

NOTICE OF PLANNING HEARING OFFICER PUBLIC HEARING VARIANCE CASE NO. PVAR 2101724

LOCATION: 3416 EL CAMINITO STREET

APPLICANT: Demery Matthews

ZONE: "R1"-(Low Density Residential) Zone - Floor Area Ratio District II

LEGAL DESCRIPTION: Lot 18, Tract No. 13310, in the City of Glendale, County of Los Angeles

PROJECT DESCRIPTION

An application for a Standards Variance to maintain an existing 3 feet, zero inches, interior setback along the northwest side of an existing 1,162 square-foot one-story, single-family residence with an existing detached two-car garage, on a 5,382 square-foot lot, zoned R1 (Low Density Residential Zone), Floor Area Ratio District II, in conjunction with the proposed 822 square-foot second story addition with an overall height of 26 feet, 9 inches.

CODE REQUIRES

(1) A minimum of 5'-0" interior setback for buildings and structures over 20 feet and equal to or less than 30 feet in height (GMC 30.11.030 - Table 30.11 B).

APPLICANT'S PROPOSAL

(1) To maintain an existing non-conforming interior setback of 3'-0" along the northwest side of an existing one-story, single-family residence in conjunction with a proposed second story addition with the overall height of 26'-9".

ENVIRONMENTAL DETERMINATION:

Exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 (e)(1) of the State CEQA Guidelines, because the proposed addition to the existing structure will not result in an increase of more than 2,500 square feet of floor area.

HEARING INFORMATION:

The Planning Hearing Officer will conduct a public hearing regarding the above project, on **June 16, 2021**, 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 Hearing Officer 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 Charter Cable Channel or streaming online at:
<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 Hearing Officer meeting.

If you desire more information on the proposal, please contact the case planner **Aileen Babakhani** in the Planning Division at **(818) 937-8331** or email at **ABabakhani@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