

CITY OF GLENDALE - NOTICE OF CITY COUNCIL PUBLIC HEARING TO HEAR EVIDENCE AND MAKE FINDINGS OF VIOLATION OF GLENDALE MUNICIPAL CODE CHAPTERS 15.20 AND 30.25 DUE TO UNPERMITTED DEMOLITION OF A HISTORIC RESOURCE, ISSUANCE OF PENALTIES, AND RECORDATION OF INSTRUMENT IMPOSING COVENANTS MEMORIALIZING SAME

NOTICE IS HEREBY GIVEN:

LOCATION: 1239 North Everett Street, Glendale, CA 91207

OWNER: Akop Adamian

ZONE: R1 (Low Density Residential), FAR District II
Pending Bellehurst Historic District

LEGAL DESCRIPTION: Lot 578, Bellehurst Park Tract, as per map recorded in Book 69, Pages 71 to 72 inclusive of maps, in the office of the Los Angeles County Recorder

APN: 5647-022-022

Description of Violation

In accordance with Glendale Municipal Code (GMC) Section 15.20.090, this item is brought to City Council as a noticed public hearing to review evidence of unpermitted demolition of an historic resource, a 1925 Spanish Colonial Revival-style house (“House”) that was located at 1239 N. Everett St., Glendale, CA (“Property”). The Council will be asked to make findings that Chapters 15.20 and 30.25 were violated by the unpermitted demolition of the House – an historic resource. The public hearing will include assessment of appropriate penalties, and authorization to record an instrument imposing covenants against the Property that memorializes any such penalties per GMC 15.20.090.

The House was identified as a contributor in the draft historic resource survey for the pending Bellehurst Historic District. In 2022, the City issued permits for a rear addition to the House and new detached garage (“Project”). The Project called for keeping the House intact except for replacing deteriorated wood windows and demolishing the rear wall of the House to allow for the addition. In October 2023, in violation the GMC Chapter 15.20, 30.25, the House was largely demolished without a City-approved demolition clearance or demolition permit. The City’s Building and Safety Division issued a stop work order to the property owner and on November 15, 2023, revoked all active building permits for the Property. Staff is requesting the City Council to make findings that GMC section 30.25.060 was violated, impose penalties authorized pursuant to GMC section 15.20.090, and authorize the recordation of an instrument imposing covenants memorializing the penalties.

Environmental Determination

The requested action – finding of a violation, imposition of penalties, and recordation of instrument imposing covenants – is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section 15308 “Actions by Regulatory Agencies for Protection of the Environment” and Section 15321 “Enforcement Actions by Regulatory Agencies” of the State CEQA Guidelines because this action is a hearing on a finding of a violation of the Glendale Municipal Code and the unpermitted demolition of a historic resource.

Public Hearing

The public hearing of the City Council to make findings of violation of GMC Chapters 15.20 and 30.25 will occur in the Council Chambers located at City Hall, 613 East Broadway, Glendale on the **2nd day of April, 2024**, at or after the hour of 6:00 p.m.

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

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 Jay Platt, Principal Planner, in the Community Development Department at (818) 937-8155 or email: JPlatt@glendaleca.gov.

Any person having an interest in the subject matter of this public hearing may participate in person or by phone as outlined above. 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 City Council's decision 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 in advance (or two business days) for requests regarding sign language translation and Braille transcription services.

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

Dated: March 20, 2024

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