

NOTICE OF CITY COUNCIL APPEAL HEARING
APPEAL OF DESIGN REVIEW BOARD DECISION CASE NO. No. PDR 1702331

LOCATION: 1849 LOS ENCINOS AVENUE, GLENDALE, CA 91208

APPELLANTS: Brian Hanna, Claudia Phinney, David Phinney, Danielle Ondarza, Franchesca Costabile, Jeannette Costabile, Ilbra Yacoob, Jerome Gross, Jorge Jazan, Loretta Forquer, Martha Longstaffe, Meiling Pope, Miguel R. Carmona, Nancy M. Klein, Neema Pazargad, Paul Longstaffe, Stacy Jazan, Tanya Page

APPLICANT: Hamlet Zohrabians

OWNER: Liparit Azizyan and Levon Azizyan

ZONE: "R1R" (Restricted Residential) Zone, Floor Area Ratio District II

LEGAL DESCRIPTION: Portion of Lot 33 and all of Lot 34 of Tract No. 9088

APN: 5654-010-023

PROJECT DESCRIPTION: The applicant is proposing to demolish an existing one-story, 948 square-foot, single-family residence with a detached two-car garage (built in 1934) and to construct a new two-story, 3,264 square-foot single-family residence with an attached two-car garage on a 10,140 square-foot lot in R1R (Restricted Residential) Zone, Floor Area Ratio District II.

REQUESTED ACTION: The appellants are requesting that the City Council modify the conditions of approval for Design Review Board Case No. PDR 1702331, as approved by the Design Review Board on September 14, 2017.

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 only involves the development of one single-family residence.

COUNCIL HEARING: The City Council will conduct a public hearing in the City Council Chambers, 613 East Broadway, Second Floor, Glendale, CA, on **June 12, 2018**, at 6:00 p.m. or as soon thereafter as possible.

The hearing will be in accord with Glendale Municipal Code, Title 2, Chapter 2.88, related to the uniform appeal procedure. The purpose of the hearing is to hear comments from the public with respect to zoning and environmental concerns. If you desire more information on the proposal, please contact Aileen Babakhani, Planning Assistant, in the Community Development Department at (818) 937-8331 and (818) 548-2140 or ababakhani@glendaleca.gov. The files are available in the Community Development Department, Room 103 of the Municipal Services Building, 633 East Broadway, and in the City Clerk Office. ***Staff reports are available prior to the hearing through hyperlinks in the "Agendas and Minutes" section at <https://www.glendaleca.gov/government/departments/city-clerk/agendas-minutes>.***

Any person having any interest in the Project described above may appear at the public hearing listed above either in person or by counsel or both and may be heard in support of the opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at; or prior to the public hearing. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the Project described above, per Government Code Section 65009, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public hearings. 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.

Ardashes Kassakhian
City Clerk of City of Glendale