

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR2200992

LOCATION: 1916 NIODRARA DRIVE, 91208
APPLICANT: Amanda J. Dillin
ZONE: "R1" I HD" (Low Density Residential, Floor Area Ratio District I Historic District)
LEGAL DESCRIPTION/APN: Lot 21 and Portions of lots 22 and 23, Fernbrook Place Tract // APN: 5614-019-039

PROJECT DESCRIPTION

The applicant is proposing to remove an existing three-foot high chain link fence on the west side of the property facing Niodrara Drive and install a new, six-foot high wrought iron fence setback five feet from the street front property line where a minimum 25 feet is required by the Zoning Code. The 14,389 square feet is developed with a three-story, 3,012 square-foot house (built in 1941) and an attached 547 square-foot garage located in the "R1-I HD" - (Low Density Residential, Floor Area Ratio District I, Historic District) zone.

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 the project involves the construction of a new six-foot high wrought iron fence. The property is located in a designated Historic District developed with a three-story house (built in 1941) identified as a contributor (5D1 status).

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206**, on **JULY 27, 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 30.36.

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 Hearing. You may also testify in person at the hearing if you wish to do so.

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

The staff report and case materials will be available a week before the hearing date at www.glendaleca.gov/agendas.

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Milca Toledo in the Planning Division at (818) 548-2140 or (818) 937- 8181 (email: mitoledo@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 appearing on the decision letter. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>

Aram Adjemian, The City Clerk of the City of Glendale