NOTICE OF PREPARATION

CENTRAL AVENUE MIXED-USE PROJECT EIR

To: Agencies, Organizations, and Interested Parties

From: City of Glendale, Community Development Department

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) in Compliance with Title 14, Sections 15082(a), 15103, and 15375 of the California Code of Regulations (CCR). The City of Glendale (City) is the Lead Agency under the California Environmental Quality Act (CEQA) and will prepare an EIR for the proposed Project identified below.

Project Title: Central Avenue Mixed-Use Project

Project Location: The Project Site is located at 236 North Central Avenue, 212 West California Avenue and 201 West California Avenue, approximately 0.5 miles south of SR-134 in downtown Glendale. The Project Site is approximately 4.57 acres in size, containing a 3.7 acre Mixed-Use Building Site and a 0.87 acre Potential Public Park Site. The Mixed-Use Building Site is located at 236 North Central Avenue and 212 West California Avenue, bounded to the north by West California Avenue, to the west by North Central Avenue, and to the east by North Orange Street, includes four parcels (APNs: 5642-015-045, 5642-015-056, 5642-015-057, and 5642-015-058) and is bisected by an 18 foot wide public alley (Alley 239). The Potential Public Park Site is located at 201 West California Avenue on the northwest corner of North Orange Avenue and West California Avenue consisting of three parcels (APNs 5643-020-038, 5643-020039, and 5643-020-040) for the potential future development of a public park. The Glendale Metrolink station is approximately 1.7 miles to the south and the nearest major roadways are North Central Avenue to the west and Brand Boulevard to the east. The Project Site is served by Metro Routes 92, 94, 180, 217, and 501, and Glendale Beeline Routes 1, 4, and 11.

Project Description: The Project Site has a General Plan designation of DSP (Downtown Specific Plan) and is zoned DSP/OC (Downtown Specific Plan/Orange Central District). The Mixed-Use Building Site is developed with a 176,629 square-foot three-story retail building, a 164,308 square-foot three-level parking structure, and a small asphalt surface parking on North Central Avenue. This site includes a north-south alley that runs between the retail building and the parking structure. The Mixed-Use Building Site is almost entirely paved with minimal landscaping and the public sidewalk contains some mature street trees along the Project Site boundary. The proposed Project includes the proposed demolition of the existing structures and site improvements and construction of a new 8-story, 655,418 square-foot, mixed-use development including 666 multi-family residential dwellings units (15% reserved as affordable), 16 live/work units, and 930 parking space garage (one above grade and two levels subterranean) on the Mixed Use Building Site.

The Potential Public Park Site, for future development of a public park, is currently developed with two vehicle repair buildings totaling 15,933 square-feet and associated surface parking; the site is almost entirely paved and contains minimal landscaping. The design for the public park has not been developed at this time. The public park would comply with the urban design standards set forth by the City, including the City's Municipal Code, General Plan, and Downtown Specific Plan. Development of the site as park would require the demolition of the

existing structures and surface parking.

