

CITY OF GLENDALE
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
USE VARIANCE CASE NO. PVAR 1804134

LOCATION: 333 WEST MAGNOLIA AVENUE
Glendale 91202

APPLICANT: Glendale Unified School District

BUSINESS NAME: Glendale Unified School District Facilities Yard

OWNER: Glendale Unified School District

ZONE: "R-2250" - (Medium Density Residential)

LEGAL DESCRIPTION / APN: Portion of Lots 17 and 18, Watts Subdivision of a part of the Rancho San Rafael

CASE PLANNER: Bradley Collin, Senior Planner

PROJECT DESCRIPTION: Request to modify three conditions of approval from an existing use variance (Case No. 538-U) approved on December 18, 1956 for the Glendale Unified School District Facilities Yard located in the "R-2250" (Medium Density Residential) Zone.

APPLICANT'S PROPOSAL: Request to modify three conditions of approval from an existing Use Variance (Case No. 538-U).

- (1) To allow the masonry wall height to exceed 5.5 feet along the easterly and westerly property lines outside the street front setback along Palmer Avenue.
- (2) To allow the masonry wall height to exceed 5.5 feet along the easterly and westerly boundary lines southerly to the setback line of Magnolia Avenue.
- (3) To extend the hours of operation from 5:00 am to 11:30 pm (currently conditioned from 7:00am to 6:00pm).

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because the project involves minor modifications to an existing use.

The Planning Commission will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **July 18, 2018**, at 5:00 p.m. or as soon thereafter as possible.

If you desire more information on the proposal, please contact the case planner **Bradley Collin** in the Planning Division at (818) 548-3210 (email: bcollin@glendaleca.gov). The files are available in the Planning Division. You may also visit: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. The Planning Division is located at 633 East Broadway, Rm. 103, Glendale, CA 91206-4386.

Any person having any interest in any property affected by the proposed amendments may appear at the above hearing either in person or by counsel or both 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 Department 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. 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.

Ardashes Kassakhian
The City Clerk of the City of Glendale