

PUBLIC NOTICE

DESIGN REVIEW BOARD MEETING

Design Review Board will conduct a public meeting in accord with Glendale Municipal Code, Chapter 30.47.090, regarding the following application requesting:

To demolish the existing (five total) residential structures and garages (built circa 1940 & 1949) in conjunction with the construction of a new four-story (with mezzanine), 55-foot, 11-inch, 33-unit multi-family residential project totaling 30,896 square feet (SF), with a total of 49 parking spaces, including one level of surface (on-grade) parking containing 18 spaces (inclusive of three tandem spaces) and one level underground, semi-subterranean parking structure containing 31 residential parking spaces located on a 18,369 SF site in the R-3050 (Moderate Density Residential). The project will provide eight (8) affordable units reserved for very low income households. The City Council has already approved the Density Bonus and Inclusionary Housing Plan application associated with this project.

Case No.: PDR-000177-2022

Project Address: 417-419 Irving Avenue, Glendale, CA 91201

Case Planner: Milca Toledo

Planner Phone Number: (818) 937-8181

Planner Email Address: MiToledo@glendaleca.gov

ENVIRONMENTAL DETERMINATION:

The project is exempt from CEQA review pursuant to Section 15332, as a Class 32 "In-Fill Development Project" of Title 14 of the California Code of Regulations (CEQA Guidelines) as the project meets all the threshold criteria set forth in Section 15332 (a) through (e). The project is consistent with the General Plan designation of the site; the development is proposed within the City limits of the City of Glendale on a project site of less than five acres and surrounded by urban development; the project site has no value as habitat for endangered, rare or threatened species; as confirmed in technical studies, no significant effects relating to traffic, noise, air quality or water quality will result; and the site can be adequately served by all required utilities and public services.

PUBLIC MEETING/HEARING

The Design Review Board will conduct a public hearing regarding the above project on **Thursday, December 12, 2024**, at 5:00 pm or as soon thereafter as possible, in the City Council Chambers, 613 East Broadway, Glendale.

For public comments and questions during the DRB meeting, call **818-937-8100**. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting.

Anyone interested in the above case may appear at the meeting and voice an opinion (either in person or by counsel, or both) or submit written comments prior to the meeting to the case planner, Milca Toledo, at **MiToledo@glendaleca.gov**

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>

For more information, please call (818) 548-2115. You may also visit our web site at: www.glendaleca.gov/agendas. *Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Environmental related issues/information may be discussed at this meeting.*

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

City of Glendale
Community Development Department
633 East Broadway, Room 103
Glendale, CA 91206