

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
NOTICE OF DESIGN REVIEW BOARD MEETING  
DESIGN REVIEW BOARD CASE NO. PDR 1725676**

**LOCATION:** 1809 Verdugo Boulevard  
GLENDALE, CA 91208

**APPLICANT:** Stuart Ahn

**ZONE:** C2 (Community Commercial) Zone, Height District I

**LEGAL DESCRIPTION:** Lots 1 and Lot 2 of Tract No. 37160, in the City of Glendale, County of Los Angeles, State of California, in the Office of the Recorder of Los Angeles County

**PROJECT DESCRIPTION**

The proposed project includes the development of a new three-story 35,000 square-foot residential congregate living/medical facility with 79-beds, a 32 space semi-subterranean parking garage (below new building), and a new 36,780 square-foot parking garage (one level subterranean and two levels above grade) with 110 spaces on a 64,495 square-foot site consisting of three lots, located in the C2-I (Community Commercial-Height District I) Zone. The project site is currently developed with a four-story 35,980 square-foot medical office building (constructed in 1984) and surface parking lot with minimal landscaping. There are no protected indigenous trees species on or within 20 feet of the site. The new residential congregate living facility/medical building will function as a residential use for persons in need of on-site assistance with activities of daily living and on-site assistance with medical care. The new parking garage will replace the existing surface parking spaces currently servicing the existing medical office building. The existing medical office building and the 36 parking spaces within the building at the ground level will remain. The proposed project requires approval from the Design Review Board.

**ENVIRONMENTAL RECOMMENDATION**

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration for the project. The 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](http://www.glendaleca.gov/environmental)

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 Negative Declaration Comment Period: July 8, 2019 to July 29, 2019**

**DESIGN REVIEW BOARD MEETING:**

The Design Review Board will conduct a public meeting in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **August 8, 2019**, at 5:00 p.m. or as soon thereafter as possible.

The meeting will be in accord with the Glendale Municipal Code, Title 30, Chapter 30.47. The purpose of the meeting is to hear comments from the public with respect to design review and environmental concerns.

If you desire more information on the proposal, please contact the case planner, Dennis Joe, at [djoe@glendaleca.gov](mailto:djoe@glendaleca.gov) or (818) 937-8157. The files are available in the Community Development Department, Planning Division Office, Room 103 of the Municipal Services Building, 633 East Broadway. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: <http://glendaleca.gov/government/agendas-minutes>

Any person having any interest in the project described above may appear at the public meeting listed above either in person or by counsel of both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at, or prior to, the public meetings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty or perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public meetings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public meetings. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (two business days) for requests regarding sign language translation and Braille transcription services.

Date: July 3, 2019

Ardashes Kassakhian  
The City Clerk of the City of Glendale