glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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May 18, 2016

Mr. Rodney Khan
Khan Consulting, Inc.
1111 North Brand Boulevard, Suite 403
Glendale, CA 91202

&

Glendale Medical Professional Building LLC
Mr. Soheil Younai
16055 Ventura Boulevard, Suite 100
Encino, CA 91436

RE: 423 EAST ELK AVENUE
(in conjunction with the project located at 500 East Colorado Street)
GENERAL PLAN AMENDMENT CASE NO. PGPA1603503
ZONE CHANGE CASE NO. PZC1603502

Ladies and Gentlemen:

The Planning Commission of the City of Glendale, at its meeting of May 18, 2016, recommended approval of your application to the City Council, for a proposed Change of Zone from R-1650 (Medium-High Density Residential) to DSP - East Broadway District and General Plan Amendment from Medium High Density Residential to Downtown Specific Plan (DSP), for the parcel addressed at **423 East Elk Avenue**, described as Westerly 52.93 Feet of North 50 Feet and Westerly 50 Feet of Lot 51 of Grider and Hamilton's Lomita Park Tract, City of Glendale, County of Los Angeles, to allow for the construction of a commercial office development project located at 500 East Colorado Street.

A copy of the adopted resolution dated May 18, 2016, is enclosed.

The next step in the process is for the City Council to consider the proposed zone change and general plan amendment, including the Planning Commissions recommendation. You will be notified of the council hearing date through a separate public notice.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner (Vilia Zemaitaitis at 818-937-8154 or email at vzemaitaitis@glendaleca.gov), who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall

be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,

Philip Lanzafame
Director of Community Development

Vilia Zemaitaitis, AICP
Senior Planner

VZ:sm

cc: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (A. Jimenez); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Environmental Management (M. Oillataguerra); and case planner - Vilia Zemaitaitis.

RESOLUTION NO. 2016-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GLENDALE, CA FOR THE PURPOSE OF AMENDING THE GENERAL PLAN LAND USE MAP AND DOWNTOWN SPECIFIC PLAN MAPS (CASE NO. PGPA 1603503) AND THE ZONING MAP AND DOWNTOWN SPECIFIC PLAN MAPS (CASE NO. PZC 1603502) FOR 423 EAST ELK AVENUE (500 EAST COLORADO STREET PROJECT)

WHEREAS, the Planning Commission has conducted a noticed public hearing pursuant to the provisions of Section Chapter 30.61 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

WHEREAS, the developer of the 500 East Colorado Street Project is requesting a General Plan Land Use Map and Downtown Specific Plan Maps (all maps showing DSP boundaries) Amendment for the one lot addressed as 423 East Elk Avenue from Medium-High Density Residential to Downtown Specific Plan (DSP), as depicted in and incorporated as Exhibit A, to allow for the construction of a four-story commercial development project addressed as 500 East Colorado Street;

WHEREAS, the developer of the 500 East Colorado Street Project is requesting a Citywide Zoning Map and Downtown Specific Plan Maps (all maps showing DSP boundaries) Amendment for the same subject lot from Medium High Density Residential (R-1650) to Downtown Specific Plan East Broadway District (DSP/EB), as depicted in and incorporated as Exhibit A, for the same subject commercial development project; and

WHEREAS, the Project on the subject site will replace the existing surface parking lot currently used by the businesses addressed as 420 and 500 East Colorado Street with a Code-compliant surface parking lot and two levels of subterranean parking in conjunction with the development of the 500 East Colorado Street Project that includes approximately 39,000 square-feet of commercial area (8,260 SF of retail space on the ground floor and 30,800 SF of medical office area) on an approximately 26,913 SF site in the downtown, an area with abundant retail, commercial and entertainment uses within walking distance and good access to public transit;

Whereas, the Project supports one of the Land Use Element's goals of improving the economic situation and the visual image of the present semi-commercial development found along several of Glendale's major streets, in addition to supporting the Downtown Specific Plan's recommendation that other than the very dense urban development envisioned as high-rise projects within DSP districts, currently dominated by large office towers, that elsewhere in the DSP area, such developments are envisioned as mid-rise to low-rise projects depending on their location.

WHEREAS, the Planning Commission has found that the General Plan Land Use Map Amendment, Zoning Map Amendment and Downtown Specific Plan Maps (land use and DSP maps) Amendment are consistent with the elements of the General Plan and will aid in implementing citywide policies at the neighborhood level; and

WHEREAS, the Planning Commission has found that the General Plan Land Use Map, Zoning Map and Downtown Specific Plan Maps (land use map and DSP maps) Amendments promote the public health, safety, comfort, convenience, and general welfare of the citizens of Glendale; and

WHEREAS, the Planning Commission has reviewed and considered all materials, communications, public testimony and exhibits of current record relative to the General Plan Land Use Map, Zoning Map and Downtown Specific Plan Maps Amendments at a duly noticed public hearing; and

WHEREAS, the Planning Commission is recommending that the City Council condition the future development to not charge for on-site parking, so as to avoid parking impacts to the residential neighborhood; and

WHEREAS, pursuant to the California Environmental Quality Act, the Planning Commission has considered the addendum to the Downtown Specific Plan 2006 Final Environmental Impact Report prepared for the project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Glendale, as moved by Commissioner Manoukian and seconded by Commissioner Shahbazian, that the Planning Commission recommends that the City Council adopt the amendments to the General Plan Land Use Element Map, the Citywide Zoning Map and Downtown Specific Plan Maps (land use map and DSP maps) relating to the 500 East Colorado Street Project.

Adopted this 18th day of May, 2016.

Chair

ATTEST:

I, Laura Stotler, Commission Secretary, certify that the foregoing resolution was adopted by the Planning Commission of the City of Glendale, by a majority of the members thereof at a Regular Meeting held on the 18th day of May, 2016, and that the same was adopted by the following vote:

Ayes: Manoukian, Shahbazian, Lee

Noes: Landregan

Absent: Astorian

Abstain: None

Laura Stotler

Commission Secretary