



November 6, 2024

Aram Alajajian and Anoush Khachekian  
Alajajian-Marcoosi Architects Inc.  
320 Arden Avenue, #120  
Glendale, CA 91203

**RE: 1015 NORTH CENTRAL AVENUE**

APPEAL OF PLANNING HEARING OFFICER'S DECISION

➤ **CONDITIONAL USE PERMIT CASE NO. PCUP-002795-2024**

**(ALSO SEE: STANDARDS VARIANCE CASE NO. PVAR-003198-2024)**

[The Armenian Apostolic Church of Glendale (A Parish under the Western Diocese of the Armenian Church of North America)]

Dear Appellant:

The Planning Commission of the City of Glendale, at its meeting held on November 6, 2024, voted to **REVERSE** the planning Hearing Officer's decision of **Denial**, and **APPROVES** the **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 altar 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 altar), 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 altar) with a zero setback from the south interior property line, in the "R-1250" (High Density Residential) Zone, located at **1015 North Central Avenue**, described as Lot C, Parcel Map 1340, Tract 4045 and 4048 as per Map Book 176, Page 16 / APN: 5636-007-075 and 076, in the City of Glendale, County of Los Angeles.

**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 altar. 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.

A motion adopted by the Planning Commission is attached.

### **APPEAL PERIOD**

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency. Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires.

***All appeals must be filed using the City's online permit portal: [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits). Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before NOVEMBER 22, 2024.***

Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner, Milca Toledo at (818) 937 -8181 (email: [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov))

### **NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner and/or Hearing Officer who acted on this case. This shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact me.

Sincerely,  
Bradley Calvert  
Director of Community Development



Milca Toledo  
Senior Planner  
MT:sm

1015 NORTH CENTRAL AVENUE  
APPEAL OF PLANNING HEARING OFFICER'S DECISION  
➤ CONDITIONAL USE PERMIT CASE NO. PCUP-002795-2024

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section (S.Partamian); Public Works ( S.Hernandez); Traffic & Transportation Section (P.Casanova/Mark Bueno); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (G. Tom/S.Boghosian/R.Takidin/ C.Babakhanlou/D.Scorza); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian/A.Limayo); Neighborhood Services Division; Integrated Waste Management Admin; Maintenance Services Section Admin.; Street and Field Services Admin.; Engineering and Environmental Management; H.Markarian; P.O'Connor;F.Smith; D.Sullivan; and case planner - Milca Toledo.

## **MOTION**

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Fuentes, that upon review and consideration of all materials and exhibits of current record relative to Conditional Use Permit Case No. PCUP-002795-2024, located at 1015 North Central Avenue, and after having conducted an appeal hearing on said matter, that the Planning Commission hereby finds that one or more of the buildings and/or structures at the Project Site are not historic resources under CEQA Guidelines Section 15064.5(a)(4), and therefore, **REVERSES** the Planning Hearing Officer's decision and **APPROVES** the Conditional Use Permit to allow the expansion of the existing place of worship located in the R-1250 Zone in accord with findings C and D set forth in the Planning Hearing Officer decision letter of September 17, 2024, and findings A and B and conditions set forth in the Planning Hearing Officer staff report included as Exhibit 1 dated July 31, 2024.

### **A. That the proposed use will be consistent with the various elements and objectives of the general plan.**

The proposed use will be consistent with the various elements and objectives of the General Plan. The Land Use Element of the General Plan designates the subject site as High Density Residential. The zone is intended for high density residential development with an overall average density of 34 - 43 units per acre. The Land Use Element is the most directly related to the approval of this use; the proposed project is consistent with the Land Use Element, which designates the project site as High Density Residential, allowing for residential uses and permitting churches to operate with an approved conditional use permit. The church use is compatible with the church and private school located across the street to the east in that it provides a service to those residential uses and is a low-intensity institutional/public assembly use. The Circulation Element identifies North Central Avenue as a Minor Arterial, West Glenoaks Boulevard as a Major Arterial, and Fairview Avenue as a Local Street that are fully developed and can adequately handle the traffic circulation around the site. The City's Traffic Engineer reviewed the project and determined that no significant increase in traffic would occur as a result of the project proposal.

Operation of the church shall be required to comply with the City's Noise Ordinance (Chapter 8.36 Noise Control), and, as such, will be consistent with the General Plan Noise Element. No other elements of the General Plan, including the Circulation, Historic Preservation, Housing, Open Space and Conservation, Recreation, and Safety Elements, will be negatively impacted. Therefore, the proposed addition of the existing land use is consistent with the various elements and objectives of the General Plan.

