

# **NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING SETBACK VARIANCE CASE NO. PVAR 1830391**

**LOCATION:** 404 SOUTH LOUISE STREET  
**APPLICANT:** Rodney Khan  
**ZONE:** "R-1650" – Medium-High Density Residential Zone  
**LEGAL DESCRIPTION:** Portion of Lot 58, all of Lots 59-61, Grider and Hamilton's Lomita Park Tract

## **PROJECT DESCRIPTION**

**The applicant is requesting the approval of a setback variance to allow the construction of a new fence within the street-front and street-side setback areas of an existing private school (Holy Family Elementary School). The new fence will range in height from 8 to 11 feet.**

## **CODE REQUIRES**

### Setback Variance

- 1) The minimum required street-front setback for a new fence is 20 feet in the R-1650 Zone.
- 2) The minimum required street-side setback for a new fence is five feet in the R-1650 Zone.

## **APPLICANT'S PROPOSAL**

### Setback Variance

- 1) To construct a new fence (overall height of eight feet) with a 16'-2" setback from the street-front property line.
- 2) To construct a new fence (overall height ranging from 8 to 11 feet) with a zero setback from the street-side property lines.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 (e) of the State CEQA Guidelines, because the proposal is to construct a new accessory (appurtenant) structure, a fence.

## **MEETING**

The Planning Hearing Officer will conduct a public hearing in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **March 6, 2019**, at 9:30 a.m. or as soon thereafter as possible.

The meeting will be in accord with the Glendale Municipal Code, Title 30, Chapter 30.43. The purpose of the meeting is to hear comments from the public with respect to zoning and environmental concerns.

If you desire more information on the proposal, please contact the case planner, Vista Ezzati, at [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov) or (818) 937-8180. The files are available in the Community Development Department, Planning Division Office, Room 103 of the Municipal Services Building, 633 East Broadway. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: <http://glendaleca.gov/agendas>

Any person having any interest in the Project described above may appear at the public meeting listed above either in person or by counsel of 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 meetings. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty or 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 meetings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public meetings. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (two business days) for requests regarding sign language translation and Braille transcription services.

Ardashes Kassakhian, The City Clerk of the City of Glendale