



NOTICE OF AVAILABILITY OF A PARTIALLY RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

Lead Agency: City of Glendale, Planning Division
633 East Broadway, Room 103
Glendale, California 91206-4386

Date: **August 15, 2022**

Contact: Dennis Joe, Senior Planner

Project Title: 1642 South Central Avenue Project

Project Location: The Project site is located on an approximately 9,958-square-foot (0.23-acre) site in the Tropico neighborhood, located in the south area of the City of Glendale, in Los Angeles County, at 1642 South Central Avenue, Glendale, California, 91204. The project site is generally bounded by South Central Avenue to the north, Gardena Avenue to the west, and El Bonito Avenue to the south.

PROJECT DESCRIPTION: The Project site is zoned SFMU (Commercial/Residential Mixed Use) and developed with two residential buildings (1642 South Central Avenue and 1608 Gardena Avenue) and a detached garage. The residence at 1642 South Central Avenue was constructed in 1913 and the residence at 1608 Gardena Avenue was constructed in 1920. The Project would demolish both residential buildings and the detached garage and construct a new 40,240-square-foot, five-story, 31-unit, rental housing building per Government Code Section 65915 and Glendale Municipal Code Section 30.36 (Density Bonus Ordinance). Three of the residential units would be reserved for very low-income households. Parking would be provided in a 16-space one-level subterranean garage.

OVERVIEW OF PARTIAL RECIRCULATION: The Partially Recirculated Draft EIR is part of the ongoing environmental review process for the Project and has been prepared to address public comments and expand upon the analysis in the Draft EIR. CEQA requires either a complete or partial recirculation of an EIR when the lead agency adds “significant new information” to an EIR regarding changes to the project description or the environmental setting after public notice is given of the availability of a draft EIR for public review (State CEQA Guidelines Section 15087) but before EIR certification (State CEQA Guidelines Section 15088.5[a]). Complete or partial recirculation is not required unless the EIR is changed in a way that would deprive the public of the opportunity to comment on significant new information, including a new significant impact for which no feasible mitigation is available to fully mitigate the impact (thus resulting in a significant and unavoidable impact), a substantial increase in the severity of a disclosed environmental impact, or development of a new feasible alternative or mitigation measures that would clearly lessen environmental impacts but that the project proponent declines to adopt (State CEQA Guidelines Section 15088.5[a]).

SIGNIFICANT ENVIRONMENTAL EFFECTS: Revisions to the analysis of construction noise and vibration impacts have resulted in two new significant impacts not previously identified in the Draft EIR.

COMMENTING ON THE PARTIALLY RECIRCULATED DRAFT EIR: Consistent with the requirements of Sections 15087 and 15088.5(d) of the State CEQA Guidelines, this Partially Recirculated Draft EIR is being made available on August 12, 2022, for public review for a period of 30 days. During this period, the general public, agencies, and organizations may submit written comments on the content of this Partially Recirculated Draft EIR to the City of Glendale. Pursuant to procedures set forth in Section 15088.5(f)(2) of the State CEQA Guidelines, **reviewers are to limit their**

comments to the revised information contained in this Partially Recirculated Draft EIR. Reviewers need not resubmit comments on the Draft EIR. Comments received on the Draft EIR, as well as comments on this Partially Recirculated Draft EIR, will all be responded to in the Final EIR.

DOCUMENT AVAILABILITY: The Partially Recirculated Draft EIR is available on the City of Glendale Community Development's website at:

<https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review>.

HOW TO COMMENT: Please provide written comments to Dennis Joe, Senior Planner, City of Glendale, Community Development Department, 633 East Broadway, Room 103, Glendale, California 91026-4386; fax (818) 240-0392 or email djoe@glendaleca.gov. **Comments must be received prior to the close of the 30-day public review period at 5:00 p.m. on September 14, 2022.**

PUBLIC HEARINGS: The Historic Preservation Commission will conduct a public hearing during the public review period to receive comments on the Partially Recirculated Draft EIR. The date, time, and place of the hearing are presently unknown. A second notice providing the date, time, and place of the hearing will be provided once a date has been finalized.

Dr. Suzie Abajian
City Clerk of the City of Glendale