

Exhibit 2

Ezzati, Vista

From: Lea <leacatt@aol.com>
Sent: Friday, June 7, 2024 11:17 AM
To: Ezzati, Vista
Subject: Project Address: 126-128 South Kenwood Street Glendale CA 9120 Case Number: Design Review Case No. PDR-002684-2023
Attachments: Formal Objection to Project 126-128 S. Kenwood Glendale 6-7-2024.pdf

You don't often get email from leacatt@aol.com. [Learn why this is important](#)

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Dear Vista Please see attached from Mr. Kashefi - objection to this proposed

Project 126-128 South Kenwood Street Glendale CA 9120
Case Number: Design Review Case No. PDR-002684-2023

Please confirm that you will enter / pass on our objection to the Design Review Board.

Please contact me if you need any further information

Thank You

Lea Clement
Property Manager-131 S. Jackson St. Glendale CA 91205
625 N. West Knoll Drive
West Hollywood CA 90069

T: 310 360-7501 x2
F: 310 360-7509
leacatt@aol.com

Ebrahim Kashefi
Tilden Investment LLC
625 N. West Knoll Drive West Hollywood CA 90069

Tel: 310 360 7501

6/7/2024

To: City of Glendale Design Review Board
Via Email to Vista Ezzati vezzati@glendaleca.gov

RE: FORMAL OBJECTION:

Project Address: 126-128 South Kenwood Street Glendale CA 91205

Case Number: Design Review Case No. PDR-002684-2023

Hearing Date & Time: Tuesday June 11 2024 3pm

Dear Design Review Board

We represent the 3-story 24 Unit apartment building located at 131 S. Jackson Street Glendale Ca 91205. Our property will share the alley with your proposed project.

The proposed monstrosity, Five Story- 40-unit multi-family residential development will further aggravate the congestion in this area.

The proposed subterranean vehicular access driveway entrance/exit for 73 vehicles to be located at the rear alley is not only unsafe but impractical and will cause an extreme impact on the quiet enjoyment of our property and other properties who share this alley.

The City over the last several years approved and built two large multistory mixed use buildings—one sits on the corner of Jackson/Broadway and Kenwood and the other is situated on Kenwood Street between the 1st building and the proposed new project. Both of these buildings have subterranean parking that enters/exits into the alley between Kenwood and Jackson Street and then exits onto Jackson Street very close to Broadway or onto Harvard Street. With these existing buildings there is already a lot of vehicle congestion both in the alley and on Jackson Street and Harvard Street.

Adding a third building of which traffic will flow into the very narrow alley will cause foreseen and unforeseen negative impacts to the area that can't be reversed.

Our objection is not only to the dynamics of the proposed parking, but to the size of the project (40 Unit -5-story building). The area is already densely populated and to add something of this size will only exasperate the situation.

We are not against development, far from it, but development should be to the benefit of everyone, not just a few.

Thank You


Ebrahim Kashefi
Managing Member

Ezzati, Vista

From: Catherine Jurca <cathjurca@gmail.com>
Sent: Tuesday, June 11, 2024 12:15 PM
To: Asatryan, Elen; Brotman, Daniel; Gharpetian, Vartan; Kassakhian, Ardashes; Najarian, Ara
Cc: Calvert, Bradley; Ezzati, Vista; Platt, Jay; Golanian, Roubik
Subject: public comments on Preliminary Design Review for Project at 126 - 128 S. Kenwood

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Dear Mayor Asatryan and Members of the Glendale City Council:

Thank you for the opportunity to comment on the proposed comment.

I was a board member of TGHS when Council considered a project that included 132 S. Kenwood. I continue to be very grateful to Council members Ara Najarian and Vartan Gharpetian who joined their colleagues in determining that 132 S. Kenwood was historic for its association with the Reverend Clifford Cole.

I understand the current owners sold that property, and it is not part of the project proposal.

My main comment on this project is that it includes a wonderfully generous setback—on the northwest side, not the southwest side where the historic property is located. As a result, the five-story building will unnecessarily tower over the historic Craftsman.

I write to ask that Council request that the developer flip the courtyard, relocating it so that the open space is adjacent to the Craftsman, thereby reducing impacts to the historic resource. Moving the building will also reduce the likelihood of damage to the historic property during construction.

Thank you for your consideration.

Best,
Cathy Jurca

Ezzati, Vista

From: Jake Pierce <jake@abundanthousingla.org>
Sent: Tuesday, June 11, 2024 10:21 AM
To: Brotman, Daniel; Kassakhian@glendaleca.gov; Gharpetian, Vartan; Asatryan, Elen; Najarian, Ara
Cc: Calvert, Bradley; Golanian, Roubik; Ezzati, Vista; Kirsten Bladh; Shane Lee; Sara Williams
Subject: Abundant Housing LA SUPPORT for 126-128 South Kenwood Street Glendale
Attachments: 126-128 South Kenwood Street AHLA SUPPORT.pdf

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Dear Mayor Asatryan and members of the Glendale City Council,

I am writing on behalf of Abundant Housing LA in support of the 40-unit density bonus project on Kenwood Street.

Please let me know if you have any questions.

Thank you,
Jake Pierce

Field Organizer & Policy Analyst

Abundant Housing LA

[@jacobpierceLA](#)



City of Glendale
613 E. Broadway
Glendale, CA 91206

June 11, 2024

Re: 126-128 South Kenwood Street, (Stage I Preliminary Design Review Case No. PDR-002684-2023)

Dear Glendale City Council,,

On behalf of Abundant Housing LA, we are writing to you in support of the proposed density bonus project at 126-128 South Kenwood Street. We urge the city to approve the project's Stage I Preliminary Design.

Glendale is facing a severe housing shortage, as is all of Los Angeles County, and this project would provide much-needed housing. By creating new housing in this neighborhood, the development would help to reduce issues of gentrification and displacement in other parts of the region. Abundant Housing LA has found that these housing challenges can only be addressed if everyone in the region does their part.

This 40-unit project is in a great location for housing, as it is a short stroll from Downtown Glendale. Walkscore.com gives the parcel a walking score of 98 out of 100, making it a "Walker's Paradise." More density will only further enrich this neighborhood. The development will also support the economy, bringing more potential customers into local

downtown businesses. Additionally, the neighborhood is already home to a significant amount of multifamily housing, making this project a natural fit.

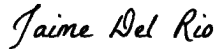
The project also includes three units set aside at affordable rents. At very-low-income, these three units offer a deep level of affordability, and they will change people's lives. Furthermore, the developer is able to accomplish all this by only demolishing one existing dwelling unit.

We will be eager to see the development move forward. Developments like these are good for the community of Glendale and good for all of Los Angeles County. Again, we urge the City Council to approve the project's Stage I Preliminary Design.

Sincerely,



Azeen Khanmalek



Jaime Del Rio



Tami Kagan-Abrams

AHLA Executive Director
AHLA Director of Organizing
AHLA Project Director



City of Glendale
613 E. Broadway
Glendale, CA 91206

June 11, 2024

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Sincerely,

Azeen Khanmalek

Azeen Khanmalek
AHLA Executive Director

Jaime Del Rio

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AHLA Director of Organizing

Tami Kagan-Abrams

Tami Kagan-Abrams
AHLA Project Director