

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR ADMINISTRATIVE EXCEPTION CASE NO. PAE 1827399

LOCATION: 534 AND 538 NORTH KENWOOD STREET
GLENDALE, CA 91206

APPLICANT: Hamlet Zohrabians

ZONE: R-1250 – High Density Residential Zone

LEGAL DESCRIPTION: Lots 3 and 5, Block 6, Livingston Tract

PROJECT DESCRIPTION

The proposed project involves demolition of an existing one-story Colonial Craftsman style single-family residence (built in 1922 and altered in 1928) located at 538 North Kenwood Street, preservation and rehabilitation of an existing two-story Aeroplane Craftsman Style single-family residence (built in 1913) located at 534 North Kenwood Street, and construction of a new 11-unit, three-story residential building, for a total of 12 residential units on two adjoining lots totaling 15,000 square feet in area (0.34 acres), in the R-1250 (High Density Residential) zone. The existing two detached two-car garages located on the project site will be demolished and a total of 27 parking spaces will be provided for the project including 26 parking spaces in a new one-level subterranean parking garage, and one unenclosed parking with access from the public alley along the east boundary of the project site.

The applicant has requested the approval of an Administrative Exception to exceed the allowable lot coverage by 2.48 percent (the maximum allowed lot coverage is 50 percent). The project also requires approval from the Design Review Board for the design.

ENVIRONMENTAL RECOMMENDATION

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration (MND) for the project. The Proposed Mitigated Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website: www.glendaleca.gov/environmental . If you desire more information on the proposal, please contact the case planner, Aileen Babakhani, at ababakhani@glendaleca.gov or (818) 937-8331

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Mitigated Negative Declaration Comment Period: May 10, 2019 to May 20, 2019

Public Notice Published: May 9, 2019

Date: May 9, 2019