

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. PCUP 1527164
VARIANCE CASE NO. PVAR 1527167, and
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1527162

LOCATION: 1465 EAST CHEVY CHASE DRIVE
Glendale, CA 91206

APPLICANT: Vic Mardian, Mardian Associates

ZONE: "C3" - (Commercial Service)/Height District I

LEGAL DESCRIPTION: Lots 175 and 176 of Tract No. 5319 in the City of Glendale, County of Los Angeles, as per recorded in Map Book 61, Pages 95 to 96 of Maps in the Office of County Recorder of said County

PROJECT DESCRIPTION

Application for variance, conditional use permit and administrative exception to allow for the addition of two residential units, each with an attached two-car garage on a commercially zoned lot with an existing two-unit apartment building with seven single car garages.

CODE REQUIRES

- 1) A conditional use permit for multiple residential dwellings with dwelling units at the ground floor level subject to the provisions of the R-1250 zone, in the C3 zone.
- 2) A 15 percent maximum driveway slope.
- 3) Guest parking of ¼ space per unit for residential projects of 4 or more units.

APPLICANT'S PROPOSAL

- 1) To obtain a conditional use permit to allow the addition of two, two-story residential units at the ground floor level subject to the provisions of the R-1250 zone.
- 2) To obtain a variance to maintain the existing non-conforming driveway slope of 18.75 percent to access the garages of the new and existing multiple residential dwelling units.
- 3) To obtain an administrative exception to maintain an existing single car garage door opening width of 8'-1", where 8'-8" is required to meet the one guest parking space requirement (a 6.7 percent deviation from a code required numeric standard).

ENVIRONMENTAL DETERMINATION: This project is categorically exempt from CEQA review as a Class 3 (New Construction or Conversion of Small Structures) exemption, pursuant to State CEQA Guidelines Section 15303.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **May 4, 2016**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.42 and 30.43, and 30.44. The purpose of the hearing is to hear comments from the public with respect to zoning.

If you desire more information on the proposal, please contact Kristen Asp, Case Planner, in the Community Development Department, Planning Division where the files are available, at (818) 937-8161 or kasp@glendaleca.gov. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development. **Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.** WEBSITE INTERNET ADDRESS: www.glendaleca.gov/agendas

Ardashes Kassakhian, The City Clerk of the City of Glendale