

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
SETBACK AND STANDARDS VARIANCE CASE NO. PVAR 1609138

LOCATION: 3160 Linda Vista Road, 91206
APPLICANT: Jonathan Peters
ZONE: R1R II – Restricted Residential Zone, Floor Area Ratio District II
LEGAL DESCRIPTION: Portion of Lot B, Sicomore Canon Tract (APN# 5660-014-005)

PROJECT DESCRIPTION: Standards and setback variance application to allow the construction of a new 2,606 square-foot, two-story single-family residence with an attached 411 square-foot, two-car garage in the R1R Zone with a 6-foot interior setback, where a minimum of 10-feet is required, and to maintain an existing asphalt driveway with a slope of 21.3 percent, where a maximum driveway slope of 20 percent is allowed.

CODE REQUIRES

Setback Variance

1) The minimum required interior setback is 10 feet in the R1R zone.

Standards Variance

2) The maximum driveway slope is 20 percent in the R1R zone.

APPLICANT'S PROPOSAL

Setback Variance

1) The applicant is proposing to construct a new single-family residence with a 6-foot interior setback.

Standards Variance

2) The applicant is proposing to maintain an existing asphalt driveway with a 21.3 percent slope.

ENVIRONMENTAL RECOMMENDATION: The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration for the project. The Proposed Mitigated Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website at: <http://www.glendaleca.gov/environmental>

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Mitigated Negative Declaration Comment Period: September 15, 2016 to October 3, 2016

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **October 5, 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 concerns.

If you desire more information on the proposal, please contact the case planner Dennis Joe in the Planning Division at (818) 548-2140 or (818) 937-8157 (email: djoe@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 any property affected by the above case 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 Department not later than the hour set for public hearing before the Planning Commission. "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.

Ardashes Kassakhian
The City Clerk of the City of Glendale