

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF GLENDALE AUTHORIZING THE EXECUTION OF A  
DEVELOPMENT AGREEMENT BY AND BETWEEN THE  
CITY OF GLENDALE AND ADELFA PROPERTIES II, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY**

**WHEREAS**, on February 22, 2022, the Planning Commission of the City of Glendale held a public hearing to consider and recommend the Glendale City Council approve a Development Agreement (“DA”) (attached as Exhibit “A” hereto and incorporated herein by this reference) by and between the City of Glendale (“City”) and Adelfia Properties II, LLC, a Delaware Limited Liability Company (“Developer”) in connection with development of a 294-unit, 24-story multi-family residential building (“Project”) on the easterly half of the 63,760 SF (1.48 acre) project site zoned Downtown Specific Plan (DSP) Gateway District located at 625 N. Maryland and 620 N. Brand Boulevard; and

**WHEREAS**, the Project includes: 247 1-bedroom units and 47 2-bedroom units; 373 subterranean parking spaces for the residential uses and 129 above-ground, replacement parking spaces for existing commercial bank building; sizeable, publicly accessible open space courtyard/plaza fronting Brand Boulevard; and residential amenity spaces and decks throughout the project; and

**WHEREAS**, the Project has a FAR of 7.25 and the building height is 266 feet (7.25 FAR and 275 feet maximum by right in the DSP Gateway District), and complies with all of the development standards and no variances are proposed; and

**WHEREAS**, the Project also involves preservation of an existing a six-story commercial bank/office building located on site at 620 N. Brand Boulevard, and demolition a two-level parking garage and adjacent commercial building to the rear of the site along Maryland Avenue (625 N. Maryland Avenue); and

**WHEREAS**, the City has confirmed that the Developer has an equitable interest in the property on which the Project is to be located; and

**WHEREAS**, the Developer has requested the City enter into the DA to preserve the Project entitlements for a six (6) year term, and lock in the current Development Impact Fees (impact and linkage fees, exactions, or fair share charges imposed on new development) for the Project including the Public Use Facilities Development Impact Fee (GMC Section 4.10); Affordable Housing Development Impact Fee (GMC Section 4.11); and Inclusionary Housing Requirements (GMC Section 30.35.060) so that the Developer has time to finance and construct the Project in light of the continued financial instability resulting from the uneven economic recovery from the COVID-19 pandemic, and so that the Developer has sufficient time to secure construction financing and subsequent preparation of construction documents, plan check and permitting; and

**WHEREAS**, pursuant to Government Code Section 65864 et seq., the City Planning Commission has transmitted its findings, comments and recommendations on the DA to the City Council; and

**WHEREAS**, the City Council has reviewed and considered the DA and the findings and recommendations of the City Planning Commission; and

**WHEREAS**, the Community Development Department, after having conducted an Initial Study, prepared a Sustainable Communities Environmental Assessment (SCEA) for the Project, under the California Environmental Quality Act (CEQA) and pursuant to Public Resources Code Section 21155 et seq., which SCEA, including public comments and responses to comments, (Exhibit 7) was presented to City Council for consideration and approval prior to Project approval on June 14, 2022; and

**WHEREAS**, on June 14, 2022, following a public hearing on the Project and found Project would not cause any significant non-mitigable environmental impacts and based thereon approved the SCEA and adopted a Mitigation Monitoring and Reporting Program for the Project; and

**WHEREAS**, after considering the Development Agreement, the City finds and determines that the Development Agreement is in the vital and best interests of the City and the health,

safety, and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
GLENDALE, CALIFORNIA:**

1. The City Council hereby finds and determines as follows:

(a) The City has complied with the applicable requirements of the California Environmental Quality Act.

(b) The Development Agreement is consistent with the City's General Plan, with the Downtown Specific Plan.

(c) The Development Agreement fully complies with all currently applicable provisions of the Glendale Municipal Code.

(d) The Development Agreement will not be detrimental to the public health, safety and general welfare because it encourages the development of much-needed housing in a location that is recognized by state law as a transit priority project that qualifies for a stream-lined environmental assessment under CEQA because the location of the project will reduce impacts on air quality and greenhouse gas emissions compared to developments not so situated.

(e) The Development Agreement is compatible with the orderly development of property in the surrounding area, and will provide enhancements to the surrounding area and public benefit, including housing.

(f) The Development Agreement constitutes a lawful present exercise of the City's police power and complies with all applicable City and State regulations governing Development Agreements.

(g) The Development Agreement is necessary to strengthen the public planning process and to reduce the public and private costs of development uncertainty.

2. Based on all the findings contained herein, the City Council hereby approves the Development Agreement and authorizes and directs the City Manager to execute it on behalf of

the City of Glendale, and further directs the City Clerk to record the Development Agreement and this Ordinance with the County Recorder within ten (10) days of its execution.

3. The City Clerk shall certify as to the passage of this Ordinance and cause the same to be published in the Glendale Independent or other local newspaper of general circulation, consistent with requirements of applicable State and local law.

4. This Ordinance shall be effective 30 days after the date of adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

STATE OF CALIFORNIA        )  
  )  
COUNTY OF LOS ANGELES    )     SS

I, DR. SUZIE ABAJIAN, City Clerk of the City of Glendale, certify that the foregoing Ordinance No. \_\_\_\_\_ was adopted by the Council of the City of Glendale, California, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and that same was adopted by the following vote:

Ayes:

Noes:

Absent:

Abstain:

\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**  
**DEVELOPMENT AGREEMENT**