

**Appendix A**  
**Notice of Preparation and Comment Letters**

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# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

The City of Glendale (City) will initiate the preparation of an Environmental Impact Report (EIR) for the following project as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Sections 21000-21178, and California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387. The City is the Lead Agency under CEQA and will prepare an EIR for the proposed two-lot subdivision and demolition of the existing structures at 1420 Valley View Road (Project), which were demolished without first obtaining the necessary approvals.

This Notice of Preparation (NOP) provides information describing the Project and its probable environmental effects in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to be explored in the Draft EIR.

The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the environmental effects associated with implementation of the Project. Alternatives to the Project and the effects of those alternatives will also be described and analyzed in the Draft EIR.

## PROJECT LOCATION

The City of Glendale (City) is located at the eastern end of the San Fernando Valley in Los Angeles County, at the southern base of the Verdugo Mountains. Regional access to the City is provided by the Ventura Freeway State Route 134 (SR 134), which runs east to west, by the Golden State Freeway Interstate 5 (I-5), which runs north to south, and by State Route 2 (SR 2) running north to south.

The Project is located at 1420 Valley View Road (see Figure 1) and consists of a lot associated with Assessor Parcel Number (APN) 5633-003-052 (Project Site). The Project Site is located on approximately 15,000 square feet (0.34 acres) of vacant land on the east side of Valley View Road approximately 485-feet south of West Kenneth Road.

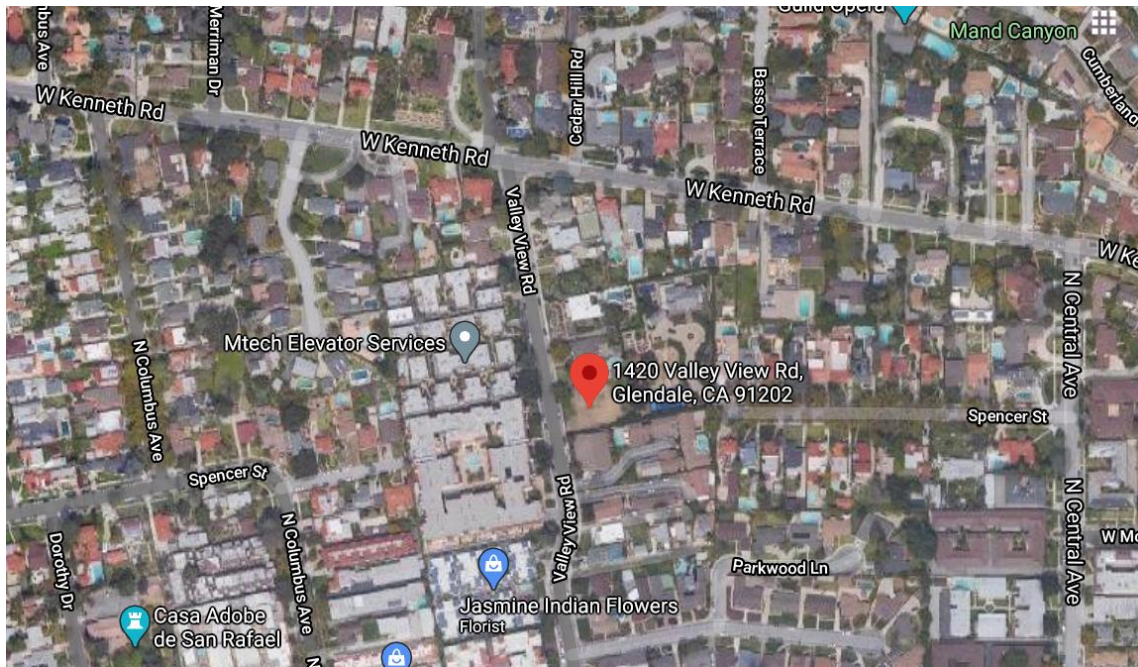


Figure 1 – Site Location

## **Existing Site Conditions and Background**

The existing General Plan land use and zoning designation for the Project Site is Low-Density Residential (R1). The R1 zone is the traditional low-density residential zone. The zone is designed to codify historic development standards in the older, flatter residential sections of the City. These standards have been developed to avoid rendering existing dwellings nonconforming to the extent feasible and to allow new low-density residential development or approved overlay zone uses in conformance with the comprehensive General Plan in order to promote the public health, safety and general welfare.

