

NOTICE OF CITY COUNCIL PUBLIC HEARING

LOUISE HOTEL - 145 NORTH LOUISE STREET

VARIANCE CASE NO. PVAR 1704506 & STAGE I/II DESIGN REVIEW CASE NO. PDR 1706367

NOTICE IS HEREBY GIVEN:

Project Location/Description

The proposed project site ("Project Site") is approximately 30,000 square feet and currently developed with a private surface parking lot. The site is located on the southwest corner of Louise Street and Wilson Avenue at 145 North Louise Street, in the DSP/M (Downtown Specific Plan/Maryland Arts and Entertainment District) Zone, described as Lots 33, 34, 35 and Portions of Lots 36, W.S. Knott Tract.

The applicant is proposing to construct a 6-story, 147 room hotel with 147 on-site parking spaces within a two-level parking structure.

Entitlements Requested

Variance Case No. PVAR 1704506 – The project as proposed requires a total of three variances that include floor area ratio (FAR), the inclusion of kitchen facilities (kitchenettes) in each room and the width of the paseo in relation to the height of the proposed hotel building.

The maximum FAR in the Maryland Arts and Entertainment District with the hotel incentive is 3.0. Because the FAR is proposed at 3.4, the Project requires approval of a variance.

GMC Section 30.70.090 defines a "Hotel or Motel" as a "a building in which there are six (6) or more guest rooms where lodging with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite." The proposed hotel project will include kitchen facilities (kitchenettes) requiring the approval of a variance.

Section 5.4.4(C)(2) of the Downtown Specific Plan provides that building walls framing paseos may not be three times higher than the width of the paseo. Based on a building height of approximately 83 feet, the proposed paseo would require a minimum width of approximately 27 feet. Because the paseo will be approximately 20 feet in width, the Project requires approval of a variance.

Stage I/II Design Review Case No. PDR 1706367 - The Project's architectural design will be presented to the City Council for Stage I/II combined Design Review.

Environmental Review

An addendum to the previously certified Final EIR prepared for the Downtown Specific Plan. As indicated in the Addendum, the Project will not result in any new adverse impacts, nor increase the severity of any impacts identified in the EIR adopted by City Council in October 2006.

Public Hearing

The Project described above will be considered by the Glendale City Council at a public hearing in the Council Chambers of the City Hall, 613 East Broadway, Glendale, on **TUESDAY, AUGUST 29, 2017, at or after the hour of 6:00 p.m.**

Copies of the draft materials will be available for review prior to the scheduled City Council hearing in the Community Development Department office, Room 103 of the Municipal Services Building, 633 East Broadway. Information on public hearings or meetings for the proposed project can be obtained from Milca Toledo in the Community Development Department at 818-937-8181 or 818-548-2115 or email: mitoledo@glendaleca.gov.

Any person having any interest in the Project described above may appear at the above hearing either in person or by counsel or both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk not later than the hour set for public hearing before the City Council. "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, you may be 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 prior to the meeting through hyperlinks in the "Agenda and Minutes" section. Website internet address: <http://www.ci.glendale.ca.us/government/>**

Ardashes Kassakhian, The City Clerk of City of Glendale