



PLANNING DEPARTMENT
633 East Broadway Room 103
Glendale, California 91206

PLANNING APPLICATIONS SUBMITTED

7/1/2020 THRU 12/31/2020

Excluding Certification of Zoning; Home Occupation Permit; Business Registration Certificate; Design Review Exemption; ABC License

Address	Description	Type	Date Submitted	Case Planner
1 699 AMERICANA WAY	Food pavillion at the Americana	Minor Administrative Permit	December 10, 2020	Roger Kiesel rkiesel@glendaleca.gov
2 889 AMERICANA WAY	Cart within the Americana	Minor Administrative Permit	November 17, 2020	Roger Kiesel rkiesel@glendaleca.gov
3 2667 BOGUE DR	New two-story, 3,190 sf house with attached two-car garage. The existing fire-damaged house, constructed in 1958, will be demolished.	Design Review	October 22, 2020	Chris Baghdikian cbaghdikian@glendaleca.gov
4 1141 N BRAND BLVD	Wireless Telecommunication Facility application requesting to remove and replace six roof mounted panel antennas (previously approved by expired Conditional User Permit No. 10400-CU) on an existing 80-foot tall commercial building located in the C3 (Commercial Service), Height District III zone.	Wireless Telecommunication Facility	October 02, 2020	Danny Manasserian dmanasserian@glendaleca.gov
5 345 N CEDAR ST	20 percent deviation from a numerical standard for an existing preschool	Administrative Exception	July 01, 2020	Minjee Hahm mhahm@glendaleca.gov
6 345 N CEDAR ST	To continue the operation of an existing preschool	Conditional Use Permit	July 01, 2020	Minjee Hahm mhahm@glendaleca.gov
7 345 N CEDAR ST	609 sf addition (visible from street) to an existing private preschool in the R-1650 zone	Design Review	November 13, 2020	Minjee Hahm mhahm@glendaleca.gov
8 515 N CENTRAL AVE	DA request for Hotel Indigo (515-523 N Central Avenue)	Development Agreements	November 16, 2020	Vista Ezzati vezzati@glendaleca.gov
9 1642 S CENTRAL AVE	to construct a new 4-story 31 unit affordable rental housing project with two concessions to Government Code Section 65915 and GMC Section 30.36 with three units being reserved for very low income households. The property is a corner lot, zoned SFMU (Commercial/ Residential Mixed Use), and is developed with a single family dwelling built in the Craftsman style on the northwest half of the property in 1913, along with a smaller single family house constructed during 1935 and a garage/accessory building constructed at an unknown date on the southeast half of the property. Development of the project requires the demolition of both dwelling units and accessory garage.	Design Review	November 04, 2020	Dennis Joe djoe@glendaleca.gov
10 2169 E CHEVY CHASE DR	New 532 SF addition to (e) 1,177 SF house-- 199 SF addition to the front and 333 SF addition to the rear of the house	Design Review	October 30, 2020	Minjee Hahm mhahm@glendaleca.gov
11 3575 E CHEVY CHASE DR	1,257 SF two-story addition to 2,026 SF two-story house built in 1969; 629 SF deck, 169 SF 2nd story balcony.	Design Review	December 16, 2020	Cassandra Pruettt cpruettt@glendaleca.gov

