

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING VARIANCE CASE NO. PVAR 1921922

LOCATION: 2408 SLEEPY HOLLOW DRIVE
APPLICANT: Camilla Oliveira
OWNER: Randal and Rowena Abarro
ZONE: "R1R" — Restricted Residential Zone, Floor Area Ratio District II
LEGAL DESCRIPTION/APN: Portion of Lot 79, Tract No. 6324 - (APN: 5672-024-006)

PROJECT DESCRIPTION

A variance application to allow the conversion of a portion of an existing attic into 201 square-feet of floor area (habitable space) within an existing 1,078 square-foot single-family residence without providing two covered and enclosed parking spaces.

CODE REQUIRES

1) Upon a change or enlargement of a building which creates additional floor area, additional parking spaces shall be provided for such new floor area unless said parking exceeds the requirements of the parking chapter (30.32.030.B.1).

APPLICANT'S PROPOSAL

1) To allow the conversion of a portion of an existing attic into 201 square feet of floor area (habitable space) within an existing 1,078 square-foot single-family residence without providing two covered and enclosed parking spaces.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review as a Class 1 "Existing Facilities" pursuant to State CEQA Section 15301 because it involves converting 201 square feet of an existing attic into habitable space that will not result in an increase of more than 50 percent of the floor area of the existing single-family residence.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **February 12, 2020**, at 9:30 a.m. or as soon thereafter as possible.

The hearing will be in accordance 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, Betty Barberena, in the Planning Division at (818) 937-8162 (email: bbarberena@glendaleca.gov). The files are available in the Planning Division. You may also visit our web site at: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.

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 his/her 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 Hearing Officer. "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.