

**NOTICE OF CITY COUNCIL APPEAL HEARING**  
**APPEAL OF DESIGN REVIEW BOARD DECISION CASE NO. PDR 1724101**

LOCATION: 1650 Cumberland Terrace

APPELLANTS: Newel Straus

APPLICANT: Artak Dovlatyan Grigor Trust

OWNER: Artak Dovlatyan Grigor Trust

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

LEGAL DESCRIPTION: Lot 10, Tract 19257

APN: 5648-001-008

**PROJECT DESCRIPTION:** To construct a new two-story, approximately 5,400 square-foot single-family, contemporary-styled residence and an attached three-car garage on a 27,734 square-foot lot in the R1R, District II zone. A swimming pool, outdoor kitchen, detached bathroom and covered outdoor living room are also proposed to be constructed. The existing 2,792 square-foot, single-family residence (built in 1957), garage and swimming pool will be demolished as a result of the project. An appeal has been filed of the Design Review Board's March 1, 2018 approval of the project with conditions.

**REQUESTED ACTION:** The appellant is requesting that the City Council overturn the Design Review Board decision of March 1<sup>st</sup>, 2018 to approve Design Review Board Case No. PDR 1724101.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from CEQA review as a Class 3 New construction or Conversion of small structures exemption, pursuant to State CEQA Guidelines Section 15303.

**COUNCIL HEARING:** The City Council will conduct a public hearing in the City Council Chambers, 613 East Broadway, Second Floor, Glendale, CA, on **August 28, 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 concerns.

If you desire more information on the proposal, please contact Roger Kiesel, AICP Senior Planner, in the Community Development Department at (818) 937-8152 and (818) 548-2140 or [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov), where the files are available. Anyone interested in the above case may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Director of Community Development. ***Staff reports are accessible prior to the hearing through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: <http://www.glendaleca.gov/government/agendas-minutes>.***

Ardashes Kassakhian  
City Clerk of City of Glendale