

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
APPLICATION TYPE CASE NO. PVAR-001380-2023

LOCATION: 3611 2nd Avenue, Glendale, CA 91214

APPLICANT: Janelle Williams, Williams Land Use Services

ZONE: R1 II (Low Density Residential, Floor Area District II) Zone

LEGAL DESCRIPTION: Lot 99, Licensed Surveyors Map

PROJECT DESCRIPTION

The applicant is requesting a Standards and Setback Variance to demolish an existing 266 square-foot detached garage and to construct a new 271 square-foot detached garage located within the required street front setback (one foot, four inch proposed; 25 feet required) with reductions to the required interior dimensions of a two-car garage (13 feet, 4 inch by 17 feet, 4 inch proposed; 20 feet by 20 feet required), required garage door width (12 feet, 8 inch proposed; 16 feet required), and required driveway length (one foot, four inch proposed; 20 feet required) on a 4,000 square-foot parcel, zoned R1 II (Low Density Residential, Floor Area District II) developed with a 760 square-foot single-family dwelling.

CODE REQUIRES

- 1) The minimum street front setback for a building is 25 feet in the R1 Zone (Table 30.11-B)
- 2) The minimum interior dimensions for a two-car garage are 20 feet (width) by 20 feet (length) (30.32.180 Chart I)
- 3) The minimum garage door dimension for a two-car garage door is 16 feet (width) (30.32.180 Chart I)
- 4) The minimum driveway length is 20 feet in the R1 Zone (30.32.130 (G) (4))

APPLICANT'S PROPOSAL

- 1) The applicant is proposing to construct a new detached garage set back one foot, four inches from the street front property line.
- 2) The applicant is proposing to construct a new detached garage with the interior dimensions of 13 feet, four inches by 17 feet, 4 inches.
- 3) The applicant is proposing to construct a driveway with a length of one foot, four inches.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 3 of the State CEQA Guidelines because the project involves construction of a detached garage (accessory structure).

HEARING INFORMATION

The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, located at 633 East Broadway, Glendale, CA 91206, on **October 25, 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 and environmental review conducted for the project. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.43.

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 prior to the hearing date at www.glendaleca.gov/agendas

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Dennis Joe in the Planning Division at djoe@glendaleca.gov, or (818) 937-8157, 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. All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits.

Dr. Suzie Abajian
The City Clerk of the City of Glendale