

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING
PARCEL MAP CASE NO. PPM1603702
SECONDARY RIDGELINE EXCEPTION CASE NO. PRBSE1603704
VARIANCE CASE NO. PVAR1724105
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

LOCATION: **2942 and 2950 Oak Glen Road**
APPLICANT: Alen Malekian
OWNER: Ribeye Management, LLC
ZONE: R1R (Restricted Residential), Floor Area Ratio District II
LEGAL DESCRIPTION: Portion of Lot 1, Tract 4787

Project Description

Applications to subdivide an existing 269,200 square foot lot (a portion of which is a secondary ridgeline) into four lots for constructing three new single-family dwellings, maintaining the single-family dwelling at 2950 Oak Glen (built in 1947), and demolishing a single-family dwelling at 2942 Oak Glen Road (built in 1944) with a shared driveway for two lots and less than the required lot width for three lots.

Entitlements Requested

Parcel Map Case No. PPM1603702, Secondary Ridgeline Exception Case No. PRBSE1603704, and Variance Case No. PVAR1724105 – If the project is approved by the Planning Commission, the project will be reviewed by the Design Review Board.

Environmental Review

The Community Development Department, after having conducted an Initial Study, prepared a mitigated negative declaration (MND) for the project. The proposed MND and documents referenced in the MND are available online on the Planning Division's website at: <http://www.glendaleca.gov/environmental>

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

Proposed Mitigated Negative Declaration Comment Period: October 12, 2017 – November 1, 2017.

All corresponding documents including the proposed ND are available for public review in the Community Development Department, Planning Division, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale. If you desire more information on the proposal, please contact the case planner, Kathy Duarte in the Community Development Department at (818) 937-8163 or email: kduarte@glendaleca.gov

Public Hearing

The Project described above will be considered by the Planning Commission at a public hearing in the Municipal Services Building, 633 East Broadway, Room 105 Glendale, CA on Wednesday, **November 15, 2017**, at or after the hour of 5:00 pm.

Any person having any interest in the Project described above may appear at the above hearing 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 Director of Community Development not later

than the hour set for public hearing before the Planning Commission. "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. **Staff reports are accessible prior to the meeting through hyperlinks in the 'Agendas and Minutes' section. Website Internet Address:** www.glendaleca.gov/agendas

Dated: October 10, 2017

Ardashes Kassakhian
The City Clerk of the City of Glendale