

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

TPM GLN NO. 1636

PARCEL MAP CASE NO. PPM1701032 - VARIANCE CASE NO. PVAR1701033

NOTICE IS HEREBY GIVEN:

LOCATION: 1203 & 1209 GLENWOOD ROAD, & 1308 Bruce Avenue

APPLICANT: Barbara Ulle

OWNER: Cagliero Family Trust

ZONE: "R1" - Residential, Floor Area Ratio District I

LEGAL DESCRIPTION: Lots 35 and 36, Tract No. 5621

PROJECT DESCRIPTION

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 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. PPM1701032 and Variance Case No. PVAR1701033

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review per State CEQA Guidelines Section 15301. Existing Facilities (k).

Public Hearing

The Project described above will be considered by the Planning Commission at a public hearing in the Municipal Services Building, 633 East Broadway, Room 105 Glendale, CA on Wednesday, **JUNE 7, 2017**, at or after the hour of 5:00 pm.

Any person having any interest in the Project described above may appear at the above hearing either in person or by counsel or both 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 Planning Commission. "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. **Staff reports are accessible prior to the meeting through hyperlinks in the 'Agendas and Minutes' section. Website Internet Address:** www.glendaleca.gov/agendas

If you desire more information on the proposal, please contact the case planner, Kathy Duarte in the Community Development Department at (818) 937-8163 or email: kduarte@glendaleca.gov