



Notice of Historic Preservation Commission Decision Regarding the Pending Cleveland Knoll Historic District

Why Are You Receiving this Notice?

On October 17, 2024, the Community Development Department (CDD) hosted a community forum, followed by a public hearing by the Historic Preservation Commission (HPC) to review an application submitted to the City by local residents proposing the establishment of a Cleveland Knoll Historic District. You're receiving this notice because you own and/or live in a property inside, or within 500 feet of, the proposed boundary and we want you to know about HPC's decision.

HPC heard from people who were both for and against the proposal. The Commission found there's enough information in the application to suggest the area may meet the City's historic district requirements and voted unanimously to move the designation process forward. Under the Glendale Municipal Code (GMC 30.25.030), this means the area is now a Pending Historic District. No decision has been made about a final designation and there are many steps before City Council's ultimate vote on the proposal, which will require at least four out of five Council Members to vote in favor. You will receive mailed notices about every opportunity for public comment as the designation process moves forward.

What is a Pending Historic District?

When an area is a pending historic district, there is a shift in how design review is conducted. The Historic District Design Guidelines replace the Comprehensive Design Guidelines used for the rest of the city. HPC replaces the Design Review Board for major projects, such as building a new house or adding a second story to a one-story house. As in non-historic areas, almost all projects are reviewed and approved at staff level, without a public hearing.

The reason for this is to make sure the historic character of a property and its surroundings is taken into account during design review. **Only the parts of a property that are visible from the street are subject to this historic review - interior projects and those that aren't visible from the street are not included.** If City Council ultimately designates the district, this process will continue so that the historic character of the area can be protected over time while still allowing people to make changes to their properties.

How Does this Affect My Property?

If you're not planning to do any exterior work that's visible from the street, nothing will change for you. Any interior or non-visible exterior work will be reviewed in the same way it is for properties outside of a district. If you do have a project, Planning Division staff will help you understand and follow established standards. The most noticeable change to expect within a district is that vinyl replacement windows can't be used at the front part of a house, but other energy-efficient windows that closely match the originals are allowed.

Other Public Meetings

On September 17, 2024, City Council authorized funding for a contract with a historic preservation consulting firm to conduct the Cleveland Knoll historic district survey, which should be completed by summer 2025. A second community forum and HPC hearing will then be held to review and discuss the survey's findings and the views of local property owners and residents about whether the pending historic district should be designated. You will receive a mailed notice before this meeting with links to the draft survey, which is a required part of the historic district designation process. This document will include a history of the neighborhood's development, an analysis of its overall historic character, and detailed survey forms for every property.

If HPC determines that the draft survey is complete and that the document finds the pending historic district meets the City's thresholds and designation criteria, it will authorize proponents and any opponents to distribute petitions among property owners that request that City Council either designate or not designate the historic district. For a petition supporting the district, the signatures of the owners of over 50% of the area's properties are required to move the nomination forward and a 4/5 vote of City Council is required for designation. If an opposition petition is distributed, the signatures of the owners of over 20% of the street frontage in the area are needed to require that a unanimous 5/5 City Council vote is made in favor of designation. Ultimately, City Council makes the final decision about all historic district designations.

For More Information

The application for the proposed Cleveland Knoll Historic District contains a lot of information about the history of your neighborhood and how it relates to the development of the City over the years. Below, you'll find information about future meetings, links to the district application, a map of the area, the Historic District Design Guidelines, a flowchart of the designation process, the historic district section of the Glendale Municipal Code, and the "Living with History" pamphlet, which offers information about historic districts in general:

GlendaleCA.gov/PlanningMeetingsNotices

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GlendaleCA.gov/PlanningMeetingsNotices



or scan this QR code with your camera phone

You can also contact CDD staff directly:

Jay Platt, Principal Planner: JPlatt@GlendaleCA.gov or (818) 937-8155

Ani Mnatsakanyan, Planner: AMnatsakanyan@GlendaleCA.gov or (818) 937-8185

Habrá una reunión pública para discutir un posible distrito histórico en su área, para hablar con alguien sobre esto, llame (818) 548-2140

더욱 자세한 내용은 전화 (818) 548-2140