The one-story house and detached garage previously situated on the lot were built in 1908 in the Craftsman Bungalow style. Initially, the property owner requested the demolition of the house and garage, with no other development proposed at that time. In February of 2016, staff determined that an Environmental Impact Report (EIR) was necessary to evaluate the historic significance of the buildings proposed for demolition. On November 1, 2016, the City Council, on appeal by the applicant, upheld staff's determination and required the preparation of an EIR. In February of 2018, the property owner demolished the house and garage prior to the completion of the EIR, as required by the City Council, and without obtaining City approval.

Currently, the property owner has filed a Tentative Parcel Map to subdivide the lot into two parcels for the development of two single-family dwellings. The Project Site remains vacant and will remain vacant until potential impacts on the historic resources previously on site are assessed in an EIR.

## **PROJECT DESCRIPTION**

The Project will include a historic resources analysis to determine the historical significance of the residential buildings previously on site and whether that historical resource was adversely affected by the demolition. The potential impacts of subdivision of one lot into two lots will also be considered. A limited-issue EIR will be prepared focusing on analyses of air quality/greenhouse gas emissions and noise during construction and effects on the historic structures. Alternatives that will be considered in the EIR include the No Project Alternative (no subdivision or construction of new dwellings) and No Subdivision Alternative, which would involve rebuilding one single-family house and appurtenant structures on one lot. If the EIR finds that the impact to an historical resource was significant, mitigation measures to offset impacts will be identified.

If you work for a responsible state agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR when considering a permit or other approval for this Project. Please include the name of a contact person in your agency. Members of the public are not required to provide personal identifying information when they communicate with the Planning Commission or the Planning Division. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Planning Division's website or in other public documents.

Please submit comments to: Chris Baghdikian, Senior Planner, Community Development Department 633 E. Broadway, Room 103, Glendale, CA 91206, (818) 937-8182, [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov) by **5:00 p.m. PST on April 9, 2021**.

**From:** [Catherine Jurca](#)  
**To:** [Baghdikian, Chris](#)  
**Subject:** comments on Notice of Preparation for EIR 1420 Valley View  
**Date:** Sunday, March 28, 2021 11:02:17 AM

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CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear Chris,

I appreciate receipt of the City's NOP of the EIR for the illegally demolished 1908 Craftsman at 1420 Valley View.

There were other concerns raised at the time that should be addressed in the EIR. Based on photographs taken on the day of the clandestine demolition, and comments from neighbors who witnessed it, no precautions were taken to deal with hazardous materials such as lead paint and asbestos. The EIR must include a study of hazardous materials released into the soil/air and how those will be addressed/mitigated as part of the project.

Thank you so much.

Best wishes,  
Cathy

**From:** [OPR State Clearinghouse](#)  
**To:** [Jimon, Mayra@DOT](mailto:Jimon, Mayra@DOT)  
**Cc:** [Baghdikian, Chris](#)  
**Subject:** Re: SCH # 2021030250 - 1420 Valley View Road Project  
**Date:** Wednesday, March 24, 2021 1:23:11 PM

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**CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.**

Thank you for your submittal, the State Clearinghouse (SCH) is in receipt of your comments.

Mikayla Vaba  
State Clearinghouse  
(916) 445-0613

---

**From:** "Jimon, Mayra@DOT" <Mayra.Jimon@dot.ca.gov>  
**Date:** Wednesday, March 24, 2021 at 1:07 PM  
**To:** OPR State Clearinghouse <State.Clearinghouse@opr.ca.gov>  
**Cc:** "cbaghdikian@glendaleca.gov" <cbaghdikian@glendaleca.gov>  
**Subject:** SCH # 2021030250 - 1420 Valley View Road Project

Hello,  
For your records, the attached letter is Caltrans District 7's response to the following project: SCH # 2021030250, 1420 Valley View Road Project. The Lead Agency under CEQA, which is the City of Glendale, is copied on this email.

