glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

December 7, 2016

Myung Chung
9040 Telstar Avenue, No. 28
El Monte, CA 91731

RE: 3440 LINDA VISTA ROAD
STANDARDS AND SETBACK VARIANCE CASE NO. PVAR1602628

Dear Mr. Chung:

The Planning Commission of the City of Glendale, at its meeting held on December 7, 2016, conducted a public hearing on your appeal regarding a Standards and Setback Variance application – Case No. PVAR 1602628, to allow the construction of a new 2,350 square-foot, two-story single-family residence with an attached two-car garage on a lot located in the "R1R" Zone, described as Lot 6, Tract No. 100641, with a 3-foot, 10-inch street front setback, where a minimum of 15-feet is required, and to allow a driveway 3-foot, 10-inch in length, where a minimum of 18-feet is required, located at **3440 Linda Vista Road**, in the State of California, City of Glendale, County of Los Angeles.

CODE REQUIRES

Standards Variance

1) Any driveway shall be a minimum of 18-feet in length in the "R1R" zone.

Setback Variance

2) The minimum required street front setback is 15-feet in the "R1R" zone.

APPLICANT'S PROPOSAL

Standards Variance

1) The applicant is proposing to construct a driveway 3-feet, 10-inches in length.

Setback Variance

2) The applicant is proposing to construct a new single-family residence with a 3-foot, 10-inch street front setback.

ENVIRONMENTAL REVIEW

The project is categorically exempt from CEQA review as a Class 3 (New Construction or Conversion of Small Structures) exemption, pursuant to State CEQA Guidelines Section 15303.

After due consideration, the Planning Commission **SUSTAINED** the Planning Hearing Officer's decision and **APPROVED** said Standards and Setback Variance Case No. PVAR **1602628,** as noted in the decision letter dated August 3, 2016.

A copy of the motion adopted by the Planning Commission is attached.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of Chapter 2.88 of the Glendale Municipal Code, any person affected by the decision of the Planning Commission has the right to appeal said determination to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented at the hearing. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, **DECEMBER 22, 2016**, on or before at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: http://www.ci.glendaleca.gov/appeals

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,
Phillip Lanzafame
Director of Community Development Department

Dennis Joe
Planner
DJ:sm
Attachment

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S.

Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); Palma Vincenti; and case planner Dennis Joe.

MOTION

MOTION TO SUSTAIN THE PLANNING HEARING OFFICER'S DECISION

Moved by Planning Commissioner Landregan, seconded by Planning Commissioner Shahbazian, that upon review and consideration of all materials and exhibits of current record relative to Standards and Setback Variance Case No. PVAR 1602628, located at 3440 Linda Vista Road, and after having conducted an appeal hearing on said matter, that the Planning Commission hereby **SUSTAINS** the Planning Hearing Officer's decision **APPROVING** said Standards and Setback Variance Case No. PVAR 1602628 in accord with the findings and conditions set forth in the decision letter of August 3, 2016.

VOTE

Ayes:	Landregan, Shahbazian
Noes:	Astorian, Lee
Abstain:	None
Absent:	Manoukian