

April 5, 2017

Domus Design  
Attention: Garo Nazarian  
109 East Harvard Street, Suite 306  
Glendale, CA 91205

&

Avetis Keshishian  
1651 Hasting Heights Lane  
Pasadena, CA 91107

**RE: 311 SOUTH ADAMS STREET & 1012-1028 EAST COLORADO STREET**

- PROPOSED NEGATIVE DECLARATION (ND) FOR PZC 1608165
- ZONE CHANGE CASE NO. PZC 1608165

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting of April 5, 2017, recommended **APPROVAL** of your application to the City Council, for a proposed Change of Zone (zoning map amendment) to amend the zoning map designation for the property located at **311 South Adams Street and 1012-1028 East Colorado Street**, to allow the construction of a three (3)-level parking structure (on the southeastern portion of a 34,176 square-foot site) for use by the existing banquet facility, commercial, and office uses on Colorado Street. Development requires the demolition of the existing surface parking lot. No changes are proposed to the existing commercial uses. The request includes changing the southern portion of the site from R-2250 zoning to "C3-I" zoning (the northern portion is already zoned "C3-I"), and adding a Precise Plan of Design (PPD) overlay zone on the southeastern portion of the site, where the parking structure is proposed, and described as Portion of Lot 6, Block 13 of the Byram. Patterson and Miller Subdivision, in the City of Glendale, County of Los Angeles.

**ENVIRONMENTAL REVIEW**

A proposed negative declaration (ND) was prepared for the project.

A copy of the adopted resolution dated April 5, 2017, is enclosed.

The next step in the process is for the City Council to consider the proposed zone change including the Planning Commission's recommendation. You will be notified of the council hearing date through a separate public notice.

**NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner (Kathy Duarte at 818-937-8163 / email:kduarte@glendaleca.gov), who acted on this case, and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,

Philip Lanzafame  
Director of Community Development



Kathy Duarte  
Planner  
KD:sm

Cc: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna);and case planner-Kathy Duarte.

## MOTION

Moved by Planning Commissioner Shahbazian, and seconded by Planning Commissioner Lee, that upon consideration of the proposed Zone Change and placement of the Precise Plan of Design Overlay Zone (Zoning Code Amendment – Zoning Map Amendment Case No. PZC 1608165) on the property at 1012-1024 East Colorado Street and 311 South Adams Street (APN: 5674-023-005, 5674-023-006, 5674-023-007), and consideration of the development proposed within the project site, the Planning Commission hereby recommends that the City Council:

- Adopt the negative declaration;
- Approve the proposed zone change (R-2250 to C3-1)
- Approve the proposed Precise Plan of Design (PPD) Overlay zone (over the proposed parking structure); and
- Approve the proposed parking structure as recommended with conditions by the Design Review Board

Adopted this 5<sup>th</sup> day of April, 2017.

## VOTE

Ayes: Astorian, Lee, Shahbazian, Manoukian

Noes: Landregan

Absent: None

Abstain: None