

NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT

The City of Glendale (City) will initiate the preparation of an Environmental Impact Report (EIR) for the following project as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Sections 21000-21178, and California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387. The City is the Lead Agency under CEQA and will prepare an EIR for the proposed two-lot subdivision and demolition of the existing structures at 1420 Valley View Road (Project), which were demolished without first obtaining the necessary approvals.

This Notice of Preparation (NOP) provides information describing the Project and its probable environmental effects in order to solicit public and agency comments as to the scope of environmental issues, reasonable alternatives, and mitigation to be explored in the Draft EIR.

The Draft EIR will describe the project need, goals, and objectives, baseline environmental conditions in the project study area, and the environmental effects associated with implementation of the Project. Alternatives to the Project and the effects of those alternatives will also be described and analyzed in the Draft EIR.

PROJECT LOCATION

The City of Glendale (City) is located at the eastern end of the San Fernando Valley in Los Angeles County, at the southern base of the Verdugo Mountains. Regional access to the City is provided by the Ventura Freeway State Route 134 (SR 134), which runs east to west, by the Golden State Freeway Interstate 5 (I-5), which runs north to south, and by State Route 2 (SR 2) running north to south.

The Project is located at 1420 Valley View Road (see Figure 1) and consists of a lot associated with Assessor Parcel Number (APN) 5633-003-052 (Project Site). The Project Site is located on approximately 15,000 square feet (0.34 acres) of vacant land on the east side of Valley View Road approximately 485-feet south of West Kenneth Road.

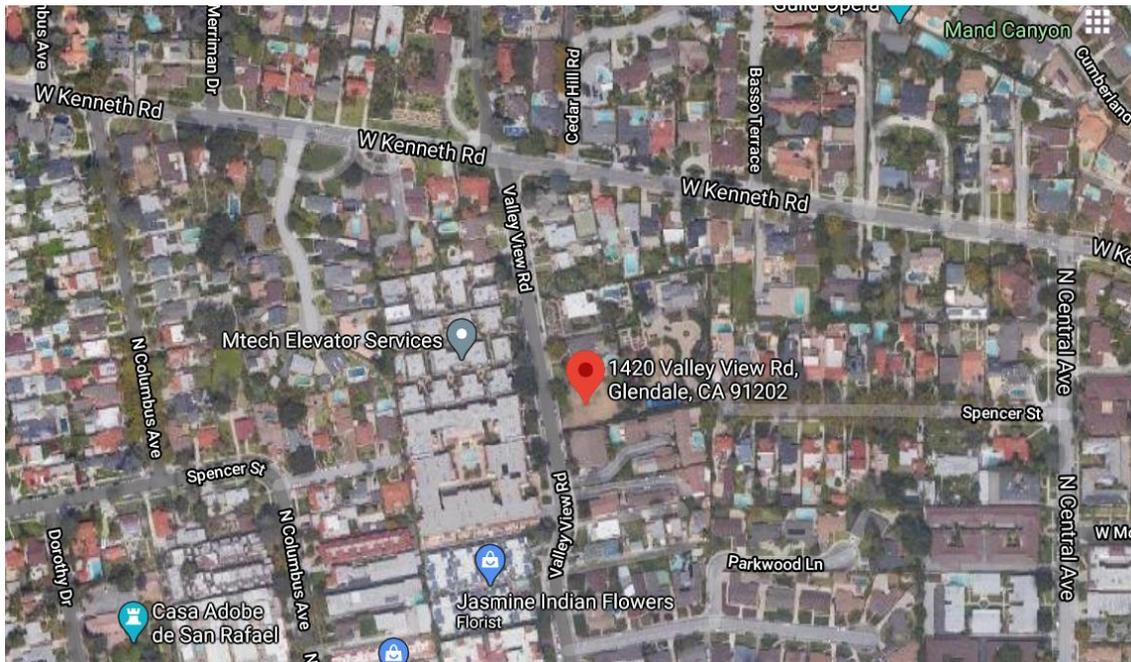


Figure 1 – Site Location

Existing Site Conditions and Background

The existing General Plan land use and zoning designation for the Project Site is Low-Density Residential (R1). The R1 zone is the traditional low-density residential zone. The zone is designed to codify historic development standards in the older, flatter residential sections of the City. These standards have been developed to avoid rendering existing dwellings nonconforming to the extent feasible and to allow new low-density residential development or approved overlay zone uses in conformance with the comprehensive General Plan in order to promote the public health, safety and general welfare.

The one-story house and detached garage previously situated on the lot were built in 1908 in the Craftsman Bungalow style. Initially, the property owner requested the demolition of the house and garage, with no other development proposed at that time. In February of 2016, staff determined that an Environmental Impact Report (EIR) was necessary to evaluate the historic significance of the buildings proposed for demolition. On November 1, 2016, the City Council, on appeal by the applicant, upheld staff's determination and required the preparation of an EIR. In February of 2018, the property owner demolished the house and garage prior to the completion of the EIR, as required by the City Council, and without obtaining City approval.

Currently, the property owner has filed a Tentative Parcel Map to subdivide the lot into two parcels for the development of two single-family dwellings. The Project Site remains vacant and will remain vacant until potential impacts on the historic resources previously on site are assessed in an EIR.

PROJECT DESCRIPTION

The Project will include a historic resources analysis to determine the historical significance of the residential buildings previously on site and whether that historical resource was adversely affected by the demolition. The potential impacts of subdivision of one lot into two lots will also be considered. A limited-issue EIR will be prepared focusing on analyses of air quality/greenhouse gas emissions and noise during construction and effects on the historic structures. Alternatives that will be considered in the EIR include the No Project Alternative (no subdivision or construction of new dwellings) and No Subdivision Alternative, which would involve rebuilding one single-family house and appurtenant structures on one lot. If the EIR finds that the impact to an historical resource was significant, mitigation measures to offset impacts will be identified.

If you work for a responsible state agency, we need to know the views of your agency regarding the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR when considering a permit or other approval for this Project. Please include the name of a contact person in your agency. Members of the public are not required to provide personal identifying information when they communicate with the Planning Commission or the Planning Division. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Planning Division's website or in other public documents.

Please submit comments to: Chris Baghdikian, Senior Planner, Community Development Department 633 E. Broadway, Room 103, Glendale, CA 91206, (818) 937-8182, cbaghdikian@glendaleca.gov by **5:00 p.m. PST on April 9, 2021**.