



**PLANNING DEPARTMENT**  
633 East Broadway Room 103  
Glendale, California 91206

# PLANNING APPLICATIONS SUBMITTED

1/1/2021 THRU 6/30/2021

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

Address	Description	Type	Date Submitted	Case Planner
1 1247 ALLEN AVE	DRB Demolish an existing SFD with detached garage and construct a brand new 2-story 2,222 sf dwelling with a 500sf detached garage and 202sf detached covered patio	Design Review	March 18, 2021	Minjee Hahm mhahm@glendaleca.gov
2 608 AMERICANA WAY	New cart at the Americana	Minor Administrative Permit	June 03, 2021	Roger Kiesel rkiesel@glendaleca.gov
3 800 AMERICANA WAY	Text amendment to amend the language of the ASOZ.	Zone Change	June 14, 2021	Roger Kiesel rkiesel@glendaleca.gov
4 1622 ARD EEVIN AVE	428 SF 1-story add and 198 SF 2nd floor deck on top, to 2,150 SF 2-story house built in 1926. Build in line with non-conforming setback.	Administrative Exception	March 18, 2021	Cassandra Pruett cpruett@glendaleca.gov
5 1622 ARD EEVIN AVE	428 SF 1-story addition to 2-story, 2,150 SF SFR built in 1926. 198 SF 2nd floor deck on top of addition. Remove 577 SF garage addition.	Design Review	May 27, 2021	Cassandra Pruett cpruett@glendaleca.gov
6 2223 BONITA DR	Lot line adjustment to combine two lots (APN 5614-015-001 and 5614-015-010)	Lot Line Adjustment	April 01, 2021	Cassandra Pruett cpruett@glendaleca.gov
7 800 N BRAND BLVD	Sign Program (existing high rise sign and new rest. tenant at ground floor)	Design Review	April 13, 2021	Kristen Asp kasp@glendaleca.gov
8 1231 S BRAND BLVD	DEMOLISH AND REMOVE EXISTING VEHICLE SALES SHOWROOM, VEHICLE REPAIR GARAGE AND VEHICLE PART STORAGE BUILDING, AND CONSTRUCT A NEW TWO STORY AUTODEALERSHIP WITH ROOFTOP PARKING.  A parking reduction permit is required because the project requires 235 parking spaces, and 90 spaces are provided resulting a 145 parking deficiency (29 uncovered spaces on the ground level & 61 spaces on the building rooftop).	Parking Reduction Permit	March 09, 2021	Milca Toledo mtoledo@glendaleca.gov
9 318 E BROADWAY	On-site sale of alcoholic beverage	Administrative Use Permit	February 12, 2021	Cassandra Pruett cpruett@glendaleca.gov
10 900 E BROADWAY	126 unit 100% affordable housing project with one manager unit	Density Bonus Review	April 19, 2021	Roger Kiesel rkiesel@glendaleca.gov
11 900 E BROADWAY	127-unit multi-family building. All units will be affordable to low, very low and extremely low income seniors.	Design Review	May 05, 2021	Roger Kiesel rkiesel@glendaleca.gov
12 920 E BROADWAY	40 unit 100% affordable senior housing development (built 1923)	Density Bonus Review	April 19, 2021	Roger Kiesel rkiesel@glendaleca.gov
13 920 E BROADWAY	40 unit affordable housing project. Existing buildings will be rehabilitated to accommodate the housing and one new building will be constructed.	HPC Review of Designated Resources	May 06, 2021	Roger Kiesel rkiesel@glendaleca.gov

