

**NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING
STANDARDS VARIANCE CASE NO. PVAR 2002984**

LOCATION: 2960 ST. GREGORY ROAD
(APN 5660-020-001)

APPLICANT: Crosby Haffner

ZONE: (R1R-II) - Low-Density Residential, FAR District II

LEGAL DESCRIPTION: Lot No. 6, Tract No. 9700

PROJECT DESCRIPTION

The applicant is requesting approval for a 925 square-foot first floor addition and a new 1,381 square-foot second story to an existing 1,876 square-foot, single-family residence with a two-car garage built in 1962 without providing the minimum number of code-required parking spaces and meeting the minimum interior setback. The City's Zoning Code prescribes that dwelling units in the R1R zone with cumulative gross floor area between 3,500 square feet and 5,999 square feet require three covered and enclosed parking spaces. After the proposed addition, the house will be 4,182 square feet and requires one additional covered and enclosed parking space. The City's Zoning Code also prescribes that all buildings and structures permitted prior to May 2, 1991, shall be set back from interior property lines not less than 5 feet for buildings over 20 feet and equal to or less than 30 feet in height. The existing residence is increasing in height from 18 feet, 2 inches to 29 feet, 2 inches and thus requires a minimum 5-foot interior setback. The applicant is requesting approval of a variance to allow the project without providing the third covered and enclosed parking space and maintaining the 3 feet,6 inches. interior setback.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because it is an addition to a single-family residence.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **October 28, 2020**, at 9:30 am or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 30, Chapter 30.50.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Commission meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed: On local cable: Charter Cable Channel 6.
Streaming Online: <https://www.glendaleca.gov/government/public-meeting-portal>

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Commission meeting.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you desire more information on the proposal, please contact the case planner **Roger Kiesel** in the Planning Division at **(818) 937-8152** (email:RKiesel@glendaleca.gov). The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, 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 not later than the hour set for public hearing before the Hearing Officer. "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.

When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions. An appeal may be filed within 15 days of the final decision date. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

Aram Adjemian
The City Clerk of the City of Glendale