

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR 2205681**

LOCATION: 3636 GLENWOOD AVENUE
APPLICANT: Ned Kalantar
ZONE: R1 (Low Density Residential) Zone, Floor Area Ratio District II
LEGAL DESCRIPTION/APN: Lot 6, Tract No. 11306 / APN: 5617-002-013

PROJECT DESCRIPTION

The applicant is requesting to construct a 795 square-foot addition to an existing one-story, 1,483 square-foot single-family house built in 1938 without providing the required two-car garage. There is an existing covered and enclosed (substandard) one-car, 237 square-foot attached garage on the property which will remain located on a 10,875 SF lot in the R1-II (Low Density Residential, Floor Area Ratio District II) zone.

CODE REQUIRES

(1) A two-car, covered and enclosed parking garage with interior dimensions of 20 ft. (wide) by 20 ft. (length/depth) is required in conjunction with additional floor area to an existing single-family dwelling (G.M.C. 30.32.180 Chart I).

APPLICANT'S PROPOSAL

(1) To construct a 795 square-foot floor area addition to an existing one-story, 1,483 square-foot single-family house without providing the required two-car (20 ft. (wide) by 20 ft. (length/depth) interior dimensions parking garage.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review as a Class 1 "Existing Facility" pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing house will not result in an increase of more than 10,000 square feet and the project is in an area where all public services and facilities are available and is not located in an environmentally sensitive area.

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 OCTOBER 12, 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>

Dr. S. Abajian, The City Clerk of the City of Glendale