



## HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date January 19, 2023

Design Review Case No. PDR2017612

Address 1642 S. Central Ave. and  
1608 Gardena Ave

Applicant Rodney Khan

### Project Summary:

The owners of 1642 S. Central Avenue propose to:

- Construct a new 40,240-square-foot, five-story, 31-unit, affordable rental housing project with a single concession to Government Code Section 65915 and GMC Section 30.36 (Density Bonus Incentive) with three units being reserved for very low income households. Parking would be provided in a 16-space one-level subterranean garage.
- The project proposes to demolish both existing residential dwelling units (1642 South Central Avenue, constructed in 1913, and 1608 Gardena Avenue, constructed in 1923) and existing detached garage (constructed 1923).

The property located at 1642 S. Central Ave was surveyed as appearing eligible for listing in the Glendale Register of Historic Resources (Status Code 5S3).

### Environmental Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			X			
Doom			X			
Vartanian	X		X			
Morgan			X			
Jurca		X	X			

Totals 5 0

<b>HPC Decision</b>	<b>Not certify the FEIR and deny the requested demolition associated with the proposed Project.</b>
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### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			X			
Doom			X			
Vartanian	X		X			
Morgan			X			
Jurca		X	X			
Totals			5	0		
HPC Decision		<b>Return for Redesign</b>				

**Conditions:**

1. Redesign the Project to not include the demolition of the house at 1642 South Central Avenue that was built in 1913.

HPC Staff Member Dennis Joe, Senior Planner

Notes:

***All resubmittals require a design review application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the HPC's decision date are to be considered as new projects and must submit a new design review application and all corresponding materials, including new mailing list and labels.***