

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING SETBACK VARIANCE CASE NO. PVAR-004024-2024

LOCATION: 700 KIMLIN DRIVE
(Project Site includes 634 & 639 Kimlin Drive and 1917 Academy Place)
(Glendale Adventist Academy)

APPLICANT: Richard Herman (RS Herman Architects)

ZONE: "R1R I" – Restricted Residential Zone, FAR District I

LEGAL DESCRIPTION: Portion of Lot 15, Hodgkins Subdivision and Lots 36, 37, 38, 40, and 41, Tract No. 7427

PROJECT DESCRIPTION

The applicant is requesting the approval of a setback variance to allow the construction of new fencing and gates within the street-front setback areas of the existing private school (Glendale Adventist Academy). The new fencing and gates will range in height from five (5) to eight (8) feet.

CODE REQUIRES

Setback Variance

1) The minimum required street-front setback for a new fence is 15-feet in the R1R Zone.

APPLICANT'S PROPOSAL

Setback Variance

1) To construct 871-linear feet of wrought-iron fencing, including one vehicular gate, and eight swinging pedestrian gates at the existing Glendale Adventist Academy private school. Portions of the proposed fencing would be located in the required 15-foot street front and street-side setback areas, but would not be any closer to the front property line than existing campus structures and buildings, except for in one instance.

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 and gates.

HEARING INFORMATION

The Planning Hearing Officer will conduct a public hearing in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **APRIL 9, 2025, 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.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>. For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Hearing Officer Hearing. You may also testify in person at the hearing if you wish to do so. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

The staff report and case materials will be available prior to the hearing date at www.glendaleca.gov/agendas

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Nikola Hlady in the Planning Division at NHlady@glendaleca.gov, or (818) 937-8161, or (818) 548-2140.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, 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.

When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions. An appeal may be filed within 15 days of the final decision date appearing on the decision letter. All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits.

Dr. Suzie Abajian, The City Clerk of the City of Glendale