

NOTICE OF CITY COUNCIL HEARING
APPEAL OF SETBACK AND STANDARDS VARIANCE CASE NO. PVAR 1722701

LOCATION: 521 NOLAN AVENUE

APPLICANT: Rodney V. Khan/ Khan Consulting, Inc.

PROPERTY OWNER: Matilda Hartounian

APPELLANT: Dr. Karina Chan

ZONE: ‘ R1R II’ – Restricted Residential Zone, Floor Area Ratio District II

LEGAL DESCRIPTION/APN: Portion of Lot 70, Tract No. 4881 (APN: 5630-011-035)

PROJECT DESCRIPTION

This is an appeal of a decision made by the Planning Commission to sustain the Planning Hearing Officer’s approval of Setback and Standards Variance Case No. PVAR 1722701 with conditions to allow the construction of a new 2,486 square-foot (SF), three-story single-family residence and attached garage with a five-foot street front setback, six-foot and 1 ¾ inch driveway length, and uncovered stairs greater than four feet high projecting into the street-front setback area for the project site located in the ‘R1R’ - (Restricted Residential Zone).

CODE REQUIRES

1. A minimum 15-foot street-front setback (GMC 30.11.030).
2. Any driveway serving a parking area shall be a minimum of eighteen (18) feet in length in the R1R zone, measured from the back of the sidewalk or the property line where no sidewalk exists (GMC 30.32.130).
3. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps, ramps, and landings may project into the required setback area for a distance of three (3) feet in the ROS, R1R and R1 zones (GMC 30.11.070).

APPLICANT’S PROPOSAL

1. A 5-foot street-front setback.
2. A 6-foot, 1¾ inch driveway length.
3. Uncovered stairs projecting into the street-front setback for a length of 11 feet.

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 the project involves the development of one single-family residence.

PUBLIC HEARING

The City Council will conduct a public hearing regarding the above project at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206**, on **OCTOBER 25, 2022** at 6:00 pm or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to the application.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner above prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at:
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

Anyone interested in the above case may participate in the meeting as outlined above, or contact the case planner. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you would like more information on the proposal, please contact the case planner Vista Ezzati in the Planning Division at (818) 548-2140 or (818) 937-8180 (email: vezzati@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 City Council. "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.

Dr. Suzie Abajian
The City Clerk of the City of Glendale