



CITY OF GLENDALE, CALIFORNIA
Community Development

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Glendale, CA 91206-4311
Tel. (818) 548-2140
glendaleca.gov

June 7, 2023

Catherine Jurca
(for Verdugo Woodlands West HOA)
1845 Niodrara Drive
Glendale, CA 91208

RE: 1916 NIODRARA DRIVE, 91208
APPEAL OF PLANNING HEARING OFFICER'S DECISION
PLANNING COMMISSION HEARING
VARIANCE CASE NO. PVAR2200992

Dear Appellant:

The Planning Commission of the City of Glendale, at its meeting held on June 7, 2023, voted to **SUSTAIN** the Planning Hearing Officer's decision of **APPROVED WITH CONDITIONS**, regarding the appeal of the Planning Hearing Officer's approval of a variance to allow the removal of an existing three (3)-foot high fence located within the required 25-foot street front setback, which spans across the entire width of the lot facing Niodrara Drive and install a new, setback five (5) feet from the street front property line where a minimum 25 feet is required by the Zoning Code. The 14,389 square-foot lot is developed with a three-story, 3,012 square-foot single-family residence (built in 1941) and an attached 547 square-foot garage, in the "R1-I HD" (Low Density Residential) Zone, Floor Area Ratio District I Historic District, described as Lot 21 and Portions of lots 22 and 23, Fernbrook Place Tract / (APN: 5614-019-039), located at **1916 Niodrara Drive**, in the City of Glendale, County of Los Angeles.

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 construction of a new fence, and as a Class 31 "Historical Resource Restoration/Preservation" exemption pursuant to Section 15331 because the approval of a variance for the fence location would not have an adverse impact on the subject property's ongoing status as a contributor to the subject historic district. The property is located in a designated Historic District developed with a three-story house (built in 1941) identified as a contributor (5D1 status).

A motion adopted by the Planning Commission is attached.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires.

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before JUNE 22, 2023.

Information regarding appeals, appeal forms and fees may be obtained by calling the Community Development Department (CDD) staff at 818-548-2140, or the case planner, Milca Toledo at (818) 937 -8181 (email: mitoledo@glendaleca.gov)

APPEALS

Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Information regarding appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Milca Toledo at (818) 937 -8181 (email: mitoledo@glendaleca.gov)

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner and/or Hearing Officer who acted on this case. This shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact me.

Sincerely,
Bradley Calvert
Director of Community Development



Milca Toledo
Senior Planner

MT:sm

cc:City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing

(P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); Amanda J. Dillin - applicant/owner; A. J. Dillin & S.Spillane; -applicants & owners; F.Nooyen-jandscape architect; B.Brown; Dr.H. Yousefian; The Glendale Historical Society-J.Schwab-Sims-president; Glendale Homeowners Coordinating Council-G.Michals-president; A.C.Austin; D.&B.Douglas; D.Garfinkle; J.Kisvadray; B.&C.Rawlins; F.Smith; L.M.Tobey;and case planner-Milca Toledo.

MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Minassian, that upon review and consideration of all materials and exhibits of current record relative to Variance Case No. PVAR 2200992, located at 1916 Niodrara Drive, and after having conducted an appeal hearing on said matter, that the Planning Commission hereby **SUSTAINS** the Planning Hearing Officer's decision to **APPROVE** the variance request to construct a new fence setback five feet from the street front property line for said Variance Case No. PVAR 2200992 in accord with the findings and conditions set forth in the decision letter of November 21, 2022.

VOTE AS FOLLOWS

Ayes: Chraghchian, Lee, Minassian, Fuentes
Noes: None
Abstain: None
Absent: Shahbazian