

**NOTICE OF PLANNING HEARING OFFICER HEARING
VARIANCE CASE NO. PVAR 2119057**

LOCATION: 519 VALENTINE DRIVE

APPLICANT: Jorge Lara/Jeanna Ruby

ZONE: “R1R” - FAR District II

LEGAL DESCRIPTION/APN: Lot 29, Tract No. 4881 (APN: 5630-011-027)

PROJECT DESCRIPTION

The applicant is requesting approval to construct a new 2,963 square-foot, three (3)-story, single-family residence with an attached two (2)-car garage. The applicant is requesting three variances to allow the construction of the residence. The variances include:

- **Standard variance to allow a driveway length of 8 feet, 2 inches;**
- **Standard variance to allow a building height of 50 feet, 8 inches; and**
- **Setback variance to allow an 8-foot, 2-inch street-front setback.**

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 is the construction of a new single-family house. The property does not appear eligible for historic designation at the federal, state or local levels and is, therefore, not considered a historic resource under the California Environmental Quality Act.

PUBLIC HEARING

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 **SEPTEMBER 6, 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 Roger Kiesel in the Planning Division at RKiesel@glendaleca.gov, or (818) 937-8152, or (818) 548-2140. 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 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