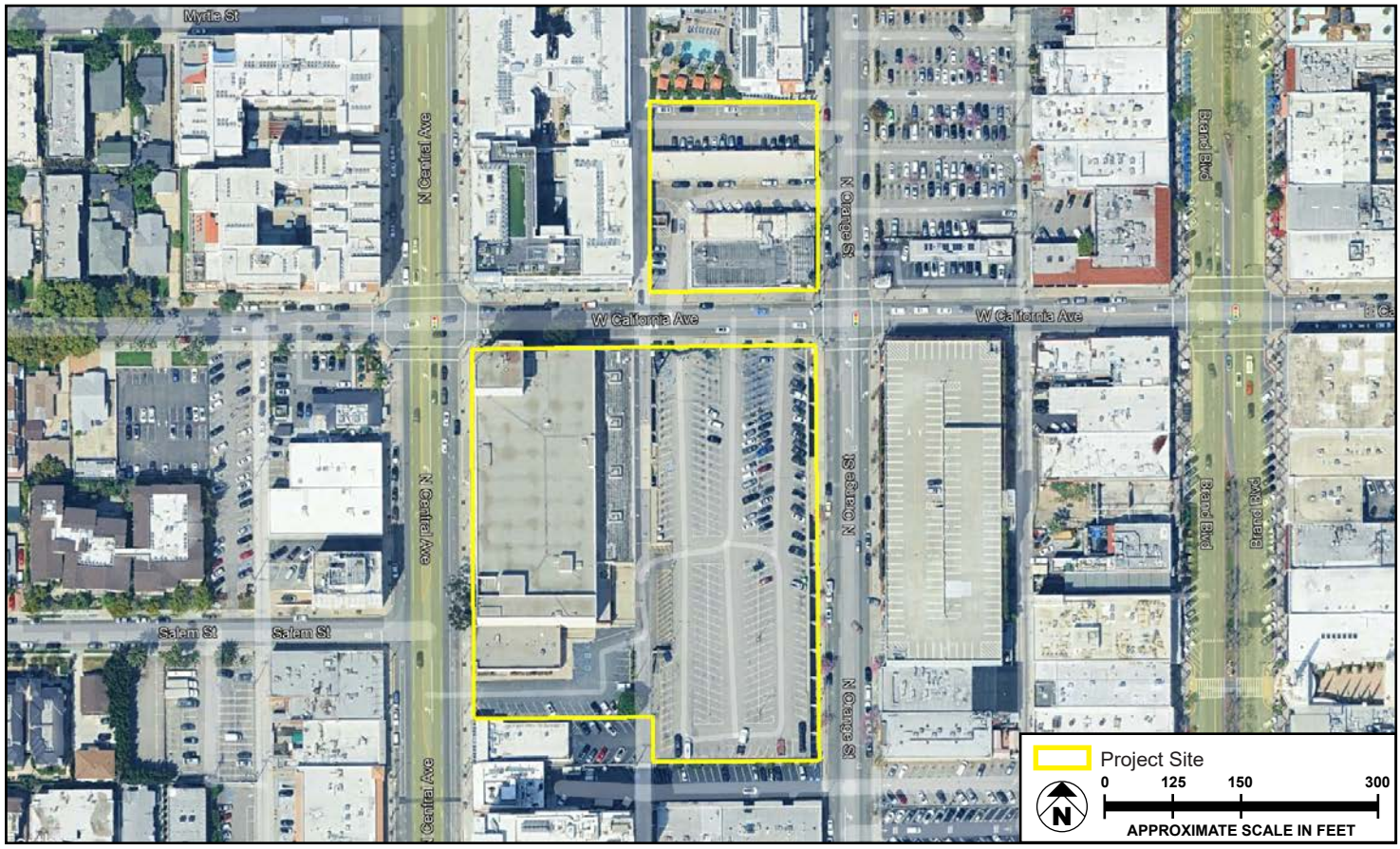
Construction of the Project would occur over an approximately 4-year period and include two phases. The first phase would include demolition of the existing structures on site improvements, and development of the proposed Mixed-Use Building on the Mixed Use Building Site to the east of the alley. The first phase includes development of 344 multi-family residential units (27 studios, 248 1-bedroom, 68 2-bedrooms, 1 3-bedrooms), 9 live/work units, and ground-floor retail. The second phase would include development of 322 multi-family residential units (10 studios, 245 1bedroom, and 67 2-bedrooms), and 7 live/work units on the Mixed Use Building Site to the west of the alley. The park may be developed in the first or second phase of construction.

