

**NOTICE OF JOINT PUBLIC HEARING
GLENDALE CITY COUNCIL AND GLENDALE REDEVELOPMENT AGENCY**

**225 W. WILSON AVENUE – HYATT PLACE GLENDALE PROJECT
MITIGATED NEGATIVE DECLARATION, INSTRUMENT IMPOSING COVENANTS ON
REAL PROPERTY, VARIANCE FOR FLOOR AREA RATIO, STAGE II DESIGN AND SIGN
PROGRAM, PARKING PLAN, AND URBAN ART PROGRAM**

NOTICE IS HEREBY GIVEN:

Project Location and Description

The Hyatt Place Glendale Project (Project) is located in the Central Glendale Redevelopment Project Area at 225 W. Wilson Avenue and is bounded by Wilson Avenue to the south, Central Avenue to the west, a public alley to the east, and private property to the north. The Project site is approximately 18,700 SF and is currently developed as an Agency-owned public parking lot. The Project consists of an 11-story, 172-room hotel and includes ground floor retail space, meeting rooms, garden decks, fitness center and a pool. Parking for the hotel is provided within four subterranean levels with a total parking capacity for 218 vehicles.

Entitlements Requested

Mitigated Negative Declaration (MND) – An MND for this Project was prepared and circulated for public comment. The MND found that no environmental impacts associated with agriculture resources and mineral resources would occur and environmental impacts associated with land use and planning, population and housing, and recreation would be less than significant. The MND also determined that environmental impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, public services, transportation/traffic, and utilities and services systems would be less than significant with incorporation of mitigation measures. The Glendale Redevelopment Agency (Agency) and Glendale City Council (Council) must certify the adequacy of the MND before any other Project entitlements can be considered.

Instrument Imposing Covenants on Real Property – The DSP requires that Developers utilizing the incentive program enter into either a statutory development agreement with the City or a covenant acceptable to the City and the Developer. Accordingly, an Instrument Imposing Covenants on Real Property has been prepared for Council consideration and approval.

Variance for Floor Area Ratio (FAR) – The Project is 11-stories, 135 feet high, with a FAR of 5.90. While the number of stories and overall height are within the limitations of the incentive program, the Project exceeds the maximum FAR by 0.70 (13%), which will require Council approval of a variance. Staff has analyzed the FAR variance and has prepared findings in support of the variance request.

Stage II Design and Sign Program – The Project’s architectural design and Sign Program will be presented to the Redevelopment Agency for final approval.

Parking Plan – The DSP permits required parking to be satisfied with tandem or vertically stacked parking systems with an approved parking plan. The Project proposes use of tandem spaces with a valet parking service. The code-required parking for the Project is 180 parking spaces: 172 parking spaces for

the hotel, and eight parking spaces for the retail use. As a result, the Project will provide code-required parking.

Urban Art Program – The Urban Art Program for the project consists of a stainless steel sculpture, stainless steel and terrazzo tiles, and glass panels. In September 2009, the Arts & Culture Commission reviewed the proposed Urban Art Program and unanimously recommended Council approval.

Public Hearing

The above requested entitlements will be considered by the Glendale Redevelopment Agency and Glendale City Council at a joint public hearing in the Council Chambers of the City Hall, 613 East Broadway, Glendale, on **December 1, 2009**, at or after the hour of **2:30 p.m.**

Any person having any interest in the herein above described proposed project may appear at the joint public hearing either in person or by counsel or both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at, or prior to the public hearing. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public hearings.

Date: November 18, 2009