

NOTICE OF CITY COUNCIL APPEAL HEARING
APPEAL OF DESIGN REVIEW BOARD DECISION
CASE NO. PDR 2004976

LOCATION: 2941-2943 Honolulu Avenue, Glendale, 91214

APPELLANTS: Grant Michaels (Montrose/Verdugo City/Sparr Heights Neighborhood Association), Mary-Lynne Fischer (Far North Glendale Homeowners Association), Susan Bolan (Crescenta Valley Community Association), Catherine Jurca (Verdugo Woodlands West), & Stephan Meek (Adams Hill)

APPLICANT: Garo Nazarian c/o Domus Design

OWNER: Melissa and Tigran Basmadjyan

ZONE: "C1" — Neighborhood Commercial

LEGAL DESCRIPTION: A Portion of Lot 14, Block E, Crescenta Canada Tract

APN: APN: 5610-015-043

PROJECT DESCRIPTION: The proposed project involves the demolition of the existing, approximately 4,600 SF, two-story commercial building (built in 1983) and a surface parking lot in conjunction with the construction of a new three-story, 18-unit 18,493 SF multi-family density bonus, affordable housing residential development over a 23-space, semi-subterranean parking garage located on a 13,299 SF lot (before dedication) located in the C1 (Neighborhood Commercial) zone.

REQUESTED ACTION: The appellant is requesting that the City Council overturn the Design Review Board decision of July 23, 2020, approving Design Review Board Case No. PDR 2004976.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 32 "In-fill Development Projects" (Sec.15332) because all conditions for an in-fill development project are met.

Public Hearing

The Project described above will be considered by the Glendale City Council at a public hearing in the City Council Chambers, 613 East Broadway, Second Floor, Glendale, CA on **TUESDAY, JANUARY 19, 2021, AT OR AFTER THE HOUR OF 6:00 p.m.**

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the City Council meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed:

On local cable: Charter Cable Channel 6.

Streaming Online: <https://www.glendaleca.gov/government/public-meeting-portal>

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the City Council meeting.

If you desire more information on the proposal, please contact the case planner Milca Toledo in the Planning Division at 818-937-8181 or via email: MiToledo@glendaleca.gov. The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Hearing Officer. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

The City Clerk of the City of Glendale