

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING  
CONDITIONAL USE PERMIT NO. PCUP-002795-2024, &  
STANDARDS VARIANCE CASE PVAR-003198-2024**

**LOCATION:** 1015 NORTH CENTRAL AVENUE  
Glendale 91202

**APPLICANT:** Alajajian, Aram & Anoush Khachekian

**BUSINESS NAME:** The Armenian Apostolic Church of Glendale (A Parish under the Western Diocese of the Armenian Church of North America)

**ZONE:** "R-1250" - (High Density Residential)

**LEGAL DESCRIPTION/APN:** Lot C, Parcel Map 1340, Tract 4045 and 4048 as per Map Book 176, Page 16 / APN: 5636-007-075 and 076

**PROJECT DESCRIPTION**

**The proposed project encompasses the expansion of and improvements to the existing Armenian Apostolic Church located in the R-1250 (High Density Residential) zone. The applicant is requesting a *CONDITIONAL USE PERMIT* to allow the expansion of the existing church, and *SETBACK AND STANDARDS VARIANCES* to allow, 1) the removal and replacement of the existing church tower with new domes/bell tower elements with an overall building height of 55 feet, construction of a new detached accessory building consisting of an outdoor open alter with an overall height of 48 feet, 5-inches to the top of the dome/bell tower element, construct new 24-foot high columns, arched architectural elements and an 18-foot high entry gate and fence in the courtyard area, 3) exceed the maximum allowed floor area of 500 Square Feet for the new accessory building (outdoor alter), and 4) expand the existing church floor area and construct a new fence within the required street-front setback, and construct a new accessory building (outdoor alter) with a zero setback from the south interior property line.**

**CODE REQUIRES**

**Conditional Use Permit**

1. Approval of a Conditional Use Permit (CUP) is required for a place of worship in the R-1250 (High Density Residential) Zone (GMC 30.11.020.B, Table 30.11-A).

**Setback and Standards Variance**

1. The maximum allowed building height is three stories and 36 feet (GMC 30.11.030 Table 30.11-B)
2. The maximum allowed building height for an accessory building/structure is 15 feet (GMC 30.11.030 Table 30.11-B).
3. The maximum allowed floor area for an accessory building is 500 SF (GMC 30.11.030 Table 30.11 B).
4. The minimum required street-front setback for a new building is 20 feet and an average of 23 feet in the R-1250 Zone. (GMC 30.11.030, Table 30.11-B)
5. The minimum required interior setback for an accessory building is five feet and an average of 8 feet in the R-1250 Zone. (GMC 30.11.030, Table 30.11-B)

## **APPLICANT'S PROPOSAL**

### **Conditional Use Permit**

1. Approval of a Conditional Use Permit to permit a place of worship at the subject site.

### **Setback and Standards Variance**

Setback and Standards Variances to allow:

1. The removal and replacement of the existing church tower with new domes/bell tower elements with an overall building height of 55 feet.
1. Construct a new detached accessory building consisting of an outdoor open alter with an overall height of 48 feet, 5 inches, to the top of the dome/bell tower element and construct multiple, 24-foot high columns and arched architectural elements and an 18-foot high entry fence and gateway all within the new outdoor courtyard.
2. Construct a new 1,156 Square Feet accessory building or outdoor open alter.
3. Expand the existing church floor area and construct a new fence, ranging from 5 inches from the street front property line (at its closest point) to 12 feet, 4 inches.
4. Construct a new accessory building (outdoor alter) with a zero setback from the south interior setback.

**ENVIRONMENTAL DETERMINATION:** The project is categorically exempt from the California Environmental Quality Act (CEQA) review as a Class 1 Existing Facilities per Section 15301(e) of the CEQA Guidelines, because the project is a negligible expansion to an existing use; specifically, it is an addition to an existing structure provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less, and it is a continuation of the same land use type (place of worship). Also, the project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because the project involves the construction of a new outdoor open alter. A historic assessment report was submitted by the applicant (prepared Kaplan Chen Kaplan) for the property. The report concluded that the project site at 1015 N. Central Avenue is not listed on the National Register of Historic Places, California Register of Historical Resources, or Glendale Register of Historic Resources, and has not been identified as a historic resource in any survey, and therefore, not eligible for designation at the local, state, or federal levels.

**HEARING INFORMATION:** The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206, on **JULY 31, 2024**, at 9:30 AM or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.43.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>. For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Hearing Officer Hearing. You may also testify in person at the hearing if you wish to do so.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

The staff report and case materials will be available a week before the hearing date at [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas).

**QUESTIONS OR COMMENTS:** If you desire more information on the proposal, please contact the case planner, Milca Toledo, in the Planning Division at (818) 937-8181 or email:

[Mitoledo@glendaleca.gov](mailto:Mitoledo@glendaleca.gov).

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Hearing Officer. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. 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.

When a final decision is rendered, a decision letter will be posted online at [www.glendaleca.gov/planning/decisions](http://www.glendaleca.gov/planning/decisions). An appeal may be filed within 15 days of the final decision date appearing on the decision letter. All appeals must be filed using the City's online permit portal: [GlendaleCA.gov/perm](http://GlendaleCA.gov/perm).

Dr. S. Abajian, The City Clerk of the City of Glendale