



**- A G E N D A -**  
**REGULAR MEETING OF THE**  
**PLANNING COMMISSION**  
**CITY OF GLENDALE, COMMUNITY DEVELOPMENT DEPARTMENT**  
**MSB Room 105, 633 E. Broadway, Glendale, CA 91206**

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**WEDNESDAY, JUNE 21, 2017, AT 5:00 P.M.**

1. **ROLL CALL:** Astorian, Landregan, Lee, Manoukian, and Shahbazian
2. **REPORT REGARDING POSTING OF AGENDA**  
The agenda for this meeting was posted on Wednesday, June 14, 2017, on the bulletin board outside City Hall and on the City's web site.
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES**
  - [April 19, 2017 \(Regular Meeting\)](#)
  - [June 7, 2017 \(Regular Meeting\)](#)
5. **ORAL COMMUNICATIONS**  
Discussion is limited to items not a part of this agenda. Each speaker is limited to 5 minutes. The Commission may question the speaker, but there will be no debate or decision.
6. **ZONING APPEALS**  
**OLD BUSINESS:** NONE.  
**NEW BUSINESS:** NONE.

## **7. PLANNING COMMISSION ITEMS**

### **OLD BUSINESS**

**(1) LOCATION:** [1203 & 1209 GLENWOOD ROAD, & 1308 BRUCE AVENUE](#)

- PARCEL MAP CASE NO. PPM 1701032 - TPM GLN NO. 1636
- VARIANCE CASE NO. PVAR 1701033

***(CONTINUED FROM JUNE 7, 2017)***

APPLICANT: Barbara Ulle  
PROPERTY OWNERS/ SUBDIVIDER: Cagliero Family Trust  
ZONE: "R1" - Residential, Floor Area Ratio District I  
LEGAL DESCRIPTION: Lots 35 and 36, Tract No. 5621  
STAFF: Kathy Duarte, Planner

### **PROJECT DESCRIPTION**

An application for a tentative parcel map was filed for a proposed subdivision of land at 1203 and 1209 Glenwood Road and 1308 Bruce Avenue. Currently, there are three houses on two parcels in the R1 Zone, where one house per parcel is allowed. The applicant is requesting to create 3 (three) parcels, so that each house is on its own parcel. The proposed lot line creates a new street front setback at 1308 Bruce Avenue (built in 1924), where the existing front porch is approximately 18-feet from the front property line, where 25-feet is required, and the garage eaves (approximately 19-inches from the proposed property line), project greater than 30-inches into the new interior setback, where 30-inches is allowed. The proposed lot line creates a new interior property line at the rear of 1203 & 1209 Glenwood Road (both built in 1948), with garage eaves (approximately 6-inches and 2-inches from the proposed property line, respectively), which project greater than 30-inches into the interior setback, where 30-inches is allowed.

### **ENTITLEMENTS REQUESTED**

Tentative Parcel Map GLN No. 1636, Parcel Map Case No. PPM 1701032 and Variance Case No. PVAR1701033.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from environmental review per State CEQA Guidelines Section 15301. Existing Facilities (k), because the houses are existing and no further construction is proposed. This subdivision would only affect the Lot Lines and the Variance would allow the new lots to be compliant with the zoning code.

**REQUESTED ACTION**

Community Development Department staff recommends that the Planning Commission approve with conditions and findings, as stated in the staff report dated June 21, 2017, Parcel Map Case No. PPM 1701032 and Variance Case No. PVAR1701033 located at 1203 & 1209 Glenwood Road and 1308 Bruce Avenue.

**NEW BUSINESS**

**(1) LOCATION: 532-536 WEST ELK AVENUE**

➤ TENTATIVE TRACT MAP NO. 74370

APPLICANT: Sam Won construction

PROPERTY OWNERS/  
SUBDIVIDER: Yuban Investment LLC – Sunnie Kim

ZONE: “R-2250” - Medium Density Residential Zone.

LEGAL DESCRIPTION: Lots 9 and 10, Block R, Glendale Valley View Tract

STAFF: Dennis Joe, Planner

**PROJECT DESCRIPTION**

A tentative tract map has been filed for a proposed subdivision of land for the purpose of creating a new 6-unit multi-family residential condominium project in the “R-2250” - Medium Density Residential Zone.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 3 new construction exemption, pursuant to State CEQA guidelines Section 15303, because this is a condominium in an urbanized area with not more than six units.

**REQUESTED ACTION**

Community Development Department staff recommends that the Planning Commission approve with conditions and findings, as stated in the staff report dated June 21, 2017, Tentative Tract Map No. PTTM No. 74370 located at 532-536 West Elk Avenue, with conditions

**8. COMMUNITY DEVELOPMENT DEPARTMENT UPDATES**

**9. COMMENTS FROM COMMISSIONERS**

**10. ADJOURNMENT**