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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