
Notice of Preparation (NOP)

NOTICE OF PREPARATION

To: _____
(Agency)

(Address)

Subject: **Notice of Preparation of a Draft Environmental Impact Report**

Lead Agency:

Agency Name: Glendale Redevelopment Agency
Street Address: 633 East Broadway, Room 201
City/State/Zip: Glendale, CA 91206-4387
Contact: David Ahern

Consulting Firm (if applicable):

Firm Name: Impact Sciences, Inc.
Street Address: 803 Camarillo Springs Road, Ste A
City/State/Zip: Camarillo, CA 93012
Contact: Minta Schaefer

The City of Glendale Redevelopment Agency 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 project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

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 David Ahern at the address shown above. We will need the name for a contact person in your agency.

Project Title: Hollywood Production Center and Residential Project

Project Location: City of Glendale Los Angeles
City (nearest) County

Project Description (brief): The proposed Hollywood Production Center and Residential Project would include the rehabilitation of an existing office building at 225 East Broadway and the construction of a new 70-unit condominium building at 111 and 115 North Louise Street in the City of Glendale. Other components of the project would include landscaping, sidewalks, architectural and security lighting, and necessary upgrades to utility systems.

Date: 6/1/07

Signature:  FOR DAVID AHERN
Title: Redevelopment Project Manager
Telephone: (818) 548-2005

