

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
VARIANCE CASE NO. PVAR-001654-2023

LOCATION: 589 ARCH PLACE

APPLICANT: Vartan Jangozian

ZONE: R1R II – Restricted Residential Zone, Floor Area Ratio District II

LEGAL DESCRIPTION/APN: Lot 7 of Tract No. 10036, as per map recorded in Book 141, Pages 32 to 35; and Portion of vacated Lilah Place, in the City of Glendale, County of Los Angeles.
(APN: 5666-004-019)

PROJECT DESCRIPTION

The applicant is requesting the approval of a setback variance and standards variance for not providing the required minimum street front setback and driveway length in conjunction with the construction of a new 3,285 square-foot, two-story single-family residence with an attached two-car garage on approximately 13,053 square-foot vacant hillside lot with an approximate average current slope of 74%.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review per State Guidelines Section 15303, Class 3 “New Construction or Conversion of Small Structures” because the project involves the construction of one single-family residence.

PUBLIC 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 **FEBRUARY 7, 2024**, 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, Aileen Babakhani, in the Planning Division at ABabakhani@glendaleca.gov or (818) 937-8331, 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