Please let me know if you have any questions.  
Best,

**Mayra Jimon**

Student Assistant  
Caltrans District 7, Office of Regional Planning  
100 S. Main Street, Los Angeles, CA 90012  
[mayra.jimon@dot.ca.gov](mailto:mayra.jimon@dot.ca.gov)

**From:** [Jimon, Mayra@DOT](mailto:Jimon,Mayra@DOT)  
**To:** [OPR State Clearinghouse](#)  
**Cc:** [Baghdikian, Chris](#)  
**Subject:** SCH # 2021030250 - 1420 Valley View Road Project  
**Date:** Wednesday, March 24, 2021 1:09:12 PM  
**Attachments:** [07-LA-2021-03514 Final Response Letter.pdf](#)

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**CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.**

Hello,

For your records, the attached letter is Caltrans District 7's response to the following project: SCH # 2021030250, 1420 Valley View Road Project. The Lead Agency under CEQA, which is the City of Glendale, is copied on this email.

Please let me know if you have any questions.

Best,

**Mayra Jimon**

Student Assistant

Caltrans District 7, Office of Regional Planning

100 S. Main Street, Los Angeles, CA 90012

[mayra.jimon@dot.ca.gov](mailto:mayra.jimon@dot.ca.gov)

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7 – Office of Regional Planning  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 897-0475  
FAX (213) 897-1337  
TTY 711  
www.dot.ca.gov



Making Conservation  
a California Way of Life.

March 24, 2021

Chris Baghdikian  
City of Glendale  
633 E Broadway, Room 103  
Glendale, CA 91206

RE: 1420 Valley View Road Project – Notice of  
Preparation of an Environmental Impact  
Report (NOP)  
SCH # 2021030250  
GTS # 07-LA-2021-03514  
Vic. LA-134/PM: 6.804

Dear Chris Baghdikian:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The purpose of the proposed project is to subdivide the current lot into two parcels for the development of two single-family dwellings. The project will include a historic resources analysis to determine the historical significance of the residential buildings previously on site and whether that historical resource was adversely affected by the demolition. A limited-issue Environmental Impact Report (EIR) will be prepared focusing on analyses of air quality/Greenhouse Gas (GHG) emissions and noise during construction and effects on the historic structures. The City of Glendale is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located approximately 4,000 feet from State Route 134 (SR-134), 2 miles from Interstate 5 (I-5), and 2 miles from State Route 2 (SR-2) in Los Angeles County.

From reviewing the NOP, Caltrans concurs with the following: “The Project will include air quality/GHG emissions, noise, and historic resources analyses to determine the historical significance of the residential buildings proposed for demolition, no new Vehicle Miles Traveled (VMT) would be generated from the Project. Therefore, impacts would be less than significant.”

The following information is included for your consideration.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Furthermore, Caltrans encourages Lead Agencies to implement Transportation Demand Management (TDM) strategies that reduce VMT and GHG emissions. For more TDM options, please refer to:

- The 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8) by the Federal Highway Administration (FHWA), available at

Chris Baghdikian  
March 24, 2021  
Page 2 of 2

<https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>.

If you have any questions about these comments, please contact Mayra Jimon, the project coordinator, at Mayra.Jimon@dot.ca.gov, and refer to GTS # 07-LA-2021-03514.

Sincerely,

*Miya Edmonson*

MIYA EDMONSON  
IGR/CEQA Branch Chief  
cc: Scott Morgan, State Clearinghouse



**From:** [Hank Schlinger](#)  
**To:** [Baghdikian, Chris](#)  
**Subject:** 1420 Valley View Drive  
**Date:** Saturday, March 13, 2021 8:54:24 PM  
**Attachments:** [1420 Valley View Drive.msg](#)

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**From:** Hank Schlinger <hschling@hankschlinger.com>  
**Sent:** Saturday, March 13, 2021 8:54 PM  
**To:** Baghdikian, Chris  
**Subject:** 1420 Valley View Drive

Dear Mr. Baghdikian,

I am writing about 1420 Valley View Drive.

