

PUBLIC NOTICE

Administrative Design Review Case No. PDR 2011837

The Director of Community Development will render a final decision on or after **January 27, 2021** for the following project:

Interior and exterior remodel and 175 SF floor area addition to an existing two-story, 2,586 SF single-family house (built circa 1975). The addition involves converting and enclosing 120 square feet of the front covered porch and breezeway into floor area and expanding the existing kitchen at the rear lower floor by 55 