

**NOTICE OF AVAILABILITY
OF DRAFT ENVIRONMENTAL IMPACT REPORT
515 W. Broadway Mixed-Use Project**

NOTICE IS HEREBY GIVEN that the City of Glendale in its role as Lead Agency has completed a Draft Environmental Impact Report (EIR) for the project described below and invites comments on the adequacy and completeness of the environmental analysis described in the Draft EIR.

PROJECT LOCATION AND DESCRIPTION: The proposed 515 W. Broadway Mixed-Use Project (“Project”) is located on a 1.78 acres consisting of nine continuous parcels bounded by W. Broadway to the south, Pacific Avenue to the east, and Kenilworth Avenue to the west. A mix of multi-family and single-family development borders the subject site on the north. The site is currently developed with a 1-story retail store (Office Depot), a large surface parking lot, a 2-story apartment building, and a garage facing Kenilworth Avenue. The Project includes the development of a 5-story mixed-use building with 180 multi-family residential dwelling units and 18,200 square feet of ground-floor commercial space. The Project would include three studio units, 117 one-bedroom apartment units, and 60 two-bedroom apartment units. Of the 180 units, nine units will be provided for very-low income households.

A total of 331 parking spaces would be located within a single subterranean-level parking garage and at grade. Specifically, 212 parking spaces would be located within the subterranean parking area reserved for residents; the remaining 119 parking spaces would be at grade. The subterranean parking garage would be accessible from Kenilworth Ave, and at-grade parking would be accessible from W. Broadway and Pacific Avenue. Additionally, the Project would provide 3,200 square feet of publicly accessible open space, 22,000 square feet of common open space, and 17,600 square feet of private open space.

ENVIRONMENTAL REVIEW FINDINGS: The Draft EIR has been prepared pursuant to the requirements of the State Guidelines for the implementation of the California Environmental Quality Act (CEQA). Impacts associated with air quality/greenhouse gases, land use and planning, population and housing, transportation and traffic and utilities and service systems, were found to be less than significant or less than significant with incorporation of mitigation measures.

The project was determined to result in significant and unavoidable environmental impacts related to shade and shadow, short-term noise and vibration; exterior noise levels from vehicle operations, cumulative noise impacts during construction, long-term recreation impacts, and would contribute to cumulative police protection, fire protection, and solid waste impacts.

DOCUMENT AVAILABILITY: The Draft EIR will be available for public review for a period of 30 days on and after October 15, 2014 on the Planning Division’s website at <http://www.glendaleca.gov/government/departments/community-development/planning-division/current-projects/environmental-review> and at the Central Library. Copies of the Draft EIR will also be available for

public review at the Planning and Neighborhood Services Division of the City of Glendale, 633 E. Broadway, Room 103, Glendale, CA 91026-4386.

HOW TO COMMENT: Please provide written comments to Kristen Asp, Senior Planner, at the City of Glendale Planning and Neighborhood Services Division, 633 E. Broadway, Room 103, Glendale, CA 91026-4386; fax: (818) 240-0392 or email: kasp@glendaleca.gov prior to the close of the **30-day public review period at 5:00 p.m. on November 14, 2014.**

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