

NOTICE OF DETERMINATION

TO: Los Angeles County Clerk
Business & Filing Dept., Rm. 2001
12400 E. Imperial Hwy.
Norwalk, CA 90650

State Clearinghouse
Office of Planning and Research
1400 Tenth Street Room 121
Sacramento, CA 95814

FROM: City of Glendale
Planning Department
633 E. Broadway Rm. 103
Glendale, CA 91206-4386

The following Notice of Determination has been prepared in accordance with the California Environmental Quality Act of 1970 as amended, the State Guidelines, and the Environmental Guidelines and Procedures of the City of Glendale. Filing of this notice starts a 30-day statute of limitations on court challenges to project approval (Public Resources Code Sec. 21167).

2022010297

Vilia Zemaitaitis, Principal Planner

(818) 548-2140

State Clearinghouse Number

Lead Agency Contact Person

Area Code/Telephone/Extension

Project Title/Common Name: Lucia Park Project

Project Applicant: Rodney Khan, Khan Consulting, on behalf of Cimmarusti Holdings, LLC

Project Location: 620 N. Brand Boulevard and 625 N. Maryland Avenue, Glendale, CA 91203, Los Angeles County

Project Description: The applicant has submitted a Stage II Final Design Review application for construction of a new 294-unit, 24-story multi-family residential building on a 63,760 SF (1.48 acre) project site zoned DSP Gateway District. The proposed Floor Area Ratio is 7.25 and the building height is 266 feet (7.25 FAR and 275 feet maximum by right). The Project includes 373 subterranean parking spaces for the residential units and 129 above-ground, replacement parking spaces for existing commercial bank building, publicly accessible open space plaza fronting Brand Boulevard and residential amenity spaces throughout the project. No changes are proposed to the existing commercial bank building at 620 N. Brand Boulevard; this building was identified as a potential historic resource in the 2019 South Glendale Historic Resources Survey and is considered a historic resource under the California Environmental Quality Act (CEQA). The existing parking structure and two-story commercial building fronting Maryland Place (625 N. Maryland Avenue) will be demolished. The project complies with all applicable development standards and no variances are proposed. A Development Agreement is also being requested for a six-year term to lock in the current Development Impact Fees.

Decision-Making Body of Lead Agency: City of Glendale, City Council

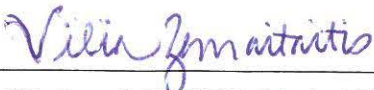
This is to advise that the City of Glendale as Lead Agency has approved the above described project on June 14, 2022 and has made the following determinations regarding the project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Sustainable Communities Environmental Assessment was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of approval of the project.
4. A mitigation monitoring reporting plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

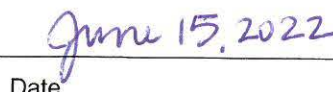
This is to certify that the final [Negative Declaration Environmental Impact Report] with comments and responses and record of project approval is available to the General Public at:

City of Glendale, 633 E. Broadway Rm. 103, Glendale, CA 91206-4386, Phone (818) 548-2140

Contact Person: John Takhtalian
Acting Director of Community Development, City of Glendale



Vilia Zemaitaitis, AICP, Principal Planner



Date

Date Received for filing at OPR: _____