

NOTICE OF CITY COUNCIL PUBLIC HEARING
CENTRAL PARK BLOCK PROJECT MASTER PLAN AND
ARMENIAN AMERICAN MUSEUM AND CULTURAL CENTER PROJECT

- **VARIANCE CASE NO. PVAR 1816925**
- **STAGE I/II DESIGN REVIEW CASE NO. PDR 1806042 & GROUND LEASE**

NOTICE IS HEREBY GIVEN:

Project Location/Description

The proposed project site (“Project Site”) is Central Park Block Master Plan area which includes an approximately 6.58 acre site generally bounded by Colorado Street on the south, Louise Street on the east, Harvard Street on the north and a public alleyway on the west, just east of Brand Boulevard. The Central Park Block Master Plan includes the existing Central Library, Adult Recreation Center, and a 52,450 square-foot portion of Central Park proposed to be developed with a new three-story, 59,800 square-foot Museum and Cultural Center over a three-level, 262-space subterranean parking garage (the “Museum” or “Museum Project”) proposed to be located on the southwest quadrant addressed as 151 East Colorado Street (the “Museum Site”). The DSP/CC (Downtown Specific Plan/Civic Centers District) Zone, is described as:

Portions of Lots 1 through 24, Block 61, Portion of Town of Glendale Tract and a Portion of a Vacated Alley and Vacated Maryland Avenue and Portions of Lots 12 through 22 (except the west 15 feet), Block 62, Campbell and Thompson’s Tract and a Portion of a Vacated Alley

Entitlements Requested

Variance Case No. PVAR 1816925 – The Museum Project requires one on-site loading area for the 59,800 square-foot building.

GMC Section 30.32.150 sets forth the requirement for on-site loading. A non-goods handling use with a total floor area between 50,001 square feet and 200,000 square feet, such as the proposed museum, requires one on-site loading space. Because the proposed Museum will not provide on-site loading, the Museum requires approval of a variance.

Stage I/II Design Review Case No. PDR 1806042 - The Museum Project’s architectural design will be presented to the City Council for Stage I/II combined Design Review.

Ground Lease/Government Code 53083 Report - In March 2016, the City entered into an Exclusive Negotiating Agreement (the “ENA”) with Armenian American Museum and Cultural Center of California, a California non-profit corporation (“AAMCC”). The ENA granted AAMCC the exclusive right to conduct due diligence, and to determine the economic feasibility of developing the Museum Project, and to negotiate terms of a ground lease and development of the Museum Project on the Museum Site.

Pursuant to Section 53083(b) of the State of California Government Code, before approving an economic development subsidy, each local agency shall provide specific information to the public, provide public notice, and hold a public hearing regarding the economic development subsidy.

The Glendale City Council will consider a Ground Lease Agreement (“Agreement”) between the City of Glendale and AAMCC whereby the City would provide an economic development subsidy through the reduction of ground rent during the term of the Agreement.

Environmental Determination

The Project is exempt from CEQA review as a Class 32 “Infill Development” exemption pursuant to Section 15332 of the State CEQA Guidelines; the Project meets all the conditions for an in-fill development project.

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, JULY 17, 2018**, at or after the hour of **6:00 p.m.**

Copies of the draft materials, including the draft Ground Lease and report required by Government Code Section 53083(b), 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