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12	151 E COLORADO ST	The revised project requires four (4) parking per 1,000 square feet of floor area, or a total of 204 parking spaces. The revised project (50,820 SF) provides 80 parking spaces within a one-level parking garage, which results in a 124-space parking shortfall. The revised project will not provide the required number of parking spaces on-site.	Parking Reduction Permit	November 12, 2020	Milca Toledo mtoledo@glendaleca.gov
13	616 E COLORADO ST	Up to 20 percent deviation (four (4) parking spaces reduction) from 24 required parking spaces in conjunction with the change of use from retail uses to a 6,725 sq.ft childcare center and a 1,550 sq.ft office use with a new parking design without any floor area addition to the existing commercial building.	Administrative Exception	December 23, 2020	Aileen Babakhani ababakhani@glendaleca.gov
14	821 E COLORADO ST	Parking Reduction for new building	Parking Reduction Permit	July 16, 2020	Roger Kiesel rkiesel@glendaleca.gov
15	120 W COLORADO ST	Development agreement for proposed 6 years for the AC hotel (approved for 3 years)	Development Agreements	September 16, 2020	Roger Kiesel rkiesel@glendaleca.gov
16	400 W COLORADO ST	new sign program for new multi-tenant commercial building	Design Review	August 20, 2020	Milca Toledo mtoledo@glendaleca.gov
17	1821 CORO TER	Adding a total of 1,148 SF to an existing SFD built in 1954	Design Review	September 01, 2020	Danny Manasserian dmanasserian@glendaleca.gov
18	1818 CRESTMONT CT	to construct a 406 square-foot first level addition and a 967 square-foot second level addition to an existing one-story, 1,026 square-foot, single-family residence (constructed in 1936) with a non-compliant interior dimension within a two-car garage (17-foot interior length proposed; 20-foot required) and a non-compliant garage door width 2-car garage width (15-foot width garage door proposed; 16-foot width garage door required) on a 6,040 square-foot lot, located in the R1R II (Restricted Residential, Floor Area District II) zone.	Design Review	October 13, 2020	Dennis Joe djoe@glendaleca.gov
19	314 W DORAN ST	Density Bonus Request for a new 33 unit, 4-story multi-family development, with one level of subterranean parking on an approximately 23,969 square-foot site located in the R-1250 PS zone. The project site is comprised of 3 lots and is currently developed as a parking lot/drive-thru for a fast-food restaurant (Burger King at 523 N Central). The applicant is requesting a 35% density bonus request for increased height and FAR and will be providing 11% Very Low Income Units. The new multi-family building will feature 33 units in a new 4-story building with one level of subterranean parking.	Density Bonus Review	July 13, 2020	Vista Ezzati vezzati@glendaleca.gov

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20	314 W DORAN ST	The applicant is proposing to construct a new four-story, 33-unit multi-family residential development with a total of 49 parking spaces within a one-level subterranean parking garage on an approximately 23,970 square-foot lot, zoned R-1250 PS (High Density Residential, Parking Structure Overlay). A Density Bonus application has already been approved for this project which will feature three affordable housing units for very-low income households.	Design Review	November 16, 2020	Vista Ezzati vezzati@glendaleca.gov
21	1234 DOROTHY DR	Construct a new 7'-0" driveway gate with adjacent pedestrian gate, a side gate, and related masonry piers in front of an existing SFD	Design Review	November 16, 2020	Danny Manasserian dmanasserian@glendaleca.gov
22	3950 FOOTHILL BLVD	Demo existing preschool (built 1980) and construct a new 37,040 mixed use - retail on ground level and 34-unit residential apt (3 separate buildings) above. Parking will be provided as follows: 19 spaces for commercial tenants and 77 spaces for residential tenants. The lot is 30,870 Sf.	Design Review	July 30, 2020	Milca Toledo mtoledo@glendaleca.gov
23	1668 GLADYS DR	Certificate of Compliance application.	Certificate of Compliance	November 24, 2020	Chris Baghdikian cbaghdikian@glendaleca.gov
24	301 S GLENDALE AVE	Application for an Administrative Use Permit to allow the on-site sales, service and consumption of beer and wine (ABC License Type 41) at a proposed fast-food restaurant ("International Grill Inc") located at 301 S. Glendale Avenue. The request also includes outdoor dining.	Administrative Use Permit	July 21, 2020	Ani Garibyan agaribyan@glendaleca.gov
25	1625 HAZBETH LN	DRB application - 183 SF addition to living area, 11 SF addition to covered front porch entry, 281 SF addition to rear covered porch. Remove existing roof and build new flat roof with parapets, remodel of exterior facades, remodel of existing gazebo in rear yard. The overall demolition required for addition and change in architectural style exceeds 50% and as such the project is considered new construction.	Design Review	August 11, 2020	Vista Ezzati vezzati@glendaleca.gov
26	1638 HIGHLAND AVE	New 190 SF rear, 2nd story balcony/covered patio. Existing two-story house built in 1927.	Design Review	August 27, 2020	Cassandra Pruet cpruet@glendaleca.gov
27	2523 HONOLULU AVE	Mural	Design Review	August 10, 2020	Ani Garibyan agaribyan@glendaleca.gov
28	1140 HOWARD ST	Under 100 sq. ft. addition with existing 1 car garage.	Administrative Exception	September 07, 2020	Aileen Babakhani ababakhani@glendaleca.gov
29	401 IRVING AVE	New, detached 2nd unit at rear.	Design Review	November 16, 2020	Minjee Hahm mhahm@glendaleca.gov

