

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
NOTICE OF DESIGN REVIEW BOARD MEETING  
DESIGN REVIEW BOARD CASE NO. PDR 1627565**

**LOCATION:** 1829 KIRKBY ROAD  
GLENDALE, CA 91208

**APPLICANT:** Vartan Jangozian

**ZONE:** R1R – Restricted Residential Zone, FAR District II

**LEGAL DESCRIPTION:** All of Lot 4, Portions of Lots 5, 6, and 7, Tract No. 5851

**PROJECT DESCRIPTION**

To construct a new two-story, 4,114 square-foot single-family dwelling with an attached 648 square-foot, three-car garage on an approximately 15,880 square-foot lot, zoned R1R (FAR District II). The project includes demolition of the two (2) existing residential structures: a single-family dwelling and accessory living quarters (built circa 1911 and 1924). As proposed, the development will involve grading with a total export of 196 cubic yards of soil. There are a total of fourteen protected indigenous trees (Coast Live Oaks) located on or within twenty feet of the property (eleven located on the project site). Additionally, a portion of the lot is located in a Liquefaction Zone. The proposed single-family dwelling will require approval from the Design Review Board.

**ENVIRONMENTAL RECOMMENDATION**

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration for the project. The Proposed Mitigated Negative Declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website: [www.glendaleca.gov/environmental](http://www.glendaleca.gov/environmental)

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

**Proposed Mitigated Negative Declaration Comment Period: March 29, 2018 to April 17, 2018**

**MEETING:**

The Design Review Board will conduct a public meeting in Room 105 of Municipal Services Building, 633 East Broadway, Glendale, on **May 10, 2018**, at 5:00 p.m. or as soon thereafter as possible.

The meeting will be in accord with the Glendale Municipal Code, Title 30, Chapter 30.47. The purpose of the meeting is to hear comments from the public with respect to design review and environmental concerns.

If you desire more information on the proposal, please contact the case planner, Vista Ezzati, at [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov) or (818) 937-8180. The files are available in the Community Development Department, Planning Division Office, Room 103 of the Municipal Services Building, 633 East Broadway. Staff reports are accessible prior to the meeting through hyperlinks in the “Agendas and Minutes” section. Website Internet Address: <http://glendaleca.gov/government/agendas-minutes>

Any person having any interest in the Project described above may appear at the public meeting listed above either in person or by counsel of 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 meetings. “Acknowledged” shall mean a declaration of property ownership (or occupant if not owner) under penalty or 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 meetings described in this notice, or in written correspondence delivered to the City of Glendale at, or prior to, the public meetings. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (two business days) for requests regarding sign language translation and Braille transcription services.

Date: March 29, 2018

Ardashes Kassakhian  
The City Clerk of the City of Glendale