

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING  
VARIANCE CASE NO. PVAR1802259**

**LOCATION:** 4751 ROUND TOP DRIVE

Los Angeles, CA 90065

Assessor's Identification Numbers 5683-032-006 and 5683-033-038

(Property located in Glendale, accessible from Los Angeles)

**APPLICANT:** Jonathan Dohring, Robert Dohring

**ZONE:** R1R – Floor Area Ratio District III

**LEGAL DESCRIPTION:**

**THIS LEGAL DESCRIPTION** DESCRIBES A PARCEL OF LAND LOCATED IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF JOSE M. VERDUGO 21.60 ACRE ALLOTMENT OF THE RANCHO SAN RAFAEL, AS DESCRIBED IN DECREE OF PARTITION IN CASE NO. 7054 OF THE SUPERIOR COURT OF SAID COUNTY, WHICH IS DEPICTED ON THE RECORD OF SURVEY ON FILE IN BOOK 280, PAGE 77 OF SURVEY MAPS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF THE CITY OF GLENDALE WITH THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 2 KNOWN AS GLENDALE FREEWAY, THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 2, NORTH 08°53'09" EAST 90.75 FEET; THENCE NORTH 12°34'01" EAST 188.08 FEET; THENCE NORTH 14°24'40" EAST 96.06 FEET; THENCE NORTH 13°31'05" EAST 350.00 FEET; THENCE NORTH 38°10'02" EAST 109.79 FEET TO THE EASTERLY BOUNDARY LINE OF THE CITY OF GLENDALE; THENCE DEPARTING THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 2 AND ALONG SAID EASTERLY BOUNDARY LINE OF THE CITY OF GLENDALE SOUTH 00°42'10" WEST 638.65 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE OF THE CITY OF GLENDALE, SOUTH 37°41'52" WEST 74.12 FEET; THENCE SOUTH 52°18'17" EAST 48.40 FEET; THENCE SOUTH 12°21'52" WEST 13.56 FEET; THENCE SOUTH 08°53'25" WEST 53.36 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY LINE OF THE CITY OF GLENDALE; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE SOUTH 89°58'28" WEST 202.50 FEET TO THE **POINT OF BEGINNING**; CONTAINING 2.38 ACRES.

**PROJECT DESCRIPTION**

**The project is to construct a new single-family dwelling with a three-car garage on a 103,774 sq.ft. lot. The applicant is requesting approval of a variance to allow a driveway that is not located completely on the same lot as the required garage. The property is located in the City of Glendale; however, access to the site will be taken from the City of Los Angeles.**

### **CODE REQUIRES**

(1) A required driveway leading to required parking spaces must be located completely on the same lot as the required parking spaces. GMC 30.32.130 B.

### **APPLICANT'S PROPOSAL**

(1) To allow a driveway that is not located completely on the same lot as the required parking spaces.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from environmental review per State CEQA Guidelines Section 15303, Class 3 "New Construction or Conversion of Small Structures" because the project is the construction of a single family dwelling.

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **June 13, 2018, 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 the case planner, Chris Baghdikian, in the Community Development Department, Planning Division at (818) 937-8182, (email: [cbaghdikian@glendaleca.gov](mailto:cbaghdikian@glendaleca.gov)) where the 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 Director of Community Development. ***Staff reports are accessible a week prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website internet address: <https://www.glendaleca.gov/government/agendas-minutes>***

Ardashes Kassakhian  
The City Clerk of the City of Glendale