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30	511 IVY ST	A renewal of Conditional Use Permit at 511-519 Ivy and 514-522 W Broadway, to allow a church, classrooms (Sunday school) and a day care center located in the Commercial/Residential Mixed Use (SFMU) and Moderate Density Residential (R3050) Zones. The proposed use was previously approved by Conditional Use Permit Case No. PCUP 1006903 and will expire on November 30, 2020.	Conditional Use Permit	November 24, 2020	Ani Garibyan agaribyan@glendaleca.gov
31	1246 JUSTIN AVE	Demo existing house (built 1923) and construct new two-story, 3,018 SF single-family residential dwelling with an attached garage	Design Review	August 13, 2020	Milca Toledo mtoledo@glendaleca.gov
32	265 KEMPTON RD	to construct a new two-story, 12,200 square-foot single-family residence with an attached 5-car garage on a 141,166 square-foot lot, zoned R1R (Restricted Residential), Floor Area District II. The project will include 2,000 cubic yards of cut and 1,000 cubic yards of fill on-site (total 1,000 cubic yards of export).	Design Review	September 28, 2020	Dennis Joe djoe@glendaleca.gov
33	326 KEMPTON RD	Interior and Exterior remodel of existing SFD (built circa 1977), 175 SF addition, remove and rebuilt new deck at the rear, new retaining walls & swimming pool at the rear.	Design Review	August 11, 2020	Milca Toledo mtoledo@glendaleca.gov
34	200 S LOUISE ST	to demolish an existing surface parking lot and to construct a new 3-story, 14-unit (2 very low income; 12 market), 6,263 square-foot, residential building with a 1-level subterranean garage. The subject lot is currently improved with an existing, 66,517square-foot, 2-story, general office building (to remain) and surface parking lot.	Density Bonus Review	November 23, 2020	Dennis Joe djoe@glendaleca.gov
35	200 S LOUISE ST	to demolish an existing surface parking lot and to construct a new 3-story, 14-unit (2 very low income; 12 market), 6,263 square-foot, residential building with a 1-level subterranean garage. The subject lot is currently improved with an existing, 66,517square-foot, 2-story, general office building (to remain) and surface parking lot.	Design Review	November 23, 2020	Dennis Joe djoe@glendaleca.gov
36	200 S LOUISE ST	to allow a reduction of 8 parking spaces (20 parking spaces required; 12 parking spaces provided) to accommodate the demolition of an existing surface parking lot and the construction of a new 3-story, 14-unit (2 very low income; 12 market), 6,263 square-foot, residential building with a 1-level subterranean garage. The subject lot is currently improved with an existing, 66,517square-foot, 2-story, general office building (to remain) and surface parking lot.	Parking Reduction Permit	November 23, 2020	Dennis Joe djoe@glendaleca.gov
37	1029 1/2 MELROSE AVE	Tentative Tract Map No. 83215 for a new six (6) unit-condominium.	TTM for Condominium Purposes	December 18, 2020	Aileen Babakhani ababakhani@glendaleca.gov
38	1721 MELWOOD DR	A new 405 sq. ft. floor area addition in the front of the existing single-family residence built in 1951.	Design Review	November 16, 2020	Amy Fitzgerald afitzgerald@glendaleca.gov

