

CITY OF GLENDALE
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND APPROVE USE AND STANDARDS
VARIANCE NO. PVAR-001756-2023

LOCATION: 2820 SYCAMORE AVENUE, GLENDALE, CA 91214
APPLICANT: Sharon Pewtress (c/o Episcopal Communities and Services)
OWNER: Twelve Oaks Foundation
ZONE: R1 (Low Density Residential, Floor Area District II) Zone

LEGAL DESCRIPTION: Portions of Lot 19, Block E, Southern Portion of Blocks A, B, E, F, I, J, M, N, and P, Crescenta Canada; Portion of Lot 52 and Lots 46, 47 and 48, Tract 2192. (APN 5617-002-027)

PROJECT DESCRIPTION

Request for Use and Standards Variance application to allow the expansion/modification of an existing nonconforming land use (Residential Care Facility - Twelve Oaks). The scope of work is to demolish twelve existing buildings and to construct a new three-story, 92,420 square-foot, 106 bed, Residential Congregate Care Facility with a 26,471 square-foot subterranean garage on an irregularly-shaped, 189,050 square-foot (4.3-acre) lot, zoned R1 II (Low Density Residential Zone, Floor Area District II).

The Standards Variance requests are to exceed the maximum allowable height (37 feet, 5 inches proposed; 25 feet with an additional 3 feet permitted for a sloped roof) and exceed the maximum floor area ratio (FAR) (0.49 proposed; 0.40 for the 1st 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter). The project includes approximately 20,837 cubic yards (CY) of grading (20,010 CY cut, 827 CY fill, and 19,183 CY export). The property is currently developed with an existing residential congregate care facility (Twelve Oaks) that consist of twelve buildings with a maximum capacity of 60 residents and consists of a total of 49 tree species by the City of Glendale's Indigenous Tree Ordinance that are either on or within 20 feet of the subject property's boundaries.

ENVIRONMENTAL DETERMINATION:

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration for the project. The Proposed Mitigated Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website at: <http://www.glendaleca.gov/environmental>

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Mitigated Negative Declaration Comment Period: **April 20, 2026 to May 11, 2026**

Public Hearing

The Planning Commission will conduct a public hearing regarding the above project in **Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206**, on **May 20, 2026**, at 5:00 pm or as soon thereafter as possible.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner above prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Commission meeting.

If you desire more information on the proposal, please contact the case planner **Dennis Joe** in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: DJoe@glendaleca.gov). The files are available in the Planning Division. Staff reports are accessible prior to the meeting through hyperlink in the "Agendas and Minutes" section at: <https://www.glendaleca.gov/government/public-meeting-portal>.

Any person having an interest in the project described above may participate in the hearing, by phone as outlined above, or appear in person and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Hearing Officer. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Dr. Suzie Abajian
The City Clerk of the City of Glendale