

**NOTICE OF CITY COUNCIL PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
619 AND 627 SOUTH PACIFIC AVENUE**

NOTICE IS HEREBY GIVEN:

Project Description/Location

The proposed project site includes two lots: 619 South Pacific Avenue (vacant lot) and 627 South Pacific Avenue (one single-family residence to be demolished). A five-story, 27-unit multi-family residential project ("Project") with two levels of underground parking is proposed on the 15,000 SF project site, located in the IMU-R (Industrial/Commercial-Residential Mixed Use) Zone.

Entitlements Requested

Stage I and II Design Review Case No 1328494: The Project's architectural design will be presented to the City Council for Stage I and II Design Review approval.

Conditional Use Permit Case No. PCUP 1328496: Multi-family development is a conditionally permitted use in the IMU-R Zone. The Developer has submitted a CUP to allow for the proposed residential use.

Standards Variance Case No. PVAR 1328497: A standards variance request has been submitted to allow for tandem parking, when tandem parking is not permitted in the IMU-R zone.

Parking Reduction Permit Case No. PPRP 1328498: A parking reduction permit has been submitted to allow for 70 parking spaces when 74 parking spaces are required by code.

Environmental Review

The Planning Division, after having conducted an Initial Study, has prepared a Proposed Negative Declaration for this project. The proposed negative declaration comment period: **April 10, 2014 to April 30, 2014.**

Public Hearing

The City Council will consider the Project described above at a public hearing on **Tuesday, May 13, 2014**, in the City Council Chambers, 613 E. Broadway, beginning at or after 3:00 p.m.

All corresponding documents are available for public review in the Community Development Department, Planning Division, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale.

If you have any questions, please contact Vilia Zemaitaitis, Senior Planner, at 818-548-8154 or via email at vzemaitaitis@ci.glendale.ca.us.

Any person having any interest in any property affected by the proposed entitlements may appear at the above hearings either in person or by counsel or both. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for the public hearings before the Planning Commission. "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, per Government Code §65009, you are 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.

Staff reports are accessible the Friday prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: <http://www.ci.glendale.ca.us/agenda.aspx>

Ardashes Kassakhian
The City Clerk of the City of Glendale