

# PUBLIC NOTICE

## Administrative Design Review Case No. PDR 2212650

The Director of Community Development will render a final decision on or after **April 26, 2023** for the following project:

To construct a new 906 square-foot second story and 910 square-foot addition to the existing ground floor of the existing 1,194, one-story, single-family house (built in 1950) with an existing 360 square-foot detached garage. The project includes a façade remodel and demolition of the existing garage (a separate building permit was issued to construct a new, two-car detached garage). The subject site is a 12,240 square-foot lot located in the R1-II (Low Density Residential, Floor Area Ratio District II) zone.

Project Address: **3461 Mary Ann Street, Glendale, CA 91214**

Case Planner: **Milca Toledo (email: [Mitoledo@glendaleca.gov](mailto:Mitoledo@glendaleca.gov))**

### ENVIRONMENTAL DETERMINATION:

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed floor area addition to the existing house will not result in an increase of more than 50 percent of the floor area of the structure before the addition in an area where all public services and facilities are available and is not in an environmentally sensitive area.

**PLANS AND REPORT AVAILABLE FOR REVIEW:** All files related to the case, the project plans, and a report with analysis of the project, including staff recommendation, are available for review online at: <http://www.glendaleca.gov/planning/pending-decisions>

**QUESTIONS OR COMMENTS:** Please contact the case planner, Milca Toledo at (818) 937-8181, or send an email to [Mitoledo@glendaleca.gov](mailto:Mitoledo@glendaleca.gov).

Comments must be received prior to **April 26, 2023**, in order to be considered by the Director.

**DECISION:** A decision letter will be posted on or after the date listed above and may be accessed online at: <http://www.glendaleca.gov/planning/decisions>. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. The appeal form is available online at: <https://www.glendaleca.gov/home/showdocument?id=11926>. Please contact the case planner to submit an appeal or with questions regarding the process.

City of Glendale  
Community Development Department  
633 East Broadway, Room 103  
Glendale, CA 91206