

NOTICE OF CITY COUNCIL APPEAL HEARING
APPEAL OF HISTORIC PRESERVATION COMMISSION DECISION NO. PDR-000838-2023

LOCATION: 1642 SOUTH CENTRAL AVENUE AND 1608 GARDENA AVENUE
APPELLANT: Aram Alajajian c/o Alajajian Marcoosi Architects Inc.
(Appellant/Applicant)
APPLICANT/OWNER: Aram Alajajian c/o Alajajian Marcoosi Architects Inc.
(Appellant/Applicant)
Souren Tutunjian (Owner)
ZONE: "SFMU" - (San Fernando Commercial/Residential Mixed Use)
LEGAL DESCRIPTION: Lot 12 of Tract No. 910, in the City of Glendale, County of Los Angeles, State of California

PROJECT DESCRIPTION: Appeal of the Historic Preservation Commission's (HPC) February 16, 2023 denial of a Design Review Application (case number PDR-000838-2023) and decision to not certify the Final Environmental Impact Report (FEIR) for a new five-story, 31-unit, affordable rental housing project on a 9,958 square-foot lot zoned SFMU (Commercial/Residential Mixed Use), with three units reserved for very low income households and a concession to reduce the total amount of parking spaces by two parking spaces (16 parking spaces provided in a one-level subterranean garage; 18 parking spaces required), per Gov. Code Sec. 65915 and GMC Section 30.36 - Density Bonus Incentive (the "Project").

The project site is zoned SFMU (Commercial/Residential Mixed Use) and developed with two residential buildings (1642 South Central Avenue and 1608 Gardena Avenue) and a detached garage. The residence located at 1642 South Central Avenue was constructed in 1913, and a second residence located on the same lot addressed as 1608 Gardena Avenue was constructed in 1920. The project proposes to demolish both residential dwelling units and the garage.

REQUESTED ACTIONS: The applicant/appellant is requesting that the City Council overturn the Historic Preservation Commission decision of February 16, 2023, denying certification of the Final Environmental Impact Report (FEIR) and Design Review Application Case No. PDR-000838-2023.

ENVIRONMENTAL DETERMINATION: As required by the CEQA Guidelines (14 Cal Code Regs §15082(a)(1)), the City issued a Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the Proposed Project on June 10, 2021. The Project DEIR was circulated for public review and comment from March 24, 2022, through April 22, 2022, and based on public comments, the City prepared a Partially Recirculated Draft EIR (PR-DEIR) to expand upon the DEIR's noise and vibration impact analysis. Consistent with CEQA Guidelines Sections 15087 and 15088.5(d), the PR-DEIR was circulated for a 30-day public comment period beginning on August 12, 2022. Public comments were received during the public review periods for both the DEIR and PR-DEIR, and responses to each comment were included in the FEIR. The FEIR, proposed Mitigation Monitoring and Reporting Program (MMRP), and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website at: <https://www.glendaleca.gov/government/departments/community-development/planning/current-projects/environmental-review>

PUBLIC HEARING INFORMATION: The City Council will conduct a public hearing in the City Council Chambers, 613 East Broadway, Second Floor, Glendale, CA, on **April 11, 2023**, at 6:00 p.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 2, Chapter 2.88, related to the uniform appeal procedure. The purpose of the hearing is to hear comments from the public with respect to design review and environmental concerns.

CONTACT: If you desire more information on the proposal, please contact Dennis Joe in the Community Development Department at (818) 937-8157 and (818) 548-2115 or djoe@glendaleca.gov, where the files are available.

Staff reports are accessible prior to the hearing through hyperlinks in the "Agendas" section. Website: www.glendaleca.gov/agendas.

Any person having any interest in the Project described above may appear at the public hearing listed above either in person or by counsel or both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at, or prior to the public hearings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public hearings. 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.

Dr. Suzie Abajian
City Clerk of City of Glendale