

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING

- **VARIANCE CASE NO. PVAR 1828024**
- **ADMINISTRATIVE EXCEPTION CASE NO. PAE 1828025**

LOCATION: 236 SOUTH GLENDALE AVENUE

APPLICANT: Leo Wu

ZONE: C3 – Commercial Service Zone

LEGAL DESCRIPTION: Lots 16 & 17, Block 3 of the Glendale Orange Grove Tract

PROJECT DESCRIPTION:

A Variance application to reduce landscaped planter widths adjacent to the sidewalk in conjunction with demolition of an existing full-service car wash and construction of a new self-service car wash (seven (7) wash bays) and an Administrative Exception to increase driveway curb openings to 59.3% where 52% is the maximum (total deviation of 14.06%).

CODE REQUIRES

Standards Variance and Administrative Exception

- 1) Ten (10) feet landscape planter widths shall be provided adjacent to all street frontages except for necessary walkways and driveways (G.M.C. 30.34.030.C.).
- 2) Driveway curb openings shall not exceed fifty-two (52) percent of the total length of the front or street side property line (G.M.C. 30.32.130.A.).

APPLICANT'S PROPOSAL

Standards Variance and Administrative Exception

- 1) To reduce landscaped planter widths adjacent to the sidewalk on South Glendale Avenue and Orange Grove Avenue.
- 2) Increase driveway curb openings to 59.3% (total deviation of 14.06%) on Orange Grove Avenue.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to State CEQA Guidelines Section 15303, because the project involves the construction of a new self-service car wash where a full-service car wash currently exists.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **February 13, 2019**, 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. Website Internet Address: <http://www.ci.glendale.ca.us/government/agenda.asp>
Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

Ardashes Kassakhian, The City Clerk of the City of Glendale