

**CITY OF GLENDALE**  
**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING**  
**VARIANCE CASE NO. PVAR 1600807**

**LOCATION:** 634 AND 700 EAST LOMITA AVENUE  
Glendale, CA 91205

**APPLICANT:** Sonja Yates, San Gabriel Valley Habitat for Humanity

**ZONE:** "R-2250" – Medium Density Residential

**LEGAL DESCRIPTION:** Lots 9 and 10 of Glen-Ina Tract

**PROJECT DESCRIPTION**

**Application for variances to construct a new affordable six unit, townhouse-style building in the R-2250 (Medium Density Residential) Zone on two lots, 14,000 square feet in size. A total of 12 parking spaces will be provided in six 2-car garages.**

**CODE REQUIRES**

- 1) Parking required in subterranean or semi-subterranean.
- 2) Interior Setbacks require a 5-foot minimum, 8-foot average for the first residential floor, and an 8-foot minimum, 11-foot average at the second floor.
- 3) Trash enclosures are required to be outside the minimum interior setback of five feet.
- 4) A minimum 20-foot by 20-foot interior two-car garage dimension.

**APPLICANT'S PROPOSAL**

- 1) Provide at-grade parking in six individual 2-car garages.
- 2) Interior setbacks of 5-feet at the first and second floor.
- 3) Trash enclosure with no interior setback.
- 4) Two-car garages with a minimum interior dimension of 19 feet by 18 feet.

**ENVIRONMENTAL DETERMINATION:** This 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.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **May 11, 2016**, 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.

If you desire more information on the proposal, please contact Kristen Asp, Case Planner, in the Community Development Department, Planning Division where the files are available, at (818) 937-8161 or [kasp@glendaleca.gov](mailto:kasp@glendaleca.gov). Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development. **Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas)**

Ardashes Kassakhian  
The City Clerk of the City of Glendale