



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Lead Agency: City of Glendale, Planning Division
633 East Broadway, Room 103
Glendale, California 91206-4386

Contact: Dennis Joe, Senior Planner

Project Title: 1642 South Central Avenue Project EIR

Project Location: The Project site is located on an approximately 9,958-square-foot (0.23-acre) site in the Tropico neighborhood, located in the south area of the City of Glendale, in Los Angeles County, at 1642 South Central Avenue, Glendale, California, 91204. The project site is generally bounded by South Central Avenue to the north, Gardena Avenue to the west, and El Bonito Avenue to the south.

Project Description: The Project site is zoned SFMU (Commercial/Residential Mixed Use) and developed with two residential buildings (1642 South Central Avenue and 1608 Gardena Avenue) and a detached garage. The residence located at 1642 South Central Avenue was constructed in 1913. The residence located at 1608 Gardena Avenue was constructed in 1920. The Project would demolish both residential dwelling units and detached garage and construct a new 40,240-square-foot, five-story, 31-unit, rental housing building per Government Code Section 65915 and Glendale Municipal Code Section 30.36 (Density Bonus Ordinance). Three of the residential units would be reserved for very low-income households. Parking would be provided in a 16-space one-level subterranean garage.

ENVIRONMENTAL REVIEW FINDINGS: The Draft EIR has been prepared pursuant to the requirements of the State and Local Guidelines for the implementation of the California Environmental Quality Act (CEQA). Pursuant to the findings of the Initial Study, the Draft EIR examines impacts related to Cultural Resources and Noise. The Draft EIR found that impacts to Noise, would be less than significant with mitigation incorporated and impacts to Cultural Resources would result in significant and unavoidable environmental impacts.

DOCUMENT AVAILABILITY: The Draft EIR will be available for public review and comment for a period of 30 days on and after March 24, 2022, and is available on the City of Glendale Community Development's website at: www.glendaleca.gov/environmental/.

HOW TO COMMENT: Please provide written comments to Dennis Joe, Senior Planner, City of Glendale, Community Development Department, 633 East Broadway, Room 103, Glendale, California 91206-4386; fax (818) 240-0392 or email djoe@glendaleca.gov. **Comments must be received prior to the close of the 30-day public review period at 5:00 p.m. on April 22, 2022.**

Aram Adjemian
The City Clerk of the City of Glendale