

NOTICE OF AVAILABILITY OF DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Tropico Apartments Project

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

PROJECT LOCATION/DESCRIPTION: The proposed Tropico Apartments Project ("Project") is located at 435 West Los Feliz Boulevard and is zoned Industrial/Commercial-Residential Mixed-Use (IMU-R). The 91,826 square-foot site is bounded on the south by Los Feliz Boulevard, on the east by Gardena Avenue, on the north by Fernando Court, and on the west by railroad tracks. The project site is currently vacant.

The Project proposes development of a five-story residential building and a six-story parking structure with a total of 225 multi-family residential units (approximately 49 studios, 103 one-bedroom, and 73 two-bedroom units) and 330 parking spaces. The residential building would be located on the easterly portion of the site; the parking structure would be located on the westerly portion of the site abutting railroad tracks. The parking structure would have five levels of residential units along its entire southern edge screening the structure from Los Feliz Boulevard. In addition, a ground floor leasing office and four levels of units would be located on the northeast corner of the parking structure on Fernando Court. A 20' wide utility easement landscaped as a pedestrian paseo would separate the two structures. The maximum height of the structures would be approximately 65 feet above adjacent grade. Vehicle access to the parking structure on the site would be provided via one driveway along Fernando Court near the western Project boundary.

ENVIRONMENTAL REVIEW FINDINGS: The Draft Subsequent EIR has been prepared pursuant to the requirements of the State Guidelines for the implementation of the California Environmental Quality Act (CEQA). Potential impacts were either less than significant or mitigated to less than significant for aesthetics, cultural resources, hazards and hazardous materials, land use and planning, public services, population and housing, and utilities and service systems. Overall, the project was determined to result in significant and unavoidable environmental impacts related to short-term construction equipment noise and vibration; long-term vehicle exterior noise levels along Los Feliz Road, long term traffic and circulation impacts to the intersection of Los Feliz Road/San Fernando Road, long-term recreation impacts, and contribute to cumulative solid waste, recreation, fire, and police impacts.

DOCUMENT AVAILABILITY: The Draft Subsequent EIR will be available for public review for a period of 30 days on and after November 12, 2013 on the Planning Division's website at www.ci.glendale.ca.us/government/planning and at the Central Library. Copies of the Draft Subsequent EIR will also be available for public review at the Planning Division of the City of Glendale, 633 E. Broadway, Room 103, Glendale, CA 91206-4386.

HOW TO COMMENT: Please provide written comments to Jeff Hamilton, Senior Planner, at the City of Glendale Planning Division, 633 E. Broadway, Room 103, Glendale, CA 91206-4386, fax: (818) 240-0392 or email: JHamilton@ci.glendale.ca.us, prior to the close of the **30-day public review period at 5:00 p.m. on December 12, 2013.**