



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE CITY COUNCIL**

AGENDA ITEM

Hearing: Public Hearing on Appeal of Design Review Board Case No. PDR2004976 located at 2941-2943 Honolulu Avenue

1. Motion to continue the Design Review Board appeal case to March 23, 2021.

COUNCIL ACTION

Item Type: Public Hearing

Approved for _____ March 2, 2021 _____ **calendar**

ADMINISTRATIVE ACTION

Submitted by:

Philip S. Lanzafame, Director of Community Development

Prepared by:

Milca Toledo, Senior Planner

Reviewed by:

Michael J. Garcia, City Attorney

Kristine Agardi, Urban Designer

Approved by:

Roubik R. Golanian, P.E., Interim City Manager

RECOMMENDATION

Staff recommends that the City Council continue the Design Review Board case to March 23, 2021.

BACKGROUND/ANALYSIS

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This hearing is an appeal of a decision made by Design Review Board on July 23, 2020, to approve Design Review Board Case No. PDR2004976 for the demolition of the existing, approximately 4,600 SF, two-story commercial building (built in 1983) and a surface parking lot in conjunction with the construction of a new three-story, 18-unit 18,493 SF multi-family residential density bonus, affordable housing development over a 23-space, semi-subterranean parking garage located on a 13,299 SF lot (before dedication) located in the C1 (Neighborhood Commercial) zone.

On February 16, 2021, the City Council made a motion to continue the case to March 2, 2021, and requested that the applicant provide revised plans to address the Design Review Board's conditions outlined in the Record of Decision dated July 23, 2020. Staff did not receive the revised plans/drawings until Monday, February 22, 2021. This did not leave staff with a reasonable amount of time to analyze the revisions to see if they complied with the Design Review Board's conditions. A preliminary review shows conflicts in set-back requirements and an updated landscape plan was not submitted to address DRB conditions related to landscaping. These should be addressed prior to returning to Council.

To better provide Council with information on the revised design, staff recommends continuing the item to a later date giving staff time to conduct the appropriate analysis.

ALTERNATIVES

The City Council has the following alternatives to consider:

Alternative 1: The City Council may continue the Design Review Board Case to March 23, 2021.

Alternative 2: The City Council may make a decision based on the City Council's review of the revised design packet submitted February 22, 2021.

Alternative 3: The City Council may consider any other alternative not presented by staff.

EXHIBITS

1. Revised Project Plans Submitted February 22, 2021
2. Initial Project Appeal Staff Report dated February 16, 2021
3. Photos of Existing Site
4. Project Site Plans, Floor Plans, Elevations reviewed and evaluated by the DRB July 23, 2020
5. Staff Report (without attachments) and Record of Decision for Case No. PDR 2004976 for DRB Meeting held on July 23, 2020
6. Environmental Exemption Documents
7. Appeal Application of DRB's Decision to City Council dated August 7, 2020

8. Campaign Disclosure Form