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14	318 BROCKMONT DR	Verify lot compliance with Subdivision Map Act	Certificate of Compliance	June 11, 2021	Cassandra Pruett cpruett@glendaleca.gov
15	3526 BROOKHILL ST	New deck at rear over 8ft in height	Design Review	June 21, 2021	Minjee Hahm mhahm@glendaleca.gov
16	1210 E CALIFORNIA AVE	Reasonable accommodation to allow the legalization of a 296 square-foot rear-addition to an existing one story, 1,189 square-foot single-family residence. This application requests relief from the following the following Zoning Code development standards: 1) additions located within the 6-foot interior and street side setbacks, 2) additions without two enclosed parking spaces (within a garage), 3) maintain an existing driveway not leading to a location of enclosed required parking, and 4) landscaping less than 50% within the required 20-foot street front setback to accommodate a hammerhead turn on the existing driveway for the loading/unloading of a disable resident living at the subject property, located in the R-1650 (Medium-High Density Residential) Zone.	Reasonable Accommodation	January 26, 2021	Dennis Joe djoe@glendaleca.gov
17	1527 CEDARHILL RD	Deletion of 1527 Cedarhill Road from the Glendale Register of Historic Resources	Historic Designation Request	April 22, 2021	Jay Platt jplatt@glendaleca.gov
18	501 S CENTRAL AVE	4-foot wide vs. 5-foot wide parking lot planter, 7 parking spaces encroaching 2'-6" into required planter.	Administrative Exception	April 13, 2021	Cassandra Pruett cpruett@glendaleca.gov
19	501 S CENTRAL AVE	Demolish 720 SF commercial building, demolish 918 SF house built in 1921, build new 3,000 SF medical office building with 15-space parking lot.	Design Review	April 13, 2021	Cassandra Pruett cpruett@glendaleca.gov
20	1100 S CENTRAL AVE	To allow the on-site sales, service and consumption of a full line of alcoholic beverages (Type 47) at an existing full-service restaurant (expansion from beer and wine to all types of alcoholic beverages)	Administrative Use Permit	June 07, 2021	Danny Manasserian dmanasserian@glendaleca.gov
21	3510 E CHEVY CHASE DR	Parcel map application to subdivide one lot into two. GLN 1640.	Parcel Map	April 28, 2021	Chris Baghdikian cbaghdikian@glendaleca.gov
22	1766 CIELITO DR	Certificate of Compliance for the lot	Certificate of Compliance	March 30, 2021	Vista Ezzati vezzati@glendaleca.gov
23	821 E COLORADO ST	New approximately 4,900 SF, three story, general and medical office building.	Design Review	May 24, 2021	Roger Kiesel rkiesel@glendaleca.gov
24	829 E COLORADO ST	AUP renewal for sale of alcoholic beverages at an existing full service restaurant, "The Hookah Lounge."	Administrative Use Permit	April 22, 2021	Ani Garibyan agaribyan@glendaleca.gov
25	936 E COLORADO ST	conditional use permit to continue the operation of an existing massage use (previously approved by PCUP1626792) in the C3 zone.	Conditional Use Permit	June 29, 2021	Cassandra Pruett cpruett@glendaleca.gov
26	616 S COLUMBUS AVE	AE (subsection J): Having driveway width of less than 8ft on site for both 616 S Columbus and 612 S Columbus due to shared driveway configuration.	Administrative Exception	May 28, 2021	Minjee Hahm mhahm@glendaleca.gov

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27	3100 COUNTRY CLUB DR	Upgrade to the existing maintenance yard and structures (golf course).	SR Zone Development Review	May 19, 2021	Aileen Babakhani ababakhani@glendaleca.gov
28	2414 DELISLE CT	Demolish the existing two story house and building a 4,200 SF two story house with attached three car garage. The existing house was built in 1963.	Design Review	June 28, 2021	Roger Kiesel rkiesel@glendaleca.gov
29	3416 EL CAMINITO	Variance application to maintain an existing 3-foot interior setback in conjunction with a new 822 sq.ft, two-story addition to the existing one-story single-family residence (built in 1947). The overall height of the building with the proposed addition will be 26'-9" which requires a minimum 5- foot interior setback.	Variance	February 03, 2021	Aileen Babakhani ababakhani@glendaleca.gov
30	1652 EL RITO AVE	DRB 449 addition to first floor and a new 796 square foot second story, construct a new 2-car garage, remodel the existing garage into a guest house. Existing house constructed in 1924	Design Review	February 22, 2021	Minjee Hahm mhahm@glendaleca.gov
31	1230 ETHEL ST	Change detached garage roof from flat to pitched with tile to match main house. SFR built in 1928. HISTORIC PRESERVATION COMMISSION REVIEW.	Design Review	April 28, 2021	Cassandra Pruett cpruett@glendaleca.gov
32	3421 FOOTHILL BLVD	78 unit multi-family density bonus project	Design Review	April 08, 2021	Roger Kiesel rkiesel@glendaleca.gov
33	744 S GLENDALE AVE	Parking Use Permit for 7 spaces per conditions of approval from Parking Reduction Permit No. PPRP1621936 and PPRP1809672 - covers both Unit #1 and Unit #4 (indoor play place and restaurant)	Parking Use Permit	June 15, 2021	Minjee Hahm mhahm@glendaleca.gov
34	1233 S GLENDALE AVE	Applicant is requesting a parking reduction to allow a 113 parking spaces and 2 loading spaces where the zoning code requires 119 parking spaces and 5 loading spaces. Project includes demolition of existing buildings and structures and construction of a new broadcasting studio (East End Studios "Campus") with parking lot and solar shade structures. Includes multiple properties - 1229 & 1233 S Glendale Avenue, and 1214-1234 S. Maryland Avenue.	Parking Reduction Permit	June 01, 2021	Vista Ezzati vezzati@glendaleca.gov
35	1233 S GLENDALE AVE	Applicant is requesting multiple variances in conjunction with development of the project which includes demolition of existing buildings and structures and construction of a new broadcasting studio (East End Studios "Campus") with parking lot and solar shade structures. Includes multiple properties - 1229 & 1233 S Glendale Avenue, and 1214-1234 S. Maryland Avenue.	Variance	June 01, 2021	Vista Ezzati vezzati@glendaleca.gov
36	900 W GLENOAKS BLVD	495 SF addition (conversion of passageway to floor area at 1st level), and 1,517 SF mezzanine addition. Proposed spaces will be used for office.	Design Review	January 20, 2021	Vista Ezzati vezzati@glendaleca.gov

