DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission does hereby find and determine as follows:

- a. The Planning Commission conducted a noticed public hearing, pursuant to the provisions of Section 30.61 of the Glendale Municipal Code, California Government Code Sections 65090 and 65091 and Chapter 3, Title 7 of the Government Code of the State of California, on February 2, 2022.
- b. The Planning Commission closed the public hearing on February 2, 2022.
- c. The Planning Commission has reviewed and considered all materials, communications, public testimony, maps and exhibits of current record on said Development Agreement.

SECTION 2. Based upon the testimony and other evidence received, and upon studies and investigations made by the Planning Commission and on its behalf, the Planning Commission further finds and determines that the proposed Development Agreement is consistent with the goals and policies of the adopted General Plan, and that the proposed action complies with all other applicable requirements of state law and local ordinances. Specifically, said action is consistent with the following policies of the Glendale General Plan and Downtown Specific Plan:

- a. Encourages a city with a wide range of housing types to meet the needs of current and future residents (Land Use Element, Residential Goal 1)
 - o Housing Element Policy 1.3 directs the City to provide higher density residential development in close proximity to public transportation, services and recreation.
 - o Housing Element Policy 1.4 directs the City to continue to promote residential/mixed use development in appropriate locations.
 - o Housing Element Policy 1.5 encourages the development of residential units in the downtown area and along appropriate commercial corridors
- b. Encourage a city with high quality residential neighborhoods that are attractive and well designed (Land Use Element, Residential Goal 1).
- c. Support the creation of higher density residential development in those areas best suited from the standpoint of accessibility, current development, community organization, transportation and circulation facilities and economic feasibility. (Land Use Element, Residential Goal 4)
- d. Encourage housing around and in commercial centers (Circulation Element, Objective 3.2)
- e. Concentrate growth in the downtown to relieve development pressures on existing residential neighborhoods. (Downtown Specific Plan, Purpose 1.1.10)

SECTION 3. Based upon the testimony and other evidence received, and upon studies and investigation made by the Planning Commission and on its behalf, the Planning Commission further finds and determines that the proposed Development Agreement is consistent with the City's General Plan and is in the best interests of the City and the health, safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local law requirements and recommends approval of the development agreement with the following findings:

- a. The development agreement is within the scope of Sustainability Communities Environmental Assessment prepared on behalf of the project and available for public comment for the required 30-day comment period from January 18 to February 17, 2022.
- b. The development agreement is consistent with the City's General Plan.
- c. The development agreement will not be detrimental to the public health, safety and general welfare because it encourages the construction of a project which is desirable and beneficial to the public.
- d. The development agreement complies with all applicable City and State regulations governing such agreements.
- e. The development agreement is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

SECTION 4. Based upon the foregoing, the Planning Commission resolves the following:

- a. Recommend to the City Council the approval of the Development Agreement.

Adopted this 2nd day of February, 2022.

Moved by Planning Commissioner Shahbazian, and Seconded by Planning Commissioner Fuentes, the Planning Commission recommends to the City Council the approval of the Development Agreement.

VOTE

Ayes:	Chraghchian, Fuentes, Minassian, Shahbazian, Lee
Noes:	None
Absent:	None
Abstain:	None