



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 |