

PUBLIC NOTICE
PLANNING HEARING OFFICER
NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
CONDITIONAL USE PERMIT CASE NO. PCUP 1317214

LOCATION: 2920 GREENWICH ROAD, 91206

APPLICANT: Edward Hagobian

ZONE: "R1R" - Restricted Residential zone, Floor Area Ratio District II

LEGAL DESCRIPTION: Lot 6, Block 1, Tract No. 9071 (APN 5660-022-006)

PROJECT DESCRIPTION

The applicant is proposing to construct a new 3,028 square-foot, three story single family residence with an attached two-car garage on a 10,903 square-foot vacant lot having an average current slope of 70% and grading more than 1,500 cubic yards.

CODE REQUIRES

Conditional Use Permit

(1) New dwelling unit construction on a lot having an average current slope that exceeds 50% and grading more than 1,500 cubic yards requires the approval of a conditional use permit.

APPLICANT'S PROPOSAL

Conditional Use Permit

(1) To construct a new single-family dwelling on a lot having an average current slope of 70% and grading 2,530 cubic yards of earth (combined cut and fill)

ENVIRONMENTAL RECOMMENDATION: The Community Development Department, after having conducted an Initial Study, has prepared a mitigated negative declaration for the project. The proposed mitigated negative declaration and all documents referenced therein are available for review in the Community Development Department, Planning and Neighborhood Services Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning and Neighborhood Services Division website at: <http://www.ci.glendale.ca.us/planning/environmentalreview.asp>.

Written comments may be submitted to the Community Development Department, Planning and Neighborhood Services Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Negative Declaration Comment Period: November 7, 2013 to November 27, 2013

For more information, please call Milca Toledo at (818) 548-2115 or 818-937-8181.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on December 11, 2013, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.42. 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 Milca Toledo in the Planning and Neighborhood Services Division at (818) 937-8181, where the files are available. 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 Hearing Officer.

Ardashes Kassakhian
The City Clerk of City of The Glendale