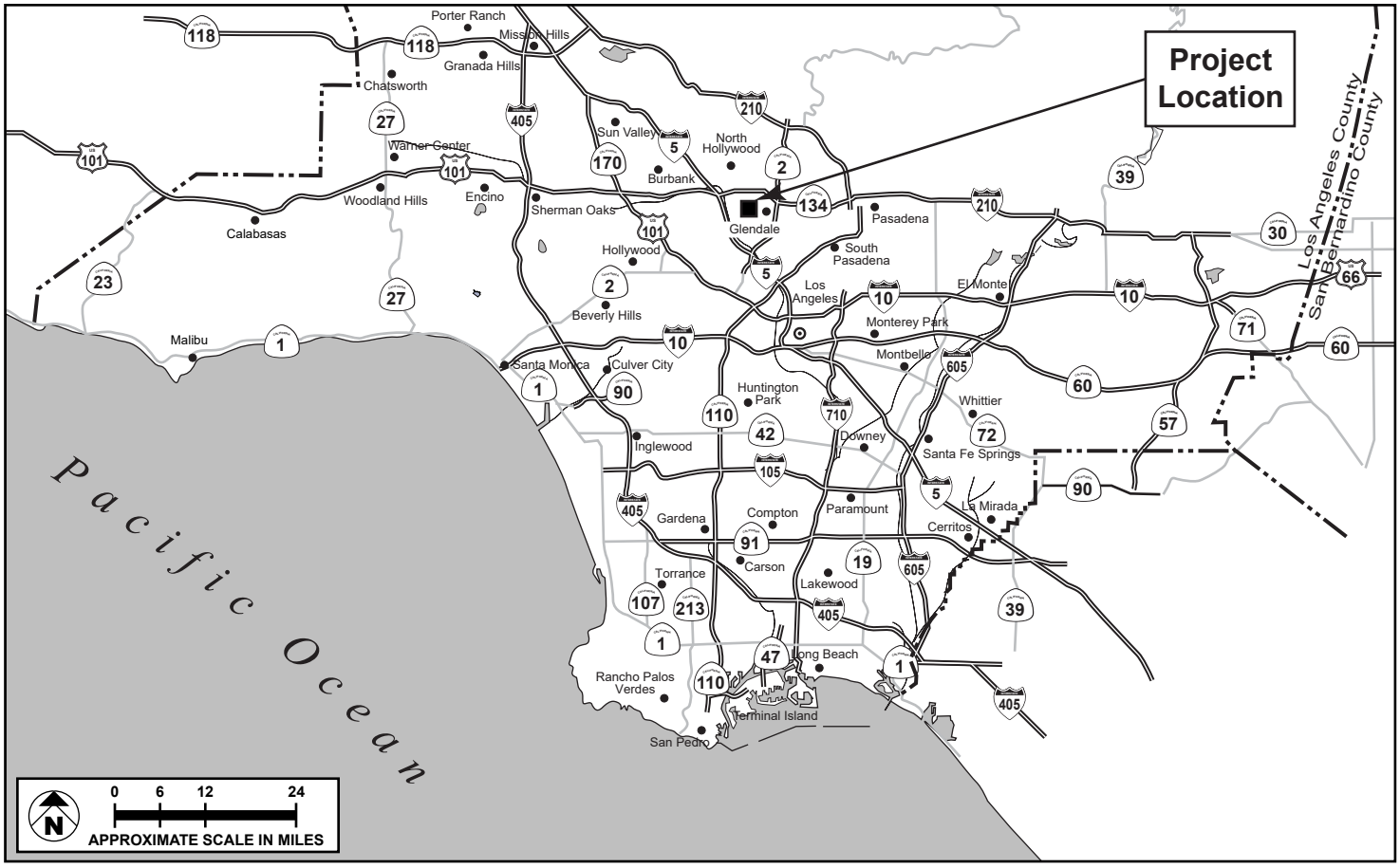
The potential environmental effects are identified in City's Initial Study, available for review at: https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review. Based on this preliminary review, analysis of the following topics is proposed in the EIR:

- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation and Traffic
- Utilities and Service Systems

Agency/Public Comments: The City requests your comments regarding the scope and content of the environmental review to be conducted for the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The City will accept written comments on this NOP between **February 11, 2025 and March 12, 2025 at 5 p.m.** Please send your comments by email to djoe@glendaleca.gov or by mail to: City of Glendale, Community Development Department, 633 East Broadway, Room 103, Glendale, CA 91206, Attention: Dennis Joe, Senior Planner.

Public Scoping Meeting: A public scoping meeting will be held on Wednesday, February 26th, 2025, at 6:00 PM, at the Municipal Services Building, Room 105, 633 E. Broadway Ave, Glendale, CA 91206. At this meeting, public agencies, organizations, and members of the public will be able to provide comments on the scope of the environmental review process.