### **B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.**

The proposed continued operation and expansion of a place of worship and its associated structures and facilities, will not be detrimental to the public health or safety, the general welfare, or the environment, as conditioned. City records indicate that a place of worship has operated at this location since 1941. For decades, a church has operated and will continue to operate at this

location without any major incident, currently owned and operated by the Armenian Apostolic Church of Glendale. The church will operate as a congregation facility for worship, education and fellowship, and as a meeting place for community members and non-profit groups. Church events and activities will take place generally, for example, between the hours of 9am to 9pm, seven days per week, with other gatherings as needed. Conditions of Approval included in this staff report suggest several measures to prevent any noise or disturbances from affecting surrounding properties. The addition to the main church building and the construction of the new ancillary structure will be visible from the street. The additional floor area is ancillary to the primary use and does not expand the church seating or viewing area; thus, no intensification of the use or associated parking demand is anticipated. Further, the Neighborhood Services Division and Police Department had no comments about the continued operation and expansion of a place of worship at the subject site; the associated structures and facilities have been operating for over 50 years as a church use with no evidence of being detrimental to the community. The use and associated facilities, therefore, are not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned.

**C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.**

That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. The subject site has been used as a church since its construction in 1941 and has not proven to adversely impact nearby uses or impede the normal development of surrounding properties. The project proposes a 987 square-foot addition to the existing church building, consisting of a main altar and a prayer altar, a backstage area behind the main altar and a baptismal area. Additionally, a new 1,156 square-foot detached accessory building is proposed, consisting of an outdoor altar, restrooms and storage area associated with the church. Approval of the conditional use permit is not anticipated to cause adverse impacts nor impede the normal development of surrounding properties since these properties are already developed and the existing church has operated since 1941 and children's day care has operated under previous Conditional Use Permits (CUPs) without incident. The immediate area includes multi-family residential, and a variety of commercial uses located nearby along North Central Avenue and West Glenoaks Boulevard. The proposed expansion is not anticipated to conflict with adjacent uses, and no other City divisions cited any concerns with the continued operation of the site as a place of worship. The proposed project will provide adequate public and private facilities, such as utilities, landscaping, parking spaces and traffic circulation.

**D. That adequate public and private facilities, such as utilities, parking spaces and traffic circulation measures are provided for the use.**

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use. The site has appropriate utilities and infrastructure necessary for the church to continue operating at the site. No changes are proposed that would render existing utilities and infrastructure inadequate or require them to be upgraded. The site has 31 parking spaces to service church patrons. The parking requirement for a church use is based on number of fixed seats or floor area of seating or viewing area. The proposed 987 square-foot addition to the church and the new, 1,156 square-foot open outdoor altar with restrooms and storage do not include any fixed seats and does not increase the seating or viewing area as

defined in the zoning code; therefore, it does not trigger an increase in the required number of parking spaces. The proposed landscaping on site proposes to comply with the Zoning Code.

**APPROVAL of the Conditional Use Permit shall be subject to the following conditions:**

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.
2. That all licenses and permits as required or approvals from Federal, State, County or City authorities shall be obtained and kept current at all times.
3. That the premises shall be operated in full accordance with applicable State, County, and local laws.
4. That no live entertainment shall be permitted.
5. That any expansion or modification of the facility or use which intensifies the existing conditional use permit shall require a new conditional use permit application. Expansion shall include additional floor area, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer.
6. That the applicant shall comply with all Department/Division requirements as specified in their memos/interdepartmental communications to the satisfaction of the Department Director.
7. That full access to the premises shall be made available to all City of Glendale representatives, including, but not limited to, personnel from Community Development Department, Neighborhood Services Division, Police Department, and Fire Department, and Los Angeles County Department of Health Services representatives, upon request, for the purpose of verifying compliance with all laws, or verifying the conditions of this approval, or both.
8. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
9. That a Business Registration Certificate shall be obtained to reference this conditional use permit.
10. That Design Review Board approval shall be obtained prior to the issuance of a building permit.
11. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.

12. That a lot line adjustment or lot tie covenant be submitted, approved and recorded for the subject site for purposes of combining the subject parcel with two adjoining parcels into one (APNs 5636-007-076, 5636-007-075 and 5636-007-903).
13. That the applicant shall comply with all requirements of the City Engineer, as specified in the memo dated May 26, 2022 to the satisfaction of the City Engineer.
14. That the applicant shall comply with all requirements of the Public Works - Urban Forestry Division, as specified in the memo dated February 02, 2024 to the satisfaction of the Urban Forester.
15. That the applicant shall comply with all requirements of the Public Works – Traffic Engineering Division, as specified in the memo date January 29, 2024.
16. That the applicant shall comply with all requirements of the Glendale Water and Power (Water & Electric), as specified in the memo dated May 13, 2024.
17. That the applicant shall comply with all conditions of approval for Setback and Standards Variance Case No. PVAR-003198-2024.

Adopted this 6<sup>th</sup> November, 2024.

VOTE AS FOLLOWS

Ayes: Lee, Minassian, Fuentes Shahbazian  
Noes: None  
Abstain: None  
Absent: Chraghchian