

NOTICE OF CITY COUNCIL APPEAL HEARING
APPEAL OF PARCEL MAP GLN NO. 1631 (CASE NO. PPM 1426304)

LOCATION: 2116 RIMCREST DRIVE

APPELLANT/APPLICANT: Rick Bonyadi (Property Owner)

OWNER: Rick Bonyadi

ZONE: "R1R" (Restricted Residential) Zone, Floor Area Ratio District III

LEGAL DESCRIPTION: Parcel "C", P.M. GLN 1335A

APN: 5632-025-050

PROJECT DESCRIPTION: **The applicant is requesting approval to subdivide one residential lot (with an average current slope that exceeds 20%) into three residential lots and develop a single-family dwelling on each of the two vacant lots.**

REQUESTED ACTION: The appellant is requesting that the City Council rescind its prior 2017 decision to deny Parcel Map GLN 1631, a request to subdivide one residential lot (with an average current slope that exceeds 20%) into three residential lots and develop a single-family dwelling on each of the two vacant lots, and approve the Parcel Map.

ENVIRONMENTAL DETERMINATION: A Negative Declaration (PEIF 2010-13) was prepared for a proposed three lot parcel map on this same site that was adopted by the Planning Commission on June 6, 2012. The current proposal is the same three lot parcel map with the exception of a reduction in the overall amount of grading. Pursuant to State CEQA Guidelines Section 15162(b), no further documentation was prepared.

COUNCIL HEARING: The City Council will conduct a public hearing in the City Council Chambers, 613 East Broadway, Second Floor, Glendale, CA, on **AUGUST 20, 2019**, at 6:00 p.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 2, Chapter 2.88, related to the uniform appeal procedure. 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 Brad Collin, Senior Planner, in the Community Development Department at (818) 548-3210 and (818) 548-2140 or bcollin@glendaleca.gov. The files are available in the Community Development Department, Room 103 of the Municipal Services Building, 633 East Broadway, and in the City Clerk Office. ***Staff reports are accessible prior to the hearing through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: <https://www.glendaleca.gov/government/agendas-minutes>.***

Any person having any interest in the Project described above may appear at the public hearing listed above 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 City Clerk at, or prior to the public hearings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public hearings. 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.

Ardashes Kassakhian, The City Clerk of City of Glendale