

NOTICE OF CITY COUNCIL HEARING
APPEAL CASE NO. PAPP-002052-2023

LOCATION: 1900 RIVERSIDE DRIVE, GLENDALE, CA 91201

PROJECT APPLICANT: Tim Nagao & Richard Dell, RED Architectural Group

PROPERTY OWNER: Rene Karapedian, PRI Properties LLC

APPELLANT: Hunt C. Braly, Poole Shaffery Attorneys at Law

ZONE: CE – Commercial Equestrian Services Zone

LEGAL DESCRIPTION: Lots 15 thru 17, Portion of Lot 18, and a Vacated Alley, Tract No. 9792

APN: 5625-031-008

PROJECT DESCRIPTION

Appeal of the Design Review Board’s (DRB’s) August 10, 2023 decision to approve DRB Case No. PDR-000210-2022 with conditions for the demolition of the existing commercial stable buildings and associated structures (originally developed in 1939) and construct three new one-story buildings with 15 surface parking spaces for a commercial stable and kennel on a 44,682 square-foot (SF) corner lot located in the CE Zone.

REQUESTED ACTION

The appellant is requesting that the City Council overturn the DRB’s approval of DRB Case No. PDR-000210-2022 with conditions.

ENVIRONMENTAL DETERMINATION

This project is exempt from CEQA review as a Class 32 “Infill Development” exemption pursuant to Section 15332 of the State CEQA Guidelines because the project meets all of the conditions for an in-fill development project.

PUBLIC HEARING

The City Council will conduct a public hearing regarding the above project at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206**, on **January 30, 2024**, at 6:00 pm or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to the application.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call (818) 937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the case planner identified below prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at:
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

Anyone interested in the above case may participate in the meeting as outlined above or contact the case planner. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you would like more information on the proposal, please contact the case planner Vista Ezzati in the Planning Division at (818) 548-2140 or (818) 937-8180 (email: vezzati@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 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.

Date: January 19, 2024

Dr. Suzie Abajian
The City Clerk of the City of Glendale