

NOTICE OF CITY COUNCIL APPEAL HEARING
APPEAL OF DESIGN REVIEW BOARD DECISION NO. PDR 2201810

LOCATION: 1650 Hazbeth Lane, Glendale, CA 91202
APPELLANT: Pam Sellers
APPLICANT/OWNER Adel Luzuriaga
ZONE: R1R II (Restricted Residential, Floor Area Ratio District II) Zone
LEGAL DESCRIPTION: Portions of Lot D, Parcel Map 27-89-90, in the City of Glendale, County of Los Angeles, State of California

PROJECT DESCRIPTION: Appeal of the Design Review Board's (DRB) February 9, 2023 approval of a Design Review Application to construct a new 3,239 square-foot, two-story, single-family residence and a detached 997 square-foot, three-car garage on a 6.61 acre (287,930 square-foot) lot with an average current slope of approximately 66.4%, zoned R1R II ("Project"). The Project includes a tram (3.5 foot by 5 foot metal passenger basket on approximately 140 linear feet of track) and proposes 6,732 cubic yards (CY) of grading (3,498 CY cut, 2,734 CY fill, 500 CY export).

REQUESTED ACTIONS: The appellant is requesting that the City Council overturn the Design Review Boards decision of February 9, 2023, approval of Design Review Application Case No. PDR 2201810.

ENVIRONMENTAL DETERMINATION: 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 one single-family dwelling in a residential zone. There is no reasonable possibility that this project will have a significant effect on the environment due to unusual circumstances.

PUBLIC HEARING INFORMATION: The City Council will conduct a public hearing in the City Council Chambers, 613 East Broadway, Second Floor, Glendale, CA, on **July 11, 2023**, 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 design review and environmental concerns.

CONTACT: If you desire more information on the proposal, please contact Dennis Joe in the Community Development Department at (818) 937-8157 and (818) 548-2115 or djoe@glendaleca.gov, where the files are available.

Staff reports are accessible prior to the hearing through hyperlinks in the "Agendas" section. Website: 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