I find it unbelievable that the owners of 1420 Valley View Drive demolished the house before the EIR was completed and without City approval and now, in an ultimate act of chutzpah, they want the city to approve splitting the lot so they can build two houses.

These individuals should be denied any request to build on the lot and should be required to either restore the house in as original a condition as possible or give up the property altogether.

If they are allowed to get away with this egregious violation, then the laws and rules don't apply to anyone.

Without serious consequences for their actions, what's to stop others from doing the same thing? Allowing them to go forward with no consequences or nothing more than a slap on the wrist will set a terrible precedent for the City.

Respectfully,

Hank Schlinger

Henry D. Schlinger, Jr., Ph.D.  
1755 W. Mountain St.  
Glendale, CA 91201

**From:** [Jairo Avila](#)  
**To:** [Baghdikian, Chris](#)  
**Subject:** Re: FTBMI AB52 PPM 1831214  
**Date:** Thursday, March 11, 2021 3:04:44 PM

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Hello Chris,

Thank you for the response. AB52 Tribal Consultation still remains open. We will schedule a follow up consultation meeting once the draft EIR is available for review.

Best,

**Jairo F. Avila, M.A., RPA.**

*Tribal Historic and Cultural Preservation Officer*

Cultural Resources Management Division

**Tribal Historic and Cultural Preservation Department**

**Fernandeño Tataviam Band of Mission Indians**

1019 Second Street, Suite 1

San Fernando, California 91340

Office: (818) 837-0794

Website: <http://www.tataviam-nsn.us>

---

**From:** Baghdikian, Chris <[CBaghdikian@Glendaleca.gov](mailto:CBaghdikian@Glendaleca.gov)>

**Sent:** Thursday, March 11, 2021 1:08 PM

**To:** Jairo Avila <[jairo.avila@tataviam-nsn.us](mailto:jairo.avila@tataviam-nsn.us)>

**Subject:** RE: FTBMI AB52 PPM 1831214

**[CAUTION] EXTERNAL Email. Exercise caution.**

Thank you for including the May 2019 comments below. We will take them into consideration in the EIR.

**Chris Baghdikian, Senior Planner • City of Glendale • Community Development Department**

633 E. Broadway, Room 103 • Glendale, CA 91206 • (818) 937-8182 • [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov)

---

**From:** Jairo Avila <[jairo.avila@tataviam-nsn.us](mailto:jairo.avila@tataviam-nsn.us)>

**Sent:** Thursday, March 11, 2021 12:00 PM

**To:** Baghdikian, Chris <[CBaghdikian@Glendaleca.gov](mailto:CBaghdikian@Glendaleca.gov)>

**Subject:** Re: FTBMI AB52 PPM 1831214

**CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.**

Hello Chris,

I received the EIR NOP for the 1420 Valley View Rd Project and want to confirm that the measures provided in May 2019 will be implemented in the EIR. Can you confirm? Feel free to give me a call if you have any questions or want to discuss further.

Thank you,

**Jairo F. Avila, M.A., RPA.**

*Tribal Historic and Cultural Preservation Officer*

Cultural Resources Management Division

**Tribal Historic and Cultural Preservation Department**

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---

**From:** Jairo Avila <[jairo.avila@tataviam-nsn.us](mailto:jairo.avila@tataviam-nsn.us)>

**Sent:** Friday, May 24, 2019 1:32 PM

**To:** [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov) <[cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov)>

**Subject:** FTBMI AB52 PPM 1831214

## **Tribal Historic & Cultural Preservation Department**

**Project Case No:** *PPM 1831214*

**Address:** *1420 Valley View Rd, Glendale, CA, 91202, USA*

Hello Chris,

On behalf of the Tribal Historic and Cultural Preservation (THCP) Department of the Fernandeño Tataviam Band of Mission Indians (FTBMI), thank you for the notification on the Project referenced above. This message constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (as amended, 2015) and CA Public Resources Code section 21080.3.1.

