

NOTICE OF GLENDALE CITY COUNCIL APPEAL HEARING
APPEAL OF DESIGN REVIEW BOARD DECISION
CASE NO. PDR 1525251

LOCATION: 534 AND 538 NORTH KENWOOD STREET

APPELLANT: Amy Minter (Chatten-Brown, Carstens & Minter) on behalf of the Glendale Historical Society

APPLICANT: Hamlet Zohrabians, architect

OWNER: R & A Homes LLC

ZONE: R-1250 - High Density Residential Zone

LEGAL DESCRIPTION: Lots 3 and 5, Block 6, Livingston Tract

APN: 5643-007-003 and 5643-007-004

PROJECT DESCRIPTION: **The applicant is proposing to construct a new 11-unit, three-story residential building with 27 parking spaces in a new one-level subterranean parking garage, restore the historic 1913 two-story Craftsman style single-family residence located at 534 North Kenwood Street, demolish the detached garage at 534 North Kenwood Street; and demolish the non-historic one-story Craftsman style single-family residence and detached garage (built in 1922 and altered in 1928) located at 538 North Kenwood Street). The project will feature 12 residential units occupying two adjoining lots totaling 15,000 square feet in area (0.34 acres) in the R-1250 (High Density Residential) zone. The project includes the full restoration of the Historic House, which is an early example of Craftsman-style architecture and also an example of the style's rare two-story "Aeroplane" sub-type.**

REQUESTED ACTION: The appellant is requesting that the City Council overturn the Design Review Board decision of September 12, 2019, denying the MND and Design Review Board Case No. PDR 1525251.

ENVIRONMENTAL DETERMINATION: An Initial Study was prepared and circulated from May 10, 2019 to May 30, 2019 and a Mitigated Negative Declaration was adopted by the Design Review Board on September 12, 2019.

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, MAY 4, 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 Aileen Babakhani in the Planning Division at 818-937-8331 or via email:

ABabakhani@glendaleca.gov.

Staff reports are accessible prior to the meeting through hyperlinks in the 'Agendas and Minutes' section. Website Internet Address:

<https://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 City Clerk not later than the hour set for public hearing before the City Council. "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.

Aram Adjemian
The City Clerk of the City of Glendale