

# **NOTICE OF PLANNING HEARING PUBLIC HEARING VARIANCE CASE NO. PVAR 1710987**

LOCATION:                   **2804 GLENOAKS CANYON DRIVE**  
                                  Glendale, CA 91206

APPLICANT:                Armen Hogtanian

ZONE:                     “R1R” – Restricted Residential Zone, Floor Area District II

LEGAL DESCRIPTION:     Lot B, P.M. 161

## **PROJECT DESCRIPTION**

**Application for a variance to convert approximately 470 square feet of an existing basement into habitable floor area for the purposes of adding one bedroom and bathroom within an existing two-story, single-family house with an attached two-car garage. As proposed, the basement conversion will create a third story where the maximum allowed is two stories on a 27,450 square-foot lot with less than 40% average current slope within the building footprint area of the house located in the “R1R” - (Floor Area Ratio District II) Zone.**

## **CODE REQUIRES**

1) On a portion of a lot with less than 40 percent average current slope, a single-family house is limited to two stories (GMC 30.11.040 E). Currently the house is two-stories.

## **APPLICANT’S PROPOSAL**

1) To convert a portion of the existing basement into habitable floor area, thereby creating a third story to the existing two-story house.

**ENVIRONMENTAL DETERMINATION:** This project is exempt from environmental review as a Class 1 “Existing Facility” exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition/conversion of the existing basement to floor area will not result in an increase of more than 2,500 square feet.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **September 27, 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 concerns. If you desire more information on the proposal, please contact the case planner, **Milca Toledo**, in the Community Development Department at (818) 937-8181 or [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov) where case files are available. 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 Planning Hearing Officer. **Staff reports are accessible prior to the meeting through hyperlinks in the “Agenda and Minutes” section. Website internet address: <http://www.glendaleca.gov/agenda>**

Ardashes Kassakhian  
The City Clerk of the City of Glendale