

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR1802906**

LOCATION: 3132 Charing Cross Road
GLENDALE, CA 91206

APPLICANT: Garo Nazarian c/o Domus Design

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

LEGAL DESCRIPTION: Lot 1, Block 2, Tract No. 9327 (APN: 5660-015-018)

PROJECT DESCRIPTION: The applicant is requesting the approval of standards variances to construct a new approximately 2,764 square-foot (SF), three-story single-family residence with an attached 453 SF two-car garage on a vacant uphill hillside lot. The project site is 6,069 SF in area with frontage on Charing Cross Road located in the R1R-II (Restricted Residential Zone, Floor Area Ratio District II). The variance requests are as follows: construct a new single-family residence on a vacant 6,069 SF lot, which is less than the code-required 7,500 SF minimum lot size, reduction of the required interior setback (for the building and retaining walls greater than three feet) and ungraded open space on a lot with an average current slope greater than 30%, and increase the maximum allowed floor area ratio (FAR). The lot features an average current slope of 50% and an average current slope of 45% for the area of polygon necessary to accommodate the building footprint.

ENVIRONMENTAL RECOMMENDATION: The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration (MND) for the project. The Initial Study and Proposed MND and all documents referenced therein are available for review and download on the Planning Division website: www.glendaleca.gov/environmental.

Proposed Mitigated Negative Declaration Comment Period: November 1, 2021 to November 22, 2021

Written comments may be submitted to the Community Development Department, Planning Division Office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or to the case planner (Milca Toledo at MiToledo@glendaleca.gov) for a period of twenty (20) days after publication of this notice.

PUBLIC HEARING:

The Planning Hearing Officer will conduct a public hearing in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **December 8, 2021**, at 9:30 a.m. or as soon thereafter as possible. The hearing will be in accord with the Glendale Municipal

Code, Title 30, Chapter 30.43. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Hearing Officer 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/management-services/gtv6/live-video-stream>

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Hearing Officer meeting.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you desire more information on the proposal, please contact the case planner, Milca Toledo at MiToledo@glendaleca.gov or (818) 937-8181. The staff report and case materials will be available before the hearing date at: www.glendaleca.gov/agendas

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> .

Aram Adjemian, The City Clerk of the City of Glendale