



# PLANNING APPLICATIONS SUBMITTED

2023-09-01 through 2023-09-30

**Excluding** Certification of Zoning; Home Occupation Permit; Business Registration Certificate; Design Review Exemption; ABC License

**PLANNING DEPARTMENT**  
633 East Broadway Room 103  
Glendale, California 91206

Address	Description	Type	Date Submitted	Case Planner
337 N CEDAR STREET	Tentative tract map application proposing a condominium conversion of an existing 4-unit apartment building and one detached single family residence on (total of five units) on a 10,840 SF lot zoned R-1650.	Tentative Map	September 1, 2023	Vilia Zemaitaitis VZemaitaitis@glendaleca.gov
354 W WILSON AVENUE	6-unit new condominium project. New building is under construction.	Tentative Map	September 5, 2023	Aileen Babakhani ABabakhani@glendaleca.gov
	<p>The owners, Kimberly Chavez and Jared Goodner, recently purchased the property at 1319 Loreto Drive in Glendale, CA in the Rossmoyne neighborhood. The purchased home on the property included a 266 square-foot sunroom on the second story, which does not follow the historic guidelines in the Rossmoyne district and unbeknownst to the owners was unpermitted. Unfortunately for the owners, they had intended to use this space for an additional bedroom for their family.</p> <p>Secondly, the addition of the sunroom made the area adjacent (main stair) and under it (kitchen) susceptible to water leaks and damage. In order to remedy these issues, the owners would like to propose replacing the sunroom with an addition on the second floor that would better incorporate itself into the design of the original home.</p> <p>The proposed project includes demolition of the existing sunroom and replaces it</p>			

1319 LORETO DRIVE

with a new bedroom and bathroom. The scope of work also includes adding a new roof above and an enclosure around the bedroom and bathroom. The design intends to tie together the new and old parts of the home and reestablish the character of the existing house, while abiding by the historic guidelines set by the City of Glendale for the Rossmoyne Historic District. Specifically, the project proposes to integrate the addition into the original home's massing and continue the clay-tile roof and stucco facade that match the original Spanish Colonial design. The project will not involve modification of the existing building footprint.

A variance is being requested for this project because the proposed addition triggers Glendale, California Municipal Code 30.32.05, which requires dwelling units with a gross floor area between 0-3,499sf to have two (2) off street covered parking spaces at the dimensions required in section 30.60.040.G. However, this dwelling unit at 3,028 square-foot cannot meet these requirements due to the original building siting of the property in 1930.

Section 30.60.040.G requires the two (2) off street covered parking spaces to be side-by-side with a minimum interior dimension of sixteen (16) feet wide by eighteen (18) feet deep with a minimum 16-foot wide garage door opening. The existing garage on the property from 1930 has an interior dimension of 19'-3" wide and 15'-1" deep with a garage door opening of 12'-7". The garage door width cannot be increased since it is up against a property line on one side (Sheet A900, plan north) and the existing house on the opposite side. The depth of the garage cannot meet the 18' interior depth without transgressing the property line (Sheet

Variance

September 5, 2023

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	<p>A900, plan west). Increasing the depth of the garage in the opposite direction towards the driveway would require major re-work to the existing house and displacement of an electrical meter (see Sheet A900). Due to these restrictive conditions, we are asking for a variance that will give an exception to the parking requirements on this property. We believe this variance should be considered because Loreto Drive is a residential street with abundant street parking that does not require permits to park on the street. In addition, this project intends to increase the width of the driveway to nine (9) feet wide to meet Section 30.32.130.C (see Sheet A100).</p> <p>The owners want to make every effort to be a good neighbor and improve this property to better fit into the Rossmoyne Historic District.</p>			
1120 N PACIFIC AVENUE STE 6	An administrative use permit to allow the sale and service of beer, wine and distilled spirits for on-site consumption only; in conjunction with an 1,850 square foot restaurant; with seating for 50 inside only; with the hours of 11:00 am to 11:00 pm, 7 days a week.	Administrative Use Permit	September 5, 2023	Chloe Cuffel ccuffel@glendaleca.gov
2055 ELEANORE DRIVE	Propose 2 ADU units over the existing 4 Car carport in a multi-family 4-unit apartment building (approximately 500 SQ ft each)	Variance	September 12, 2023	Milca Toledo MiToledo@glendaleca.gov
706 E COLORADO STREET	New 5,230 SF 2-story commercial building with 9 parking spaces.	Administrative Design Review	September 13, 2023	Sadie Gropen sgropen@glendaleca.gov
400 N BRAND BOULEVARD STE 120	Upgrade of an ABC license from Type 41 On-Sale Beer & Wine to Type 47 On-Sale General (beer, wine and spirits) for an existing restaurant dba Salt & Olive.	Administrative Use Permit	September 14, 2023	Chloe Cuffel ccuffel@glendaleca.gov
2441 SLEEPY HOLLOW DRIVE	NEW TWO STORY SINGLE FAMILY RESIDENCE W/ ATTACHED 2 CAR GARAGE.	Design Review	September 17, 2023	Dennis Joe DJoe@glendaleca.gov

