

NOTICE OF CITY COUNCIL APPEAL HEARING
APPEAL OF DESIGN REVIEW BOARD DECISION NO. PDR 2210249

LOCATION: 3967 San Augustine Drive, Glendale, CA 91206
APPELLANT: Clint Feddersen
APPLICANT: Armen Tutundzhyan
OWNER: Avetis Tashyan
ZONE: R1R III (Restricted Residential, Floor Area Ratio District III) Zone
LEGAL DESCRIPTION: Lot 105, Tract No. 28337, in the City of Glendale, County of Los Angeles, State of California

PROJECT DESCRIPTION: Appeal of the Design Review Board's December 8, 2022, approval of the demolition of an existing 2,123 SF single-story, single-family house with an attached two-car garage built in 1982, and the construction of a new, two-story, 4,872 SF single-family residence with an attached three-car garage on a 17,438 SF lot.

REQUESTED ACTIONS: The appellant is requesting that the City Council overturn the Design Review Board's December 8, 2022, decision to approve of Design Review Application Case No. PDR 2210249.

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 involves the construction of a single-family dwelling in a residential zone.

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 25, 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 Roger Kiesel, AICP in the Community Development Department at (818) 937-8152 and (818) 548-2115 or rkiesel@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