PROJECT DESCRIPTION

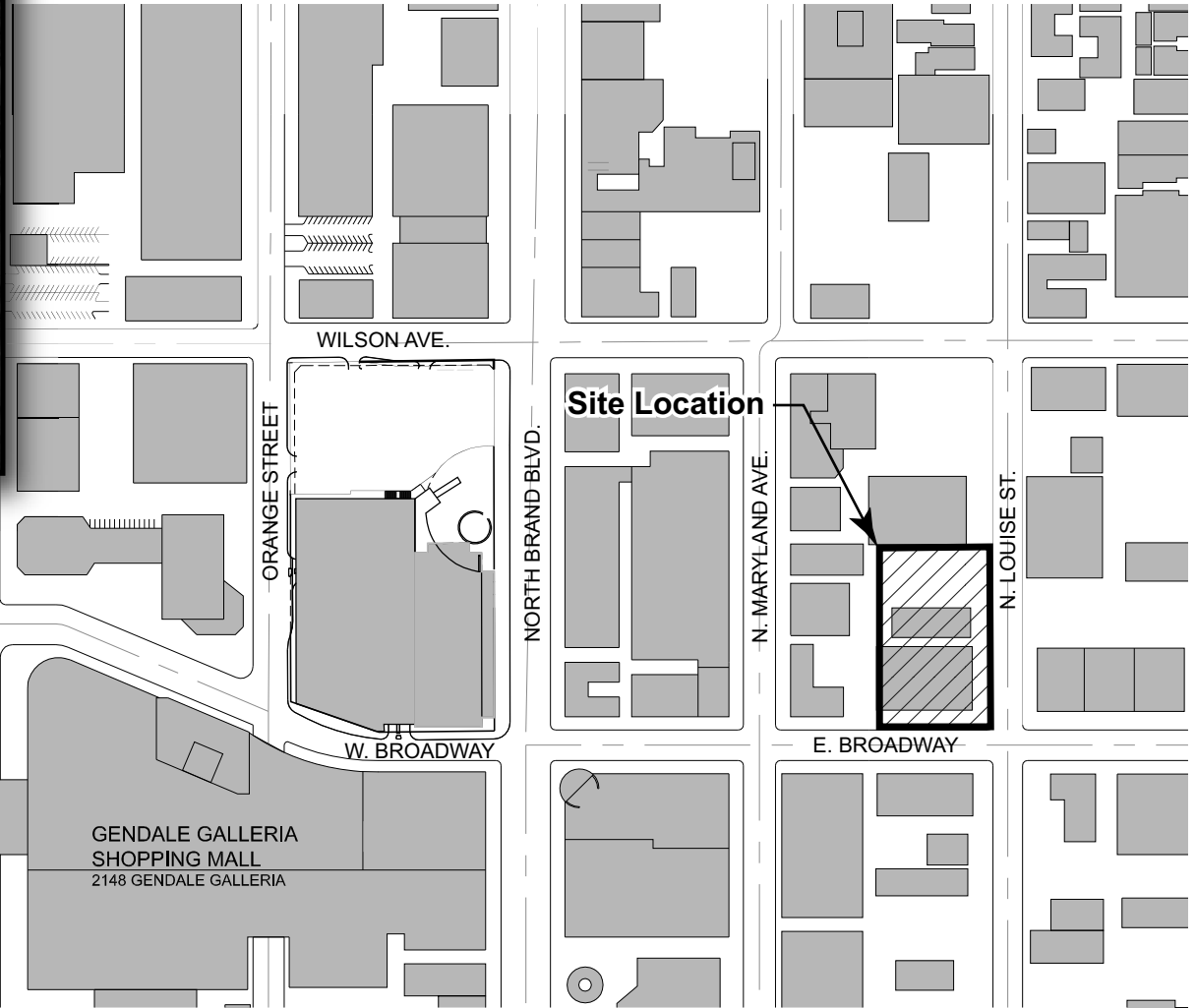
LEAD AGENCY

Glendale Redevelopment Agency (GRA)
633 East Broadway, Suite 201
Glendale, California 91206

LOCATION OF PROJECT

As illustrated in **Figure 1, Regional Location**, the project site is located in the center of the southern portion of the City of Glendale. **Figure 2, Project Vicinity**, shows that the project site is bound by East Broadway to the south and North Louise Street to the east. **Figure 3, Project Site and Surrounding Land Uses**, shows an aerial photograph of the project site. As shown, the site contains an existing office building on the northwest corner of East Broadway and North Louise Street, an alley to the north of this building, an existing apartment building to the north of the alley and a surface parking lot. The site is surrounded by commercial uses on all sides.

The project site is located within the Central Glendale Redevelopment Project Area and the Glendale Downtown Specific Plan Area. The project site is made up of six contiguous parcels located on the northwest corner of East Broadway and North Louise Street at 225 East Broadway, 111 and 115 North Louise Street. In total, the project site is 39,750 square feet or 0.91 acres. The 225 East Broadway parcel presently contains a 66,500-square-foot three story office building. This building, originally built as the Fidelity Federal Savings and Loan Building in 1956, was purchased by the GRA in 2001 from the County of Los Angeles. The building was last used by the County as a Department of Public Social Services office and has been unoccupied since the late 1990s. Existing uses at 111 and 115 North Louise Street include a 16-unit apartment building and a surface parking lot, respectively.

