

**NOTICE OF PUBLIC HEARING  
AND  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
ENVIRONMENTAL INFORMATION FORM/INITIAL STUDY NO. PEIF. 2010-011  
USE VARIANCE CASE NO. PVAR 2010-023 and  
STANDARDS VARIANCE CASE NO. PVAR 2010-028**

LOCATION: 4444 LOWELL AVENUE  
APPLICANT: Rodney V. Khan/Khan Consulting Inc.  
ZONE: "R1" - Low Density Residential Zone, Floor Area Ratio District II  
LEGAL DESCRIPTION: Lot 1, Tract No. 17100

**PROJECT DESCRIPTION**

**The project involves the construction of a 9,345 square-foot gymnasium up to thirty-five feet (35') in height at an existing private school, in the "R1" zone, where private schools are not a permitted use. The proposed gymnasium will result in a reconfiguration of an existing surface parking lot and additional landscaping within this parking lot.**

**CODE REQUIRES**

Use Variance

1) A private school is not a permitted use in the "R1" zone.

Standards Variance

- 1) The maximum height in the "R1" Zone is twenty-five feet (25').
- 2) The site is located in Floor Area Ratio District II, which allows a Floor Area Ratio (FAR) of 0.40 for the first 10,000 square feet of site area and a F.A.R. of 0.1 thereafter.

**APPLICANT'S PROPOSAL**

Use Variance

1) Allow the construction of a 9,345 square-foot gymnasium at a private school in the "R1" zone.

Standards Variance

- 1) Allow the construction of a 9,345 square-foot gymnasium at a height of up to thirty-five feet (35') in the "R1" zone.
- 2) Allow the site to exceed the maximum F.A.R. standards. The site is located in Floor Area Ratio District II, which allows 0.40 F.A.R. for the first 10,000 square feet of site area and 0.1 thereafter. This requirement translates to a maximum of 22,994 square feet of floor area, the site including the proposed gymnasium will contain 54,486 square feet of floor area.

**ENVIRONMENTAL REVIEW:** A proposed Mitigated Negative Declaration Case No. PEIF 2010-011 is available in the Community Planning Department for review.

**PROPOSED MITIGATED NEGATIVE DECLARATION COMMENT PERIOD:** December 29, 2010 to January 19, 2011.

Written comments on the proposed mitigated negative declaration may be submitted to the Community Planning Department office for a period of twenty (20) days after publication of this notice.

The Planning Commission will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **January 19, 2011, at 5:00 p.m.** or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.43. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns. If you desire more information on the proposal, please contact the case planner **Roger Kiesel** in the Community Planning Department at (818) 937-8152 (email: [rkiesel@ci.glendale.ca.us](mailto:rkiesel@ci.glendale.ca.us)). The files are available in the Community Planning Department. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Planning Commission. **Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section.** **Website Internet Address:** <http://www.ci.glendale.ca.us/government/agenda.asp>

Ardashes Kassakhian, The City Clerk of the City of Glendale