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37	526 HAZEL ST	Density Bonus application for a new 3-story residential building with 17 residential units and 38 parking spaces on one level subterranean parking garage, on a 20,328 square-foot site, addressed as 526, 528, and 532 Hazel Street. The project site is currently developed with three residential dwelling units (built in 1020/1930/1949). The applicant is requesting a 35% density bonus request for two concessions and will provide 2 Very Low Income units.	Density Bonus Review	February 24, 2021	Aileen Babakhani ababakhani@glendaleca.gov
38	2418 HONOLULU AVE	Application to allow the location of a fast food restaurant and on-site sales and consumption of beer at an existing fast food restaurant, Thee Elbow Room, unit A. Renewal of AUP 1410752	Administrative Use Permit	January 13, 2021	Amy Fitzgerald afitzgerald@glendaleca.gov
39	426 IVY ST	New 4 unit multi-family residential building w/demolition of existing multi-family (2 unit) residence (year built 1910)	Design Review	March 30, 2021	Danny Manasserian dmanasserian@glendaleca.gov
40	2745 KENNINGTON DR	To construct a 3,020 SF 3-story SFD with an attached 791 SF garage on an undeveloped 10,307 SF lot. The average current slope is 64.1%	Design Review	January 07, 2021	Milca Toledo mtoledo@glendaleca.gov
41	126 S KENWOOD ST	To construct a new 6-story, 42-unit (41 new units + 1 existing unit) multi-family housing project that includes 82 on-site parking spaces in a 2-level subterranean parking garage on a 22,500 SF lot in the DSP East Broadway District. The SFD located at 132 S. Kenwood will be maintained on-site and as part of the project.	Design Review	April 26, 2021	Vilia Zemaitaitis vzemaitaitis@glendaleca.gov
42	1362 LINDEN AVE	To demolish an existing 443 square-foot detached garage, and to construct a new detached 750 square-foot two-car garage/workshop, a 223 square-foot first level additions at the front, 422 square-foot first level addition at the rear to an existing one-story, 1,588 square-foot single-family dwelling (constructed in 1925) on a 8,218 square-foot lot, located in the R1 I (Low Density Residential).	Design Review	March 17, 2021	Dennis Joe djoe@glendaleca.gov
43	1319 LORETO DR	to convert an existing 85 square-foot rear covered entry into floor area for an existing two-story, 1,817 square-foot single-family residence without the required two parking spaces within a garage on a 5,792 square-foot lot, located in the R1 II HD zone.	Administrative Exception	June 29, 2021	Dennis Joe djoe@glendaleca.gov
44	751 LURING DR	New dwelling on a insufficient lot + encroaching into front setback	Variance	May 25, 2021	Minjee Hahm mhahm@glendaleca.gov
45	1525 MERRIMAN DR	Administrative Exception for up to 20 percent deviation for existing garage doors and new interior setback of 4 feet in conjunction with a 120 sq.ft addition at the rear of SFD.	Administrative Exception	June 24, 2021	Aileen Babakhani ababakhani@glendaleca.gov

