

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR 1726875

LOCATION: 2508 Saint Andrews Drive (Corrected Address)

APPLICANT: Kaaren Khoudikian

OWNER: Ara Vartanian

ZONES: R1R (Restricted Residential) Zone, FAR District III

LEGAL DESCRIPTION: Lot 3 of Tract No. 9039

PROJECT DESCRIPTION

The applicant is requesting the approval of a standards variance to construct a new 2,010 square-foot (SF), three-story single-family residence with an attached two-car garage on a vacant 6,708 SF lot, which is less than the code-required 7,500 SF minimum lot size in the R1R (FAR District III) zone. The lot features an average current slope of 60%.

CODE REQUIRES:

1. The minimum lot size for purposes of constructing a new dwelling unit on lots divided prior to June 26, 1986 is seven thousand five hundred (7,500) square feet (GMC 30.11.030 and GMC 30.11.060).

APPLICANT'S PROPOSAL:

1. To construct a single-family residence on a vacant 6,708 SF lot.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption, pursuant to Section 15303 of the State CEQA Guidelines because it is a new dwelling unit in a residential zone.

HEARING: The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **December 9, 2020**, at 9:30 a.m. or as soon thereafter as possible. Case continued from December 2, 2020 (due to incorrect address).

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

Due to the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Commission meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.gov/government/departments/office-of-the-city-manager/glendale-tv/live-video-stream>

For public comments and questions during the public hearing, please 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 the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

CONTACT: If you desire more information on the proposal or to submit comments, please contact Vilia Zemaitaitis, AICP, in the Community Development Department, Planning Division, at 818-548-2140 or 818-937-8154 or vzemaitaitis@glendaleca.gov.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, and may be heard in support of his/her 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.

When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions. An appeal may be filed within 15 days of the final decision date. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

Ardashes Kassakhian
The City Clerk of the City of Glendale