

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING STANDARDS VARIANCE CASE NO. PVAR2117885 & PVAR2117884

LOCATION: 2300 GARDNER PLACE AND 2303 PENNERTON DRIVE

APPLICANT: Jake Webber

ZONE: Restricted Residential, FAR District II (R1R-II)

LEGAL DESCRIPTION / APN:

2300 Gardner Place – Lot 29 and Portion of Lot 26 and Lot 28 of Tract 10036, and Gardner Place Street Vacation and Westfield Avenue Street Vacation / APN No. 5666-008-045

2303 Pennerton Drive – Portion of Section 23, T1NR13W, of Watts Subdivision of a Part of the Rancho San Rafael, / APN No. 5666-008-043

PROJECT DESCRIPTION

Application for a Standards Variance to replace two retaining walls (approximately 88 feet long by 9 feet high and 37 feet long by 6 feet high) along the interior property line between the two subject properties, zoned R1R-II and adjacent to four oak trees. Glendale Municipal Code Section 30.30.010(B)(2)(a)(iii) requires the retaining walls be limited to three feet in height if located within five feet of the interior property line and five feet in height between five and 10 feet from the interior property line.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt from environmental review as a Class 3 “New Construction or Conversion of Small Structures” per Section 15303(e) of the State CEQA Guidelines because the project involves construction of an accessory structure (wall).

HEARING INFORMATION

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **March 16, 2022**, at 9:30 am or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.43.

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 local cable: Charter Cable Channel 6.

Streaming Online: <https://www.glendaleca.gov/government/public-meeting-portal>

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 meeting.

If you desire more information on the proposal, please contact the case planner **Cassandra Pruett** in the Planning Division at **(818) 937-8186** (email: CPruett@glendaleca.gov). 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/CDDAppealForm>.

The City Clerk of the City of Glendale