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46	820 MISTY ISLE DR	The applicant is proposing to construct a new, one-story, 3,477 square-foot single-family dwelling with attached 483 square-foot two-car garage on a 16,029 square-foot lot in the R1R (FAR District II) Zone. The existing 2,017 square-foot single-family dwelling with an attached two-car garage was originally constructed in 1964 and will be demolished as part of the project.	Design Review	June 23, 2021	Vista Ezzati vezzati@glendaleca.gov
47	3419 MONTROSE AVE	Adding 280 SF to front house, new 4-car garage, and new 1,140 SF two-story unit at rear	Design Review	June 07, 2021	Danny Manasserian dmanasserian@glendaleca.gov
48	415 E MOUNTAIN ST	First and second floor additions to an existing single-family house and a new detached three car garage. The first floor addition is approximately 350 SF. The second floor addition is approximately 900 SF. The style of the residence is also proposed to change. The house was constructed in 1941.	Design Review	May 26, 2021	Roger Kiesel rkiesel@glendaleca.gov
49	420 NESMUTH RD	A New 3-Story Single Family Dwelling, 2,268 Square Feet with Attached 2-Car Garage (455 Square Feet) on a Vacant Lot.	Design Review	April 07, 2021	Aileen Babakhani ababakhani@glendaleca.gov
50	4208 NEW YORK AVE	Adjust the lot configurations into a flag lot between to existing parcels (APNS: 5606-013-062 and 5606-013-062), located in the R1 II zone.	Lot Line Adjustment	March 12, 2021	Dennis Joe djoe@glendaleca.gov
51	521 NOLAN AVE	Certificate of Compliance request for 521 Nolan Avenue	Certificate of Compliance	February 18, 2021	Vista Ezzati vezzati@glendaleca.gov
52	2931 OAKENDALE PL	To construct a new 425 square-foot attached garage at the front and legalization of existing 373 square-foot addition at the rear of the existing one-story, single-family residence, located in the R1 II (Low Density Residential Zone), Floor Area District II.	Design Review	January 20, 2021	Dennis Joe djoe@glendaleca.gov
53	1133 PARK AVE	to construct a new 876 square-foot first and second story addition at the rear of an existing one-story, 1,014 square-foot single-family residence (constructed 1939) without code compliant interior dimensions (17 feet, 5 inches x 15 feet, 5 inches existing; minimum 20 feet x 20 feet required) and substandard garage door width and height (14 feet, 1 inch x 6 feet, 11 inches existing; 16 feet x 7 feet required) on a property located in the R-2250 (Medium Density Residential) Zone.	Administrative Exception	February 04, 2021	Dennis Joe djoe@glendaleca.gov
54	2900 PIEDMONT AVE	to demolish an existing 930 square-foot, one-story, single-family dwelling (constructed in 1924, modified 1954) with a detached 450 square-foot garage, and to construct a new two story 3,148 square-foot single-family residence with an attached 861 square-foot four-car garage	Design Review	February 24, 2021	Dennis Joe djoe@glendaleca.gov
55	2012 RANGEVIEW DR	To demolish the existing one-story, 1,615 square-foot, single-family residence built in 1952 and to construct a new 2,906 square-foot, two-story single family residence with an attached 499 square-foot two-car garage	Design Review	April 12, 2021	Danny Manasserian dmanasserian@glendaleca.gov

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56	3651 ROSELAWN AVE	To construct a new two-story 2,200 SF single-family house with an attached 430 SF (2-car) garage on a vacant 6,160 SF lot.	Design Review	January 29, 2021	Milca Toledo mtoledo@glendaleca.gov
57	5040 SAN FERNANDO RD	Renewal of hot dog cart at the Home Depot	Cart Design and Location Review	June 28, 2021	Danny Manasserian dmanasserian@glendaleca.gov
58	6720 SAN FERNANDO RD	to allow the on-site sales, service, and consumption of a full line of alcoholic beverages at an existing full-service restaurant (Cafe Corner Bistro) with incidental hookah and outdoor patio, on a property located in the IMU-R (Industrial/Commercial-Residential Mixed Use) zone.	Administrative Use Permit	May 14, 2021	Ani Garibyan agaribyan@glendaleca.gov
59	3448 SIERRA VISTA AVE	Adding 130 SF at front and 627 SF at rear (total 757 SF) of SFD and new 2-car garage (year built 1940)	Design Review	March 30, 2021	Roger Kiesel rkiesel@glendaleca.gov
60	215 SPENCER ST	518 SF addition to front of house and converting 67 SF of garage to living space. Existing SFD originally built in 1964.	Design Review	February 08, 2021	Vista Ezzati vezzati@glendaleca.gov
61	3510 N VERDUGO RD	New 16-unit mixed-use condominium subdivision (two commercial units and 14 residential units); project already approved by DRB	TTM for Mixed Use Condo	February 03, 2021	Vilia Zemaitaitis vzemaitaitis@glendaleca.gov
62	1633 VICTORY BLVD	To demolish the existing one-story, 3,537 square-foot, commercial building and associated shade structures (constructed in 1966), and to construct a new three-story hotel with a two-level subterranean garage on a 21,647 square-foot lot, located in the C3 (Height District I) Zone.	Design Review	January 20, 2021	Dennis Joe djoe@glendaleca.gov
63	1650 VICTORY BLVD	Variance renewal to continue use of existing wholesale warehouse on 14,810 sq. ft. site (11,700 sq. ft.).	Variance	April 20, 2021	Ani Garibyan agaribyan@glendaleca.gov
64	1630 WABASSO WAY	Lot line adjustment proposal between 1630 Wabasso Way and 1616 Wabasso way.	Lot Line Adjustment	June 03, 2021	Aileen Babakhani ababakhani@glendaleca.gov