

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING STANDARDS VARIANCE CASE PVAR-002404-2023

LOCATION: 720 BOHLIG ROAD
Glendale 91207

APPLICANT: Rita Noravian (Franco Noravian & Associates)

ZONE: "R1R-II" - (Restricted Residential, Floor Area Ratio II)

LEGAL DESCRIPTION/APN: A portion of Lot 125, Lot 126, Bellhurst Hillslopes Tract / APN:
5649-019-035

PROJECT DESCRIPTION

Standards variance requests to allow the enclosure of a portion of an existing rooftop deck for purposes of creating a new 67 square-foot (SF) floor area addition to the existing 2,814 square-foot single-family house (built in 2006) located on a 7,780 square-foot lot with an average current slope of 41.07 percent for the entire site. The variances are required because the new floor area expansion, (1) exceeds the maximum allowed two-stories, and (2) exceeds the maximum allowed floor area ratio of 0.30.

CODE REQUIRES

- (1) A single-family house is limited to two stories on a portion of a lot with less than 40 percent average current slope (GMC 30.11.040 E) and (G.M.C. 30.11.030 Table 30.11-B).
- (2) The maximum allowed floor area ratio is 0.30 on lots with an average current slope of 40% or greater located in the R1R, Floor area ratio District II zone (GMC 30.11.030 Table 30.11 B).

APPLICANT'S PROPOSAL

- (1) Increase the building height to three-stories. Currently the house is two-stories with an open roof deck above the main entry and the garage area, and the average current slope at the building footprint location is 14.28 percent.
- (2) Exceed the maximum allowed floor area ratio (FAR) of 0.30. The project proposes an FAR of 0.37 FAR on a lot with an average current slope of 41.07 for the entire site.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review as a Class 1 "Existing Facility" pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing house will not result in an increase of more than 10,000 square feet and the project is in an area where all public services and facilities are available and is not located in an environmentally sensitive area.

HEARING INFORMATION: The Planning Hearing Officer will conduct a public hearing regarding the above project in Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206, on **AUGUST 28, 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. 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 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, Milca Toledo, in the Planning Division at (818) 937-8181 or email: Mitoledo@glendaleca.gov.

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: GlendaleCA.gov/perm.

Dr. S. Abajian, The City Clerk of the City of Glendale