

**NOTICE OF PLANNING COMMISSION HEARING**  
**APPEAL OF PLANNING HEARING OFFICER'S DECISION**  
**VARIANCE CASE NO. PVAR1802906**

**LOCATION:** 3132 CHARING CROSS ROAD, 91206

**APPLICANT:** Garo Nazarian c/o Domus Design

**APPELLANT:** Garo Nazarian c/o Domus Design

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

**LEGAL DESCRIPTION/APN:** Lot 1, Block 2, Tract No. 9327 (APN: 5660-015-018)

**PROJECT DESCRIPTION**

**This is an appeal of a decision made by the Planning Hearing Officer to deny three standard Variances to allow the construction of a new 2,764 square-foot (SF), three-story single-family house with an attached, 453 SF, two-car garage on a vacant, up-sloped hillside lot located in the R1R-II (Restricted Residential, floor area ratio district II) zone. The Planning Hearing Officer approved the variance request to construct a new single-family residence on a 6,069 SF substandard lot, and denied three additional variances requested to reduce the required interior setback, minimum ungraded open space, and increase the allowed floor area ratio (FAR).**

**ENVIRONMENTAL DETERMINATION**

The Planning Hearing Officer adopted the Final Mitigated Negative Declaration for this project on January 27, 2022.

**PUBLIC HEARING**

The Planning Commission will conduct a public hearing regarding the above project at **613 E. Broadway, 2<sup>nd</sup> floor (Council Chambers), Glendale, CA 91206**, on **OCTOBER 5, 2022** at 5:00 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 planner above 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 Milca Toledo in the Planning Division at (818) 548-2140 or (818) 937-8181 (email: [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov)). The staff report and case materials will be available before the hearing date at [www.glendaleca.gov/agendas](http://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 Hearing Officer. "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.

When a final decision is rendered, a decision letter will be posted online at [www.glendaleca.gov/planning/decisions](http://www.glendaleca.gov/planning/decisions). An appeal may be filed within 15 days of the final decision date. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

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