The area in which the Project area is located is within the traditional Tataviam ancestral territory and encompasses the lineage-villages from which members of the FTBMI descend. Our records indicate the presence of significant cultural area within distance of the Project location. However, the Tribe has no knowledge of cultural resources within the vicinity of the Project nor has any concerns with the proposed plan. Due to the Project's proximity to known and Tribal cultural/ archaeological sites, the THCP Department request that the following mitigation measures be made part Project's condition of approval.

- **TCR-1:** In the event that Tribal Cultural Resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall

cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The Fernand<sup>o</sup> Tataviam Band of Mission Indians (FTBMI) shall be contacted to consult if any such find occurs. The archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the applicant, Lead Agency, and FTBMI.

- **TCR-2:** The Lead Agency and/or applicant shall, in good faith, consult with the Fernand<sup>o</sup> Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource if encountered during the project grading.

I look forward to reviewing the Project's Conditions of Approval, as it is important that the concerns of the Fernand<sup>o</sup> Tataviam Band of Mission Indians are addressed in the document. Should you have any questions, please feel free to give me a call.

Thank you,

--

**Jairo F. Avila, M.A., RPA.**

Tribal Historic and Cultural Preservation Officer

**Fernand<sup>o</sup> Tataviam Band of Mission Indians**

1019 Second Street, Suite 1

San Fernando, California 91340

Office: [\(818\) 837-0794](tel:8188370794)

Website: <http://www.tataviam-nsn.us>

**From:** [Baghdikian, Chris](#)  
**To:** "[Jairo Avila](#)"  
**Subject:** RE: FTBMI AB52 PPM 1831214  
**Date:** Thursday, March 11, 2021 1:08:00 PM

---

Thank you for including the May 2019 comments below. We will take them into consideration in the EIR.

**Chris Baghdikian, Senior Planner • City of Glendale • Community Development Department**  
633 E. Broadway, Room 103 • Glendale, CA 91206 • (818) 937-8182 • [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov)

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**From:** Jairo Avila <[jairo.avila@tataviam-nsn.us](mailto:jairo.avila@tataviam-nsn.us)>  
**Sent:** Thursday, March 11, 2021 12:00 PM  
**To:** Baghdikian, Chris <[CBaghdikian@Glendaleca.gov](mailto:CBaghdikian@Glendaleca.gov)>  
**Subject:** Re: FTBMI AB52 PPM 1831214

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Hello Chris,

I received the EIR NOP for the 1420 Valley View Rd Project and want to confirm that the measures provided in May 2019 will be implemented in the EIR. Can you confirm? Feel free to give me a call if you have any questions or want to discuss further.

Thank you,

**Jairo F. Avila, M.A., RPA.**

*Tribal Historic and Cultural Preservation Officer*

Cultural Resources Management Division

**Tribal Historic and Cultural Preservation Department**

**Fernandeño Tataviam Band of Mission Indians**

1019 Second Street, Suite 1

San Fernando, California 91340

Office: (818) 837-0794

Website: <http://www.tataviam-nsn.us>

---

**From:** Jairo Avila <[jairo.avila@tataviam-nsn.us](mailto:jairo.avila@tataviam-nsn.us)>  
**Sent:** Friday, May 24, 2019 1:32 PM  
**To:** [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov) <[cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov)>  
**Subject:** FTBMI AB52 PPM 1831214

**Tribal Historic & Cultural Preservation Department**

Project Case No: **PPM 1831214**

Address: **1420 Valley View Rd, Glendale, CA, 91202, USA**

Hello Chris,

On behalf of the Tribal Historic and Cultural Preservation (THCP) Department of the Fernandeño Tataviam Band of Mission Indians (FTBMI), thank you for the notification on the Project referenced above. This message constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (as amended, 2015) and CA Public Resources Code section 21080.3.1.

