

**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

April 3, 2019

Alexander Jackson  
515 Nolan Avenue  
Glendale, CA 91202

**RE: 521 NOLAN AVENUE  
VARIANCE CASE NO. PVAR 1722701**

Dear Mr. Jackson:

The Planning Commission of the City of Glendale, at its meeting held on April 3, 2019, conducted a public hearing on your appeal application for a Variance Case No. PVAR 1722701, to allow the construction of a new 2,486 square-foot single family house and attached two-car garage on an 8,790 square-foot vacant hillside lot without providing the required minimum street front setback and driveway length, and with uncovered stairs projecting into the front setback greater than what is permitted in the "R1R" - (Restricted Residential) Zone, described as Portion of Lot 70, Tract No. 4881, located at **521 Nolan Avenue**, in the State of California, City of Glendale, County of Los Angeles.

**CODE REQUIRES**

- 1) A minimum fifteen (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" zones, 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 FOR A STANDARDS VARIANCE**

- 1) A five (5)-foot street front setback.
- 2) A six (6)-foot, 1 3/4-inch driveway length.
- 3) Uncovered stairs projecting into the street front setback area for a length of eleven (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 it is a new dwelling unit in a residential zone.

After due consideration, the Planning Commission **SUSTAINED** the Planning Hearing Officer's decision and **APPROVED** said Variance Case No. **PVAR 1722701**, as noted in the decision letter dated July 26, 2018.

A copy of the 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 Chapter 2.88 of the Glendale Municipal Code, any person affected by the decision of the Planning Commission has the right to appeal said determination 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 at the hearing. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, **APRIL 18, 2019**, on or before at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line: <http://www.ci.glendaleca.gov/appeals>**

#### **NOTICE – subsequent contacts with this office**

The appellant and the applicant are further advised that all subsequent contact with this office regarding this determination must be with the case planner. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and 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.

Sincerely,  
Phillip Lanzafame  
Director of Community Development Department



Kathy Duarte  
Planner  
KD:sm

Attachment: Motion to Sustain the Planning Officer's Decision

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (Rene Sada); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna);Rodney Khan of Khan Consulting Inc.-applicant and consultant on the project; T.Borlan; K.Chan; D.Coronado; M.Foster; I.Roach; A.Vartabetian; T.Vartabetian; S.Nazari; and case planner Kathy Duarte.

**MOTION**

**MOTION TO SUSTAIN THE PLANNING HEARING OFFICER'S DECISION**

Moved by Planning Commissioner Astorian, seconded by Planning Commissioner Chraghchain, that upon review and consideration of all materials and exhibits of current record relative to Variance Case No. PVAR1722701, located at 521 Nolan Avenue, and after having conducted an appeal hearing on said matter, that the Planning Commission hereby sustains the Planning Hearing Officer's decision **APPROVING** said Variance Case No. PVAR1722701 in accord with the findings and conditions set forth in the decision letter of July 26, 2018.

**VOTE**

Ayes: Astorian, Chraghchian, Shahbazian  
Noes: Lee  
Abstain: None  
Absent: None