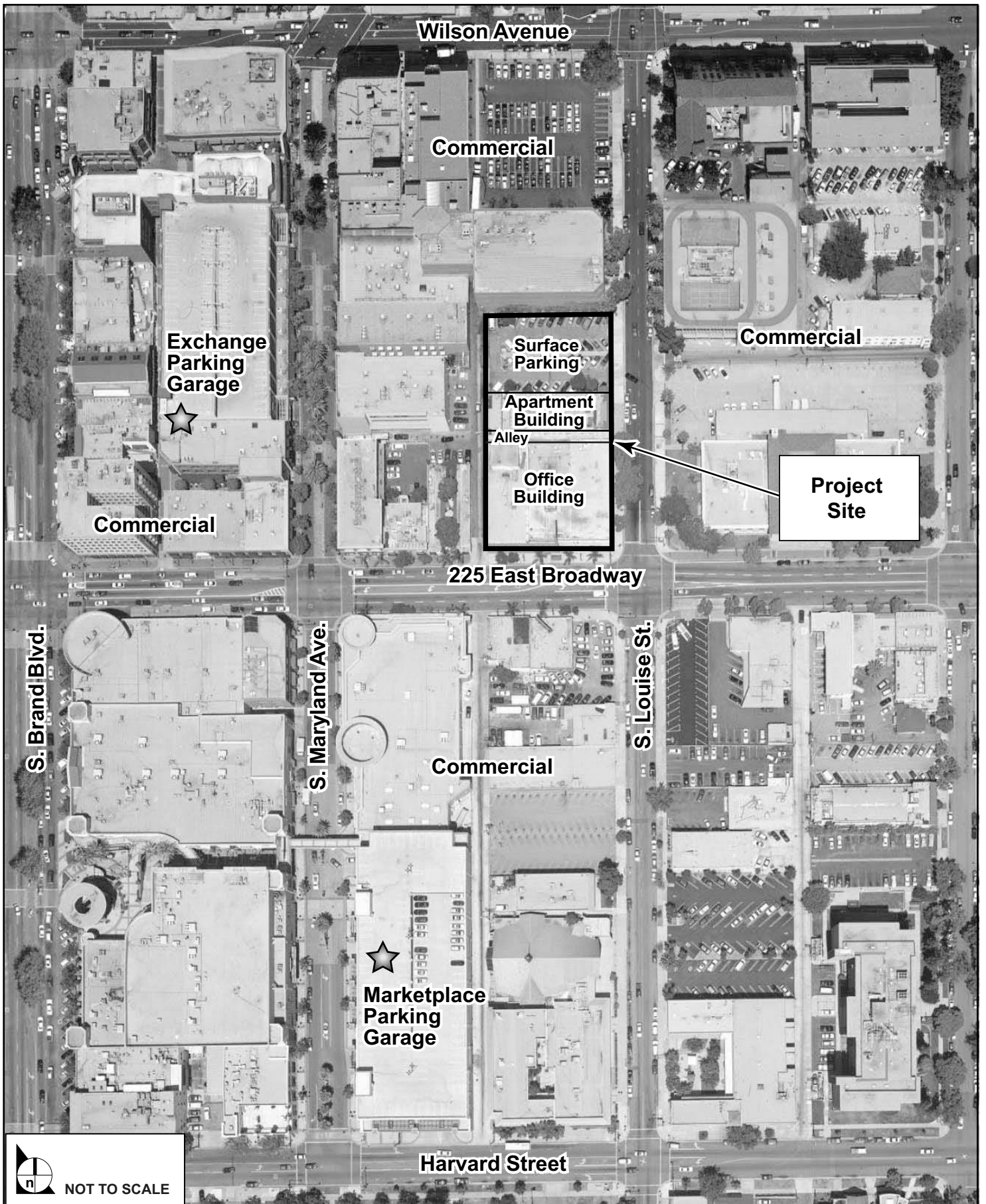


 NOT TO SCALE

SOURCE: Google Earth Licensed - 2007, Chris Dikeakos Architects - June 2006

FIGURE 2

Project Vicinity



SOURCE: Google Earth Licensed - 2007, Impact Sciences, Inc. - April 2007

FIGURE 3

Project Site and Surrounding Land Use

DESCRIPTION OF PROJECT

The applicant is proposing to make exterior and interior modifications to the existing office building at 225 East Broadway to create office space designed specifically for entertainment industry related tenants. Parking for the proposed office uses is proposed to be accommodated in two nearby public parking garages, the Exchange and Marketplace Parking Garages, which are shown in **Figure 3**. The City owns and operates the Exchange and Marketplace garages and is proposing to lease a total of 178 parking spaces to the applicant in these structures, on a non-exclusive basis.

The existing building at 225 East Broadway was originally built as a bank building in 1956. The exterior of the building was modified in 1959 and a major addition was completed in 1961. The interior of the building was completely remodeled in 1976 to create offices for the County Department of Public Social Services.

Proposed modifications to this building include removal of exterior window louvers and the installation of additional windows. On the interior, the existing office improvements made in 1976 will be removed, and new office improvements are proposed.