The area in which the Project area is located is within the traditional Tataviam ancestral territory and encompasses the lineage-villages from which members of the FTBMI descend. Our records indicate the presence of significant cultural area within distance of the Project location. However, the Tribe has no knowledge of cultural resources within the vicinity of the Project nor has any concerns with the proposed plan. Due to the Project's proximity to known and Tribal cultural/ archaeological sites, the THCP Department request that the following mitigation measures be made part Project's condition of approval.

- **TCR-1:** In the event that Tribal Cultural Resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The Fernandeño Tataviam Band of Mission Indians (FTBMI) shall be contacted to consult if any such find occurs. The archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the applicant, Lead Agency, and FTBMI.
- **TCR-2:** The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource if encountered during the project grading.

I look forward to reviewing the Project's Conditions of Approval, as it is important that the concerns of the Fernandeño Tataviam Band of Mission Indians are addressed in the document. Should you have any questions, please feel free to give me a call.

Thank you,

--

**Jairo F. Avila, M.A., RPA.**

Tribal Historic and Cultural Preservation Officer

**Fernandeño Tataviam Band of Mission Indians**

1019 Second Street, Suite 1

San Fernando, California 91340

Office: [\(818\) 837-0794](tel:8188370794)

Website: <http://www.tataviam-nsn.us>

**From:** [Jairo Avila](#)  
**To:** [Baghdikian, Chris](#)  
**Subject:** Re: FTBMI AB52 PPM 1831214  
**Date:** Thursday, March 11, 2021 12:01:56 PM

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Hello Chris,

I received the EIR NOP for the 1420 Valley View Rd Project and want to confirm that the measures provided in May 2019 will be implemented in the EIR. Can you confirm? Feel free to give me a call if you have any questions or want to discuss further.

Thank you,

**Jairo F. Avila, M.A., RPA.**

*Tribal Historic and Cultural Preservation Officer*

Cultural Resources Management Division

**Tribal Historic and Cultural Preservation Department**

**Fernandeño Tataviam Band of Mission Indians**

1019 Second Street, Suite 1

San Fernando, California 91340

Office: (818) 837-0794

Website: <http://www.tataviam-nsn.us>

---

**From:** Jairo Avila <[jairo.avila@tataviam-nsn.us](mailto:jairo.avila@tataviam-nsn.us)>

**Sent:** Friday, May 24, 2019 1:32 PM

**To:** [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov) <[cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov)>

**Subject:** FTBMI AB52 PPM 1831214

## **Tribal Historic & Cultural Preservation Department**

**Project Case No:** *PPM 1831214*

**Address:** *1420 Valley View Rd, Glendale, CA, 91202, USA*

Hello Chris,

On behalf of the Tribal Historic and Cultural Preservation (THCP) Department of the Fernandeño Tataviam Band of Mission Indians (FTBMI), thank you for the notification on the Project referenced above. This message constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (as amended, 2015) and CA Public Resources Code section 21080.3.1.

The area in which the Project area is located is within the traditional Tataviam ancestral



territory and encompasses the lineage-villages from which members of the FTBMI descend. Our records indicate the presence of significant cultural area within distance of the Project location. However, the Tribe has no knowledge of cultural resources within the vicinity of the Project nor has any concerns with the proposed plan. Due to the Project's proximity to known and Tribal cultural/ archaeological sites, the THCP Department request that the following mitigation measures be made part Project's condition of approval.

- **TCR-1:** In the event that Tribal Cultural Resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall assess the find. The Fernandño Tataviam Band of Mission Indians (FTBMI) shall be contacted to consult if any such find occurs. The archaeologist shall complete all relevant California State Department of Parks and Recreation (DPR) 523 Series forms to document the find and submit this documentation to the applicant, Lead Agency, and FTBMI.
- **TCR-2:** The Lead Agency and/or applicant shall, in good faith, consult with the Fernandño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource if encountered during the project grading.

I look forward to reviewing the Project's Conditions of Approval, as it is important that the concerns of the Fernandño Tataviam Band of Mission Indians are addressed in the document. Should you have any questions, please feel free to give me a call.