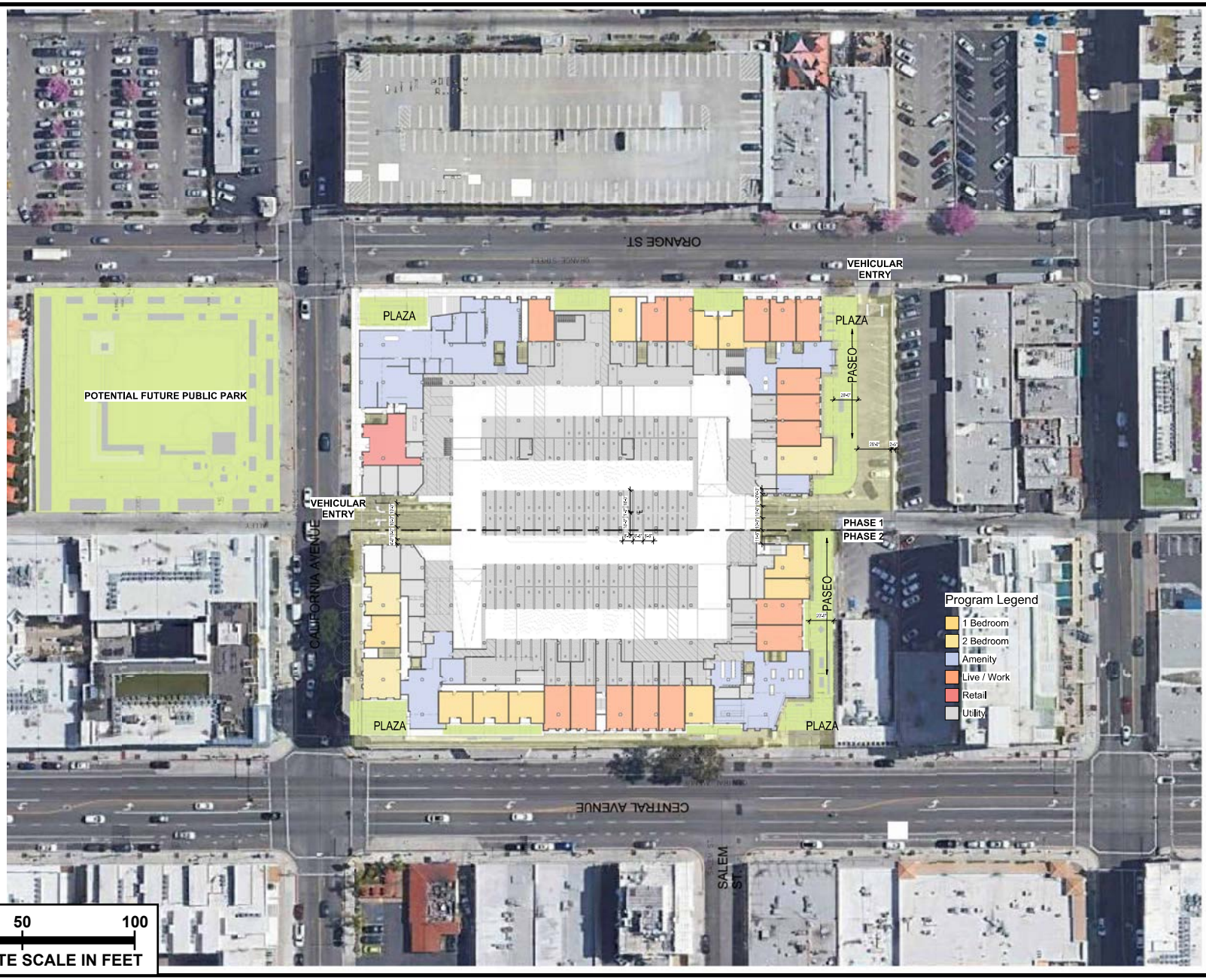
SOURCE: Google Earth - 2025; AC Martin Inc. Architects – 2025

FIGURE **1**

Meridian Consultants

Regional and Local Vicinity

057-006-24



SOURCE: AC Martin Inc. Architects – 2025

FIGURE **2**

Meridian Consultants

Project Site Plan

057-006-24