

**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

November 30, 2022

RED Architectural Group  
Attn: Kris Oliveros  
3436 North Verdugo Road  
Glendale, CA 91208

**RE: 1900 RIVERSIDE DRIVE  
DESIGN REVIEW BOARD CASE NO. PDR 210-2022  
ENVIRONMENTAL INFORMATION FORM CASE NO. PEIF 280-2022**

Dear Mr. Oliveros:

The Current Planning Section staff has reviewed the above referenced applications and determined that an Environmental Impact Report (EIR), pursuant to State and Local CEQA Guidelines shall be required to review and assess the proposed demolition of the existing stable and accessory buildings located at 1900 Riverside Drive. The proposed demolition is in conjunction with development of the site to include new kennel and stable buildings, a new corral, a new accessory building, and associated parking.

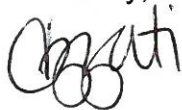
If you wish to proceed with the proposed demolition, you must pay an EIR Contract Preparation Fee of **\$4,154.00** to the City of Glendale by December 30, 2022, or the case will be withdrawn. After we receive your EIR Contract Preparation Fee, the Planning Division will request EIR proposals from at least three consultants. The City Council will then evaluate the proposals, and select a consultant. After consultant selection, you will be informed of the EIR preparation fee with equals the consultant fee plus 30 percent for City administrative costs. You will then have 15 days to submit the amount.

Under the provisions of the Glendale Municipal Code, Title 2, Chapter 2.88 and the City of Glendale's CEQA Guidelines, any person affected by the above decision has the right to appeal said decision to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed application within fifteen (15) days following the actual date of the decision. Information regarding appeals will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140. Any appeal must be filed online with the prescribed fee prior to expiration of the 15-day appeal period, on or before **December 15, 2022 at 5:00 p.m.** All appeals must be filed using the City's online permitting and licensing portal, please visit [www.GlendalePermits.org](http://www.GlendalePermits.org) to submit the application.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Vista Ezzati, during normal business hours at her direct line (818) 937-8180 or via email at [VEzzati@glendaleca.gov](mailto:VEzzati@glendaleca.gov), between 8:30 a.m. to 5:30 p.m. weekdays.

Sincerely,



Vista Ezzati  
Planner

CC (via email): Mr. Rene Karapedian (Property Owner);  
Mr. Tim Nagao (Project Architect);  
Mr. Richard Dell (Project Architect)