



July 20, 2016

Art Simonian  
501 W Glenoaks Boulevard, # 556  
Glendale, CA 91202

**RE: 2612 HONOLULU AVENUE**  
(2635 Sycamore Avenue)

- **ZONE CHANGE CASE NO. PZC 1601571**
- **DESIGN REVIEW CASE NO. PDR 1601574**

Dear Mr. Simonian:

The Planning Commission of the City of Glendale, at its meeting of July 20 2016, recommended approval of your application to the City Council, for a proposed zone change (zoning map amendment) to amend the zoning map designation for the property located at **2612 Honolulu Avenue** (2635 Sycamore Avenue) from C2-I and R1-II Zone to "C2-I – PPD" and "R1-II – PPD" (Precise Plan of Design) Zone, and to allow the construction of a two- and three-story, 28-unit multi-family residential development. The three-story portion of the project includes two-stories of residential over a parking garage that is considered a story due to site slope conditions. Development requires the demolition of a vacant restaurant/bar and surface parking lot, in the City of Glendale, County of Los Angeles.

Entitlements Requested

Zone Change Case No. PZC 1601571 and Design Review Case No. PDR 1601574.

Environmental Review

A proposed negative declaration (ND) was prepared for the project.

A copy of the adopted motion dated July 20, 2016, is enclosed.

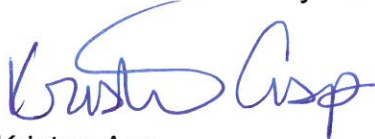
The next step in the process is for the City Council to consider the proposed zone change (zoning map amendment), including the Planning Commission's recommendation. You will be notified of the City Council hearing date through a separate public notice.

**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 Kristen Asp – 818.937.8161. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and 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.

Sincerely,

Philip Lanzafame  
Director of Community Development



Kristen Asp  
Senior Planner  
KA:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (A. Jimenez); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Environmental Management (M. Oillataguerra); and case planner – Kristen Asp

MOTION

Moved by Planning Commissioner Shahbazian, and seconded by Planning Commissioner Manoukian, that upon consideration of the proposed ordinance relating to the placement of the Precise Plan of Design Overlay Zone (Zoning Code Amendment – Zoning Map Amendment Case No. PZC 1601571) on the property at 2612 Honolulu Avenue (2635 Sycamore Avenue – APN: 5611-012-003, 5611-012-014 and 5611-012-018), and consideration of the development proposed within the project site, the Planning Commission hereby recommends that the City Council:

- adopt the negative declaration;
- approve the proposed (PPD) overlay zone; and
- approve the proposed development as recommended by the Design Review Board with additional conditions (see exhibit 7 as included in the Planning Commission staff report dated 7-20-16)

Adopted this 20<sup>th</sup> day of July, 2016.

VOTE

Ayes: Astorian, Landregan, Manoukian, Shahbazian, Lee  
Noes: None  
Absent: None  
Abstain: None