Thank you,

--

**Jairo F. Avila, M.A., RPA.**

Tribal Historic and Cultural Preservation Officer

**Fernandño Tataviam Band of Mission Indians**

1019 Second Street, Suite 1

San Fernando, California 91340

Office: [\(818\) 837-0794](tel:8188370794)

Website: <http://www.tataviam-nsn.us>

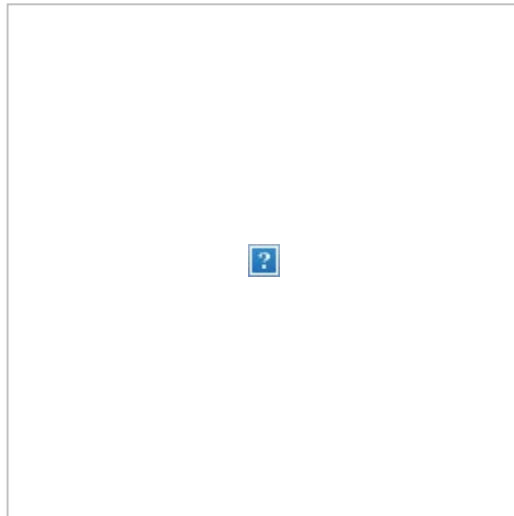
**From:** [Zemaitaitis, Vilia](#)  
**To:** [Baghdikian, Chris](#)  
**Cc:** [Krause, Erik](#)  
**Subject:** FW: 1420 Valley View Drive Lot Split- Comments on EIR Due April 9  
**Date:** Thursday, March 11, 2021 8:55:28 AM

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FYI

**From:** Northwest Glendale Homeowners Association <nwglendale@gmail.com>  
**Sent:** Wednesday, March 10, 2021 11:02 AM  
**To:** Design Review Board <DesignReviewBoard@Glendaleca.gov>  
**Subject:** 1420 Valley View Drive Lot Split- Comments on EIR Due April 9

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**1420 Valley View Drive**  
**Notice of Preparation**  
**of Environmental Impact Report**  
***Comments Due April 9***

The City has provided [notice](#) of an Environmental Impact Report (EIR) it will be preparing in connection with a proposed lot split at 1420 Valley View Drive.

The house previously situated at that address was built in 1908 in the Craftsman Bungalow style. Initially, the property owner requested the demolition of the house and garage, with no

other development proposed at that time. In November 2016 the City determined that an EIR was necessary to evaluate the historic significance of the buildings proposed for demolition.

However, in February 2018, the property owner demolished the house and garage prior to the completion of the required EIR and without City approval.

Now, the property owner has filed a Tentative Parcel Map to subdivide the lot into two parcels for the development of two single-family dwellings. The Project Site remains vacant and will remain vacant until potential impacts on the historic resources previously on site are assessed in an EIR. The city notice is [here](#).

Please submit any questions or comments you may have on the project to the case planner, Chris Baghdikian at [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov). (818) 937-8182 **by 5:00 p.m. on April 9, 2021.**

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Northwest Glendale Homeowners Association | 1413½ W. Kenneth Rd #208, Glendale, CA 91201

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**From:** [MARK TARABORELLI](#)  
**To:** [Baghdikian, Chris](#)  
**Subject:** 1420 Valley View  
**Date:** Wednesday, March 10, 2021 12:47:08 PM

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Against sub division of the lot.

Due to their violation they should have to rebuild the craftsman that was originally there.

**From:** [Kim Szalay](#)  
**To:** [Baghdikian, Chris](#)  
**Subject:** EIR comments: 1420 Valley View Drive Notice of Preparation of Environmental Impact Report Comments Due April 9  
**Date:** Wednesday, March 10, 2021 12:11:44 PM

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The owner of the subject property should be fined a substantial amount for funding of an historic preservation fund, or comparable, as mitigation if the illegally demolished house was determined to be historically significant, and no planning/zoning exceptions should be made for any new development of the site. The City should be very strict with illegal development/demolition activity, especially when done as brazenly and physically irreparably as this subject case.

Kim Szalay, former County subdivision and permit planner and NWGHA Member.