



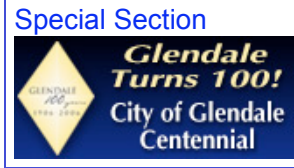
Every One A Professional!
 Click here for all your real estate needs www.tricityre.com



La Canada Flintridge 1483 Foothill Blvd. 818-790-9700
 La Crescenta 2620 Foothill Blvd. 818-957-8629
 Pasadena 740 E. Green St. 626-683-0300
 Commercial 803 N. Central Ave. 818-409-0040
 Glendale 811 N. Central Ave. 818-409-0040
 Los Feliz/Silver Lake 2150 Hillhurst 323-906-8383

GLENDALE NEWS-PRESS

REAL ESTATE RENTALS JOBS AUTOMOTIVE CLASSIFIEDS



April 27, 2006

Search

go >

TOP STORIES

- Home
- News
- Sports
- Business
- Education
- Opinion
- Politics
- & Government
- Columns
- Entertainment
- Calendar
- Features
- Public Safety
- Religion
- Obituaries
- Weather

[Email Story](#)
[Print Story](#)

Published March 29, 2006

City mulls college project

• City Councilmen consider large development at California Avenue, Brand Boulevard

By Fred Ortega, News-Press and Leader

CITY HALL -- The City Council, acting as the Glendale Redevelopment Agency, told staffers to move forward with negotiations that could bring a 350,000-square-foot commercial and residential development to California Avenue and Brand Boulevard.

The council voted 4 to 1 to investigate developer Dorn Platz's proposed deal, which would bring the Glendale Career College downtown to share the space with 24-Hour Fitness, several office and retail establishments, and 150 residential units above a three-level underground parking garage. The development would take up the entire block north of the Alex Theatre.

The plan would have the college on Grandview Avenue in the northwest part of the city and 24-Hour Fitness occupy the corner building owned by Dorn Platz while the first phase of the project is completed over the first three years. The two businesses would then move in while the remaining residential and retail spaces are built on the site of the corner building.

To ensure that Dorn Platz holds up its part of the deal, the city is requiring the company to deposit \$2.5 million into an escrow account once an agreement is reached. It would forfeit the money if the college does not move into the completed first phase of the project within three years, Development Services Director Phil Lanzafame said.

MORE STORIES

- [Giving of themselves](#)
- [Governor speaks on proposal](#)
- [State Assembly hopefuls square off in forum](#)
- [County looks at creating four-way stop](#)
- [Brand Library facing face-lift](#)

Reader Photos
 Archives

Special Sections
 Classifieds
 Real Estate
 Rentals
 Jobs
 Automotive

How to Subscribe
 Contact the Glendale News-Press
 Customer Service
 Display Advertising
 Classified Advertising
 Fictitious Business Name/DBA Advertising

Other TCN Papers:
 Burbank Leader
 Laguna Beach
 Coastline Pilot
 Huntington Beach
 Independent
 Daily Pilot
 La Canada
 Valley Sun
 Crescenta Valley Sun
 Foothill Leader

LOS ANGELES TIMES

advertisement

The deal would also require Dorn Platz to purchase from the city the public Lot 3 to the rear of the property on Maryland Avenue, and to cover all costs -- including legal, if eminent domain is required -- of purchasing the remaining properties on the block. They include the Church of Scientology property, Brand Newsstand, Brand Bookshop and Charles Billiards, among others.

Dorn Platz would also have to replace the 66 public spaces the city would lose from Lot 3 in the new subterranean garage, though the company would be able to discount the cost of those public spaces from its purchase price for the lot, Lanzafame said.

Councilmen Bob Yousefian and Dave Weaver cautioned the developer that they would have to provide enough

spaces in the garage to meet city code, which would require about 1,200 parking spots.

"I strongly recommend you start analyzing the parking requirements because you might end up pulling the plug early on this deal," Weaver said. "You are not going to get a parking variance from Yousefian or from me."

But Mayor Rafi Manoukian objected to the project, which would reach two stories along Brand but would rise up to six stories for the residential tower on Maryland Avenue.

"I can just imagine three years from now the legal entanglements we will get into over this \$2.5-million deposit," Manoukian said. "I hope the agreement is iron-clad, because otherwise we will lose the money. There are also tremendous parking issues there, and if you think putting a college there with that many students will not have an effect, you are sadly mistaken."

QUESTION

What do you think of a proposed mixed-use project for the corner of Brand Boulevard and California Avenue? E-mail gnp@latimes.com or write to News-Press and Leader Community Forum, 111 W. Wilson Ave. Suite 200, Glendale, CA 91203. Please include your name and tell us your hometown and phone number for verification purposes only.

[Glendale CA No Money Down](#)

Buy a home for no money down. Ridiculous? Our clients do it.

[Glendale Real Estate](#)

Find Your Next Home with Coldwell Banker! Leading Service & Resources

[The Verge Armenian Church](#)

A groovy new Purpose Driven young Armenian Church near Glendale

[KTVK Phoenix News](#)

AZFamily Phoenix area news, traffic, weather, sports, and more.

Ads by Goooooogle

[Advertise on this site](#)