

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR-000961-2023 & PAE-001142-2023

LOCATION: 511 NOLAN AVENUE
APPLICANT: Rodney Khan
ZONE: "R1R-II" (Restricted Residential)
LEGAL DESCRIPTION/APN: Lot 68 Tract 4881/ 5630-011-033

PROJECT DESCRIPTION

The applicant is requesting a *STANDARDS VARIANCE* and *ADMINISTRATIVE EXCEPTIONS* to construct a 2,149 square-foot (SF), three-story single-family home with an attached two-car garage on a 7,166 SF, vacant, hillside lot in the R1R-II (Restricted Residential Zone, Floor Area Ratio District II) Zone. *VARIANCES* are requested for a reduced street front setback (six feet whereas 15 feet is required) and to provide a ten-foot driveway length (18 feet required). *ADMINISTRATIVE EXCEPTIONS* are requested to develop the project on a substandard lot size (7,166 whereas 7,500 SF is required) and to exceed the maximum allowed height (32 feet) by four feet (36 feet).

ENVIRONMENTAL DETERMINATION: This project is categorically exempt from environmental review as a Class 3 "New Construction or Conversion of Small Structures" per Section 15303(a) of the State CEQA Guidelines because the project involves construction of one single-family residence. The on-site oak tree is not a protected species and the protected oak tree near the site is over 20 feet away from the property line.

HEARING INFORMATION

The Planning Hearing officer will conduct a public hearing regarding the above project at 633 E. Broadway (Municipal Services Building) Room 105, Glendale, CA 91206, on **May 24, 2023**, 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. and 30.44.

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 Cassandra Pruet in the Planning Division at CPruett@glendaleca.gov, or (818) 937-8186, or (818) 548-2140.

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