

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Central Avenue Mixed Use Project

Lead Agency: <u>City of Glendale</u>	Contact Person: <u>Dennis Joe</u>
Mailing Address: <u>633 E. Broadway, Rm. 103</u>	Phone: <u>(818) 937-8157</u>
City: <u>Glendale</u> Zip: <u>91206</u>	County: <u>Los Angeles</u>

Project Location: County: Los Angeles City/Nearest Community: Glendale
 Cross Streets: 236 North Central Avenue, 212 West California Avenue, and 201 West California Avenue Zip Code: 91203

Longitude/Latitude (degrees, minutes and seconds): 34 ° 08 ' 58.71 " N / 118 ° 15 ' 25.53 " W Total Acres: 4.57
 Assessor's Parcel No.: 5642-015-045, 5642-015-056, 5642-015-057, 5642-015-058, 5643-020-038, 5643-020-039, and 5643-020-040 00 Twp.: 1 North Range: 13 West Base: San Bernardino

Within 2 Miles: State Hwy #: SR-134, I-5, SR-2 Waterways: Los Angeles River
 Airports: _____ Railways: Metrolink AV Line/Ventura County Line Schools: Allan F. Daily High School

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>Design Review and Density Bonus</u>

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>682</u> Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>1,515</u> Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Greenhouse Gas Emissions</u>

Present Land Use/Zoning/General Plan Designation:

Downtown Specific Plan/Orange Central District (DSP/OC)

Project Description: *(please use a separate page if necessary)*

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 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. 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 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> S Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input checked="" type="checkbox"/> S Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 02/11/2025 Ending Date 03/12/2025

Lead Agency (Complete if applicable):

Consulting Firm: Meridian Consultants
 Address: 860 Hampshire Road, Suite P
 City/State/Zip: Westlake Village, CA 91361
 Contact: Michael Levi
 Phone: (805) 367-5720
mlevi@meridianconsultantsllc.com

Anthony Ditteaux

Applicant: Maple Multi-Family Land CA, LP
 Address: 5790 Fleet Street, Suite 140
 City/State/Zip: Carlsbad, CA 92008
 Phone: (760) 444-5236
rpettersen@crowholdings.com

Signature of Lead Agency Representative: Dennis Joe

Digitally signed by Dennis Joe
Date: 2025.02.10 09:17:10 -08'00'

Date: 02/10/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.