3204 VICKERS DRIVE	Existing residence consist of two- story single family residence with an attached non-compliant garage located directly below the living room of the main residence. the site is located on a Hillside zone and a high fire hazard zone. Site is a hillside parcel of approximately 8,590 sf and is zone R1R, District II . Site has a steep terraced rear yard unsuitable for client's proposed project resulting in the proposed location in the deep front yard. The project consist of the following : An addition to and remodel of the existing kitchen, dining room on the main level. An addition pf an ew lower level new 2 car garage , living , kitchen and patio. On the main floor a new family room. A new interior stairway from the new grade- level entry foyer to the existing main level. Relocated laundry room. Remodel of existing non-compliant garage to master bedroom w/ bathroom.	Administrative Design Review	September 19, 2023	Aileen Babakhani ABabakhani@glendaleca.gov
221 N GLENDALE AVENUE	sign program changes related to granted standards variance for 2 signs for Total Wine	Design Review	September 20, 2023	Vista Ezzati VEzzati@Glendaleca.gov
246 N JACKSON STREET	The project is located at 246 N. Jackson Street in Glendale, CA 91206 and consists of a new, partial 2 and a partial 3 story multi-family building with Eleven (11) rental apartment units. The project consists of five (5) one bedroom units and seven (7) two bedroom units. Residential parking is provided within a subterranean garage, totaling 14 parking spaces.	Design Review	September 22, 2023	Cassandra Pruet CPruett@Glendaleca.gov
1601 W MOUNTAIN STREET	AT&T Wireless proposes to install a wireless telecommunication facility.	Wireless Telecommunications Facility	September 26, 2023	Chloe Cuffel ccuffel@glendaleca.gov
1719 SOMBRA DRIVE	To add less than 100 sf to an existing Sfr with a non conforming garage and front setback.	Administrative Exception	September 27, 2023	Shoghig Yepremian sYepremian@glendaleca.gov

3636 GLENWOOD AVENUE	Demolish 122sf non-permitted sunroom. Remodel 320sf existing Kitchen and Dining Room. Add 475sf 1-story to enlarge Kitchen and Dining Room (includes Laundry Room and Pantry). Total new floor area added: 320 SF + 475 SF = 795 SF	Administrative Design Review	September 27, 2023	Milca Toledo MiToledo@glendaleca.gov
1608 VICTORY BOULEVARD STE A	To allow the sale of beer and wine (Type 41) for on-site consumption at an existing full-service restaurant.	Administrative Use Permit	September 27, 2023	Columba Diaz codiaz@glendaleca.gov
3463 N VERDUGO ROAD	NEW RESTAURANT - NEW BEER & WINE LICENSE.	Administrative Use Permit	September 28, 2023	Shoghig Yepremian sYepremian@glendaleca.gov
1201 N PACIFIC AVENUE	AT&T Wireless proposes to install a new wireless telecommunication facility.	Wireless Telecommunications Facility	September 28, 2023	Columba Diaz codiaz@glendaleca.gov
117 E FAIRVIEW AVENUE	To construct a new 29 Unit Density Bonus Housing Project.	Density Bonus Review	September 29, 2023	Dennis Joe DJoe@glendaleca.gov