

NOTICE OF PLANNING COMMISSION HEARING
APPEAL OF PLANNING HEARING OFFICER'S DECISION
CONDITIONAL USE PERMIT CASE NO. PCUP-002795-2024
VARIANCE CASE NO. PVAR-003198-2024

LOCATION: 1015 NORTH CENTRAL AVENUE
Glendale 91202

APPELLANT: Aram Alajajian

OWNER: 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

This is an appeal of the Planning Hearing Officer decisions to deny 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 ft., construction of a new detached accessory building consisting of an outdoor open alter with an overall height of 48 ft., 5-inches to the top of the dome/bell tower element, construct new 24-ft. high columns, arched architectural elements and an 18-ft. high entry gate and fence in the courtyard area, 3) exceed the maximum allowed floor area of 500 SF 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.

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.

PUBLIC HEARING

The Planning Commission will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206, on **NOVEMBER 6, 2024, at 5:00 pm** or as soon thereafter as possible.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner above prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

If you would like more information on the proposal, please contact the case planner, Milca Toledo, in the Planning Division at mitoledo@glendaleca.gov or Allen Castillo in the Economic Development Division at ACastillo@glendaleca.gov or (818) 937-8181, or (818) 937- 8267.

The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the project described above may participate in the hearing, by phone as outlined above, or appear in person and may be heard in support of their 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.

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