The existing 16-unit apartment building at 111 North Louise Street would be demolished and a new 70-unit residential condominium building, with a maximum height of 6 stories, would be constructed. The number of units and height of this building would be consistent with the intensity of use allowed by the City's recently adopted Downtown Specific Plan. Parking for the residential units would be provided in an on-site subterranean garage.

The existing alley between the office building at 225 East Broadway and the existing apartment building at 111 North Louise Street is proposed to be vacated in order to create a pedestrian passageway. Hardscape and landscape improvements would be made to the alley to provide a pedestrian connection between the residential district to the east of the site and the Exchange retail complex located immediately west of the project site between S. Maryland Avenue and S. Brand Boulevard.

The improvements to the 225 East Broadway building would occur first, with the existing surface parking lot at 115 North Louise Street would be used for construction staging and parking during construction. After the improvements are completed, the parking lot at 115 North Louise St. would be used to provide parking for tenants of the 225 East Broadway building until construction of the new residential building begins. Parking for the office building would then be provided in the Marketplace and Exchange parking structures as described above.

DISCRETIONARY ACTIONS/ENTITLEMENTS

A series of approvals from the Glendale Redevelopment Agency (Agency) and the City of Glendale (City) would be necessary to implement the project. Discretionary approvals may include, but are not limited to the following:

- Disposition and Development Agreement – The Agency would enter into this agreement with the project applicant to sell the existing office building at 225 East Broadway and the existing surface parking lot at 115 North Louise Street for use and development as described above.
- Lease Agreement - The City would enter into a lease agreement with the applicant to lease parking spaces in the Marketplace and Exchange parking structures for use by the tenants of the 225 East Broadway Building.
- Development Agreement – As required by the Height and Density Bonus Incentive Program of the City’s Downtown Specific Plan, the City and the applicant would enter into a Development Agreement outlining requirements associated with the implementation of the Program’s Public Open Space Incentive which would allow for a Floor Area Ratio of 3.0 and a maximum building height of 6 stories within the project’s residential component.
- Parking Exception – The applicant is requesting approval of a Parking Exception to the City’s parking ordinance to permit the provision of parking for the tenants of the 225 East Broadway Building off site in the Marketplace and Exchange parking structures.
- Variance – The applicant is requesting a variance for proposed signage on the 255 East Broadway building. Additionally, a variance for proposed setbacks within the residential portion of the project may be required.
- Design Review – Two-stage review process to approve conceptual design, design development, and final design.
- Subdivision – The existing parcels at 111 and 115 North Louise Street will be merged and a new residential condominium map will be required for the 70-unit residential building.
- Vacation – The applicant is requesting the vacation of the existing alley between 225 East Broadway and 111 North Louise Street to allow for conversion of this alley to a pedestrian passageway.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

Based on a preliminary review of the proposed project consistent with Section 15060 of the *California Environmental Quality Act (CEQA) Guidelines*, the Glendale Redevelopment Agency has determined that an EIR should be prepared for this proposed project. In addition, consistent with Section 15082 of the *CEQA Guidelines*, the Glendale Redevelopment Agency has identified the following probable environmental effects of the project, which will be addressed in the EIR for this project:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Services Systems

The Glendale Redevelopment Agency has determined that there is not a likelihood of potentially significant effects related to the following environmental topics. The Agency proposes that the EIR indicate the reasons why these effects were determined not to be significant and are therefore not addressed in detail in the EIR:

- Agricultural Resources
- Mineral Resources
- Biological Resources

The Glendale Redevelopment Agency will consider comments received in response to this Notice of Preparation in determining the scope and content of the EIR for this project. Any comments provided should identify specific topics of environmental concern and your reason for suggesting the study of these topics in the EIR.

Please provide your comments in writing to:

Glendale Redevelopment Agency
633 East Broadway, Suite 201
Glendale, California 91206
Attention: David Ahern, Senior Project Manager

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