

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING VARIANCE CASE NO. PVAR 1704220

LOCATION: **3624 ENCINAL AVENUE**
Glendale, CA 91214

APPLICANT: Barbara Paderni

ZONE: "R1" - Low Density Residential Zone, Floor Area District II

LEGAL DESCRIPTION: Lot 71, Tract No. 8447

PROJECT DESCRIPTION:

Variance application to maintain a one-car garage (10'-10" x 20'-0") in conjunction with a 496 square-foot addition to an existing single-story, single family residence located on a 5,450 square-foot lot, zoned "R1"- Low Density Residential Zone, Floor Area District II, without providing the required two-car garage.

CODE REQUIRES

Standards Variance

- 1) The minimum number of required off-street, covered parking spaces for a single family detached dwelling unit with less than 3,499 square feet of floor area is two spaces (G.M.C. 30.32.090.B.).

APPLICANT'S PROPOSAL

Standards Variance

- 1) To maintain the existing one-car garage, with an 8'-0" door and interior dimensions of 10'x19'.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 (e), because the addition to an existing structure is less than 2,500 square feet.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **August 16, 2017**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.43. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. If you desire more information on the proposal, please contact the case planner, **Danny Manasserian**, in the Community Development Department at (818) 937-8159 or via email at dmanasserian@glendaleca.gov.

The files are available in the Community Development Department, Room 103 of the Municipal Services Building, 633 East Broadway. You may also visit: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the hearing through hyperlinks in the "Agendas and Minutes" section.

Any person having any interest in the Project described above may appear at the public hearing listed above either in person or by counsel or both and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at, or prior to the public hearings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public hearings. 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. Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: **<http://www.glendale.gov/agendas>**

Ardashes Kassakhian, The City Clerk of the City of Glendale