

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
VARIANCE CASE NO. PVAR 1605003
PARKING EXCEPTION CASE NO. PPEX 1703990**

LOCATION: **1820 South Brand Boulevard**
Glendale, CA 91204

APPLICANT: Vijay Sehgal

ZONE: SFMU (Commercial/Residential Mixed Use) zone

LEGAL DESCRIPTION: Lots 26 and 27, Tract No. 1578.

PROJECT DESCRIPTION:

The applicant is requesting the approval of a six-story, 26-unit live/work development. The proposal will include a total of 103 parking spaces, including 46 in a tandem arrangement. The applicant is requesting a variance to allow development of the live/work units less than the required minimum size and a parking exception to allow less than the minimum number of parking spaces required for the development.

VARIANCE

CODE REQUIRES:

- 1) The minimum size of a live/work unit shall be 1,000 square feet in area.

APPLICANT'S PROPOSAL:

- 1) To allow construction of nine of the live/work units to be less than 1,000 square feet in area. Three units will be 775 square feet in area and six units will be 850 square feet in area.

PARKING EXCEPTION

CODE REQUIRES

- 1) Live/work units under 2,000 square feet in area require three parking spaces, all of which need to be accessible. There are 26 live/work units in the proposed development and, therefore, 78 accessible parking spaces are required.

APPLICANT'S REQUEST

- 1) To allow 78 parking spaces, 21 of which are in a tandem (non-accessible) arrangement.

ENVIRONMENTAL DETERMINATION:

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 plans and 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 Negative Declaration Comment Period: March 8, 2017 – March 28, 2017

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **March 29, 2017**, 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 and environmental concerns.

If you desire more information on the proposal, please contact Roger Kiesel, in the Community Development Department at (818) 937-8152 or rkiesel@glendaleca.gov. The files are available in the Planning Division. You may also visit our website 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 City of Glendale