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39	1039 W MOUNTAIN ST	HPC-Design review application for a new 123 square-foot floor area addition to the first floor, a total of 992 square-foot addition to the second floor, removal of 179 square-foot floor area from the first floor (west, rear), and removal of 218 square-foot floor area from the second floor (rear) of an existing 4,278 square-foot, two-story, single-family residence (built in 1925) with an existing attached two-car garage and proposed conversion of an existing porte-cochere to a new one-car garage on a 32,452 square-foot lot. The project also includes a new circular driveway, re-stuccoing, door and window replacements, and rear yard improvements (new pool, new covered patio, new trellis, new landscaping).	Design Review	October 07, 2020	Aileen Babakhani ababakhani@glendaleca.gov
40	1039 W MOUNTAIN ST	20 percent deviation from the interior dimension of an attached two-car garage.	Administrative Exception	December 02, 2020	Aileen Babakhani ababakhani@glendaleca.gov
41	515 NOLAN AVE	Certificate of Compliance Request for 515 Nolan Avenue	Certificate of Compliance	October 14, 2020	Vista Ezzati vezzati@glendaleca.gov
42	1841 OAKWOOD AVE	Adding 436 SF and a new 96 SF covered porch to the front of an existing SFD	Design Review	November 19, 2020	Danny Manasserian dmanasserian@glendaleca.gov
43	1015 N PACIFIC AVE	Sale, service and consumption of beer and wine at a restaurant with counter service - Brick & Flour	Administrative Use Permit	August 05, 2020	Ani Garibyan agaribyan@glendaleca.gov
44	1127 N PACIFIC AVE	To encroach into the required 5ft street front setback for a 97SF addition at the front(atrium) without providing additional parking spaces 30.44.020 D. See PVAR2015878	Administrative Exception	October 07, 2020	Minjee Hahm mhahm@glendaleca.gov
45	1127 N PACIFIC AVE	To encroach into the required 5ft street front setback for a 97SF addition at the front(atrium). See PAE2015879	Variance	October 07, 2020	Minjee Hahm mhahm@glendaleca.gov
46	305 E RANDOLPH ST		HPC Mills Act	November 12, 2020	Jay Platt jplatt@glendaleca.gov
47	436 RIVERDALE DR	1: driveway 5ft off site and 2: providing on ground parking instead of subterranean for proposed 3rd unit at rear.	Variance	November 02, 2020	Cassandra Pruett cpruett@glendaleca.gov
48	3450 N VERDUGO RD	Density Bonus application for a new 3-story mixed use building with 3,031 sq.ft commercial uses (retails and offices) at the 1st floor and 22 residential units at the 2nd and 3rd floor (22,110 sq.ft), for a total of 25, 141 square feet with 18 parking spaces on the first floor and 43 parking spaces on one level subterranean parking garage, on a 21,000 square-foot site. The project site is currently developed with commercial buildings (built in 1923/1940/1979). The applicant is requesting a 4.7% density bonus request for three concessions and will provide 4 Very Low Income units.	Density Bonus Review	August 04, 2020	Aileen Babakhani ababakhani@glendaleca.gov
49	1888 VERDUGO LOMA DR	For removal of unpermitted addition per code compliance case number 1729465	Demolition Permit Application	October 09, 2020	Cassandra Pruett cpruett@glendaleca.gov

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50	617 E WINDSOR RD	Interior/Exterior remodel, add new 2nd story to ex dwelling unit constructed in 1922, demo existing garage and construct new two-car garage, and construct a new 2-story dwelling unit at the rear - total proposed density: 2 units.	Design Review	December 07, 2020	Milca Toledo mtoledo@glendaleca.gov