

NOTICE OF CITY COUNCIL HEARING
APPEAL CASE NO. PAPP-001002-2023

LOCATION: 1766 CIELITO DRIVE, GLENDALE, CA 91207

PROJECT APPLICANT: Aram Alajajian

PROPERTY OWNER: Jack Demirchian & Souse Babomian

APPELLANT: David Sagherian

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

LEGAL DESCRIPTION: Portion of Lot 4, Tract No. 24858 in the City of Glendale, County of Los Angeles, State of California

APN: 5648-029-015

PROJECT DESCRIPTION

Appeal of the Design Review Board's (DRB's) February 9, 2023 decision to approve DRB Case No. PDR 2113521-B with conditions for the demolition of an existing 1-story, 3,246 square-foot (SF) single-family dwelling with attached, two-car garage (originally built in 1961) and to construct a new two-story, 4,855 SF single-family dwelling with an attached, subterranean, three-car garage on a 23,620 SF, double-frontage lot located in the R1R (FAR District II) Zone.

REQUESTED ACTION

The appellant is requesting that the City Council overturn the DRB's approval of DRB Case No. PDR 2113521-B with conditions and one consideration.

ENVIRONMENTAL DETERMINATION

This 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 development of one single-family residence.

PUBLIC HEARING

The City Council will conduct a public hearing regarding the above project at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206**, on **September 19, 2023**, at 6:00 pm or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to the application.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call (818) 937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the case planner identified below prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at:
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

Anyone interested in the above case may participate in the meeting as outlined above or contact the case planner. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you would like more information on the proposal, please contact the case planner Vista Ezzati in the Planning Division at (818) 548-2140 or (818) 937-8180 (email: vezzati@glendaleca.gov). The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the City Council. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. 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.

Date: September 8, 2023

Dr. Suzie Abajian
The City Clerk of the City of Glendale