

NOTICE OF CITY COUNCIL APPEAL HEARING
APPEAL OF DESIGN REVIEW BOARD DECISION
CASE NO. PDR 2105697

LOCATION: 420 Nesmuth Road, Glendale, CA 91202

APPELLANTS: Haik Mesropian, Joseph R. Ashby, Nicola Montuschi (neighbors)

APPLICANT: Domus Design c/o Garo Nazarian

OWNER: Alfred and Anahid Babayans

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

LEGAL DESCRIPTION: Lot 49, Tract No. 4881

PROJECT DESCRIPTION: Construction of a new 2,268 square-foot, three-story single-family residence with an attached, two-car garage on a 7,566 square-foot, vacant lot located in the R1R-II (Restricted Residential - Floor Area Ratio District II) zone.

REQUESTED ACTION: The appellants/neighbors are requesting that the City Council overturn the Design Review Board decision of July 8, 2021, approving Design Review Board Case No. PDR 2105697 with conditions.

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 is the construction of a new single-family house.

PUBLIC HEARING INFORMATION: The City Council will conduct a public hearing in the City Council Chambers, 613 East Broadway, Second Floor, Glendale, CA, on **Tuesday, September 27, 2022**, 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 the design review concerns.

CONTACT: If you desire more information on the proposal, please contact **Aileen Babakhani** in the Community Development Department at **(818) 937-8331** and **(818) 548-2115** or ababakhani@glendaleca.gov, where the files are available.

Staff reports are accessible prior to the hearing through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: www.glendaleca.gov/agendas

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 their opinion. Any person protesting may file a duly signed and acknowledged written protest with the City Clerk at, or prior to the public hearings. "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.

Dr. Suzie Abajian
City Clerk of City of Glendale