

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
ENVIRONMENTAL INFORMATION FORM / INITIAL STUDY
VARIANCE CASE NO. 1708690

LOCATION: 3506-3514 North Verdugo Road, Glendale, CA, 91208

APPLICANT: Hamlet Zohrabians.

ZONE: C3 (Height District I) – Commercial Service Zone

LEGAL DESCRIPTION: Lots 4 and 5 of Sobey Tract

PROJECT DESCRIPTION: To demolish the existing buildings and to construct a new three-story (with mezzanine) mixed use project, which consists of 14 residential dwelling (three two-bedroom units, seven three-bedroom units, and four four-bedroom units) in the upper two floors, 2,762 square feet of retail/office space on the ground floor, and a total of 49 parking spaces located within two levels (ground floor and subterranean level), on an 18,000 square-foot (0.41 acre) lot, zoned C3 (Height District I). Per GMC 30.12.020, multiple residential dwelling units are permitted in the C3 zone in compliance with the R-1250 development standards; as proposed, the project requires approval of Standard Variances to allow additional lot coverage greater than 50% on the ground floor and additional floor area greater than 1.2, and a reduction in the minimum 20-foot street front setback to allow residential private patios and landscape planters on the second floor deck above the ground floor retail/office space.

CODE REQUIRES the following R-1250 standards for residential development in the C3 zone:

- 1) FAR: 1.2 maximum floor area ratio allowed.
- 2) Lot coverage: 50% maximum lot coverage allowed.
- 3) Setbacks: Front Street: 23' minimum and 26' average for the second and third residential floors.

APPLICANT'S PROPOSAL:

- 1) FAR: 1.25 proposed.
- 2) Lot Coverage: 77% proposed.
- 3) Setbacks: Front Street: 4" minimum and 2'-7" average for the 2nd, 3rd (and 4th) residential floors;

ENVIRONMENTAL REVIEW: The Planning Division, after having conducted an Initial Study identified above, has prepared a Proposed Negative Declaration for this project.

PROPOSED NEGATIVE DECLARATION COMMENT PERIOD:

The proposed negative declaration comment period: ***June 14, 2018 to July 5, 2018***

HEARING: The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **July 11, 2018**, at 9:30 a.m. or as soon thereafter.

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

If you desire more information on the proposal, please contact Vilia Zemaitaitis, Case Planner, in the Community Planning Department, where the files are available, at vzemaitaitis@glendaleca.gov or (818) 937-8154. 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 a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

WEBSITE: <http://www.glendaleca.gov/government/departments/city-clerk/agendas-minutes>

Ardashes Kassakhian
The City Clerk of the City of Glendale