

NOTICE OF PREPARATION

OF A DRAFT ENVIRONMENTAL IMPACT REPORT

To: Interested Parties

From: City of Glendale
Community Redevelopment and
Housing
633 East Broadway, Suite 201
Glendale, California 91206

Subject: Notice of Preparation of a Draft Environmental Impact Report (EIR)

The City of Glendale will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the proposed project.

The project description, location, and potential environmental effects are contained in the attached materials. After an initial review of the proposed project, the City of Glendale has determined that an environmental impact report (EIR) shall be prepared to assess the potential effects of the proposed project on the environment.

The NOP for the Draft EIR is available for review at the following location: City of Glendale Community Redevelopment and Housing, 633 East Broadway, Suite 201, Glendale, California 91206; and the Community Redevelopment and Housing website at <http://www.ci.glendale.ca.us/dev-svcs/default.asp>.

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.

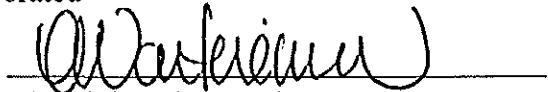
Please send your response to Annette Vartanian, Administrative Analyst. Please also provide the name and phone number for a contact person.

Project Title: Broadway Lofts – 200 East Broadway, Glendale

Project Applicant: American Multifamily, Incorporated

Date: May 28, 2010

Signature:



Title:

Administrative Analyst

Telephone:

(818) 548-2005

LEAD AGENCY

City of Glendale
Community Redevelopment and Housing
633 East Broadway, Suite 201
Glendale, California 91206

PROJECT LOCATION

The project site is located at 200 East Broadway in the downtown area of the City of Glendale. The regional location of the project site is illustrated in **Figure 1: Project Location Map**. The project site boundaries are at Broadway to the north, South Maryland Avenue to the west, a currently vacant lot to the east, and an existing parking garage to the south.

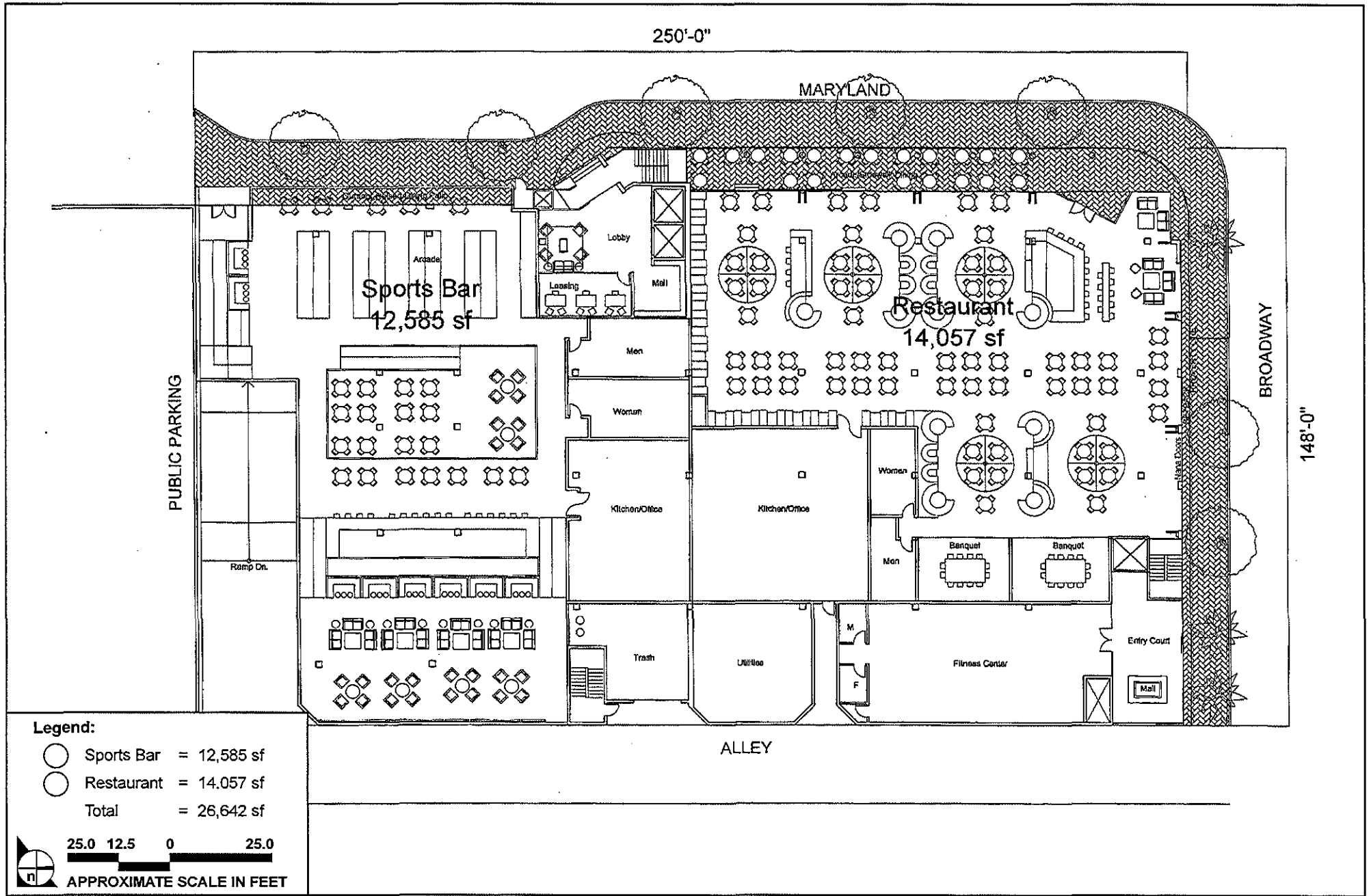
PROJECT DESCRIPTION

The proposed project includes the demolition of an existing vacant retail building and construction of a mixed use project. The project site is located at 200 East Broadway Glendale 91205. The existing building on the project site was previously occupied by a Circuit City retail store.

The proposed mixed use project would contain residential uses on the second through fifth floors and commercial uses on the ground floor. The planned commercial uses would include a 12,585-square-foot restaurant/entertainment use and a 14,057-square-foot restaurant. A total of 248 studio and loft residential units are included in the design of the proposed project. The second and third floors of the proposed project would include 62 studio units at 372 square feet on each floor. The fourth floor of the proposed project would include 62 loft units at 472 units each. The fifth and top floor of the proposed project would include 60 loft units at 499 square feet and 2 studio units at 372 square feet.

A total of 170 parking spaces will be provided for the proposed commercial uses of the project. These 170 parking spaces will be provided in the existing Glendale Marketplace parking garage to accommodate parking demand from the proposed project. The proposed 248 residential parking spaces will be provided on site in a subterranean parking garage.

Please see **Figure 2: Proposed Project Site Plan**, for more information.



SOURCE: American Constructors California, Inc. - May 2020

FIGURE 2

Proposed Project Site Plan

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

The City has determined that an EIR is necessary for the Broadway Lofts Project, as the proposed project may result in a significant impact to the following environmental resources: aesthetics/visual resources, air quality, land use/planning, noise, population/housing, public services, traffic/parking, recreation, and public utilities. The City will analyze these environmental issues in the EIR prepared for the proposed project.

DISCRETIONARY ACTIONS/ENTITLEMENTS

Approvals by the City of Glendale would be necessary for implementation of the proposed project. Discretionary approvals may include, but are not limited to the following:

- Stage II Design Approval;
- Conditional Use Permit (CUP) for alcohol service at potential sports bar, restaurant, or tavern, and for three or more billiard tables at proposed entertainment uses;
- Variance for entertainment center uses on the ground floor of proposed project;
- Parking Exception;
- Affordable Housing Plan;
- Amendment of Agreement Containing Covenants to allow use of 170 parking spaces at the existing Glendale Marketplace public parking garage to accommodate parking demand from the proposed project's commercial uses; and
- Instrument Imposing Covenants as required by Downtown Specific Plan (DSP) Incentive for LEED and to maintain affordable housing for 30 years.

The City of Glendale will consider the comments received in response to the Notice of Preparation in determining the content of the EIR for this project. Any comments provided should identify specific environmental concerns related to the proposed project.

Please provide comments in writing to:

City of Glendale
Community Redevelopment and Housing
633 East Broadway, Suite 201
Glendale, California 91206
Attention: Annette Vartanian, Administrative Analyst
or at avartanian@ci.glendale.ca.us

Thank you for your participation in the environmental review of this project.