

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING &

- **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**
- **ADMINISTRATIVE EXCEPTION CASE NO. PAE 1904285**
- **VARIANCE CASE NO. PVAR 1824054**

LOCATION: 129 – 133 WEST LOS FELIZ ROAD

APPLICANT: Rodney V. Khan/Khan Consulting

ZONE: “C3” - (Commercial Service) Zone, Height District I

LEGAL DESCRIPTION: Lots 18 and 19, Block 2, Vine Cottage Tract

PROJECT DESCRIPTION

An application to construct an approximately 57,350 square-foot, five story medical congregate care facility on an approximately 17,700 square-foot site. The first level includes a lobby, dining room, kitchen, pharmacy and administrative areas. The second through fifth floors mimic each other and include 18 rooms and common sitting areas. A roof deck is also proposed. A ramp leading to the subterranean garage is located off of the driveway in the western portion of the site.

ADMINISTRATIVE EXCEPTION CODE REQUIRES

(1) In the C3 Zone, Height District I, the maximum building height is 50 feet.

APPLICANT'S PROPOSAL

(1) An administrative exception to allow a 60-foot high building, which is a 20% deviation from the numeric standard of maximum building height.

VARIANCE CODE REQUIRES

(1) In the C3 Zone, Height District I, the maximum number of stories is three.

APPLICANT'S PROPOSAL

(1) A variance to allow a five (5)-story building.

ENVIRONMENTAL DETERMINATION

The Community Development Department, after having conducted an Initial Study, has prepared a Negative Declaration (ND) for the project. The Proposed ND 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: 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: May 29, 2019 to June 19, 2019

PUBLIC HEARING

The Planning Hearing Officer will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **June 12, 2019**, at 9:30 a.m. or as soon thereafter as possible. The hearing will be in accord with Glendale Municipal Code, Title 30, Chapter 30.42. 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 Erik Krause, in the Community Development Department, Planning Division at (818) 937-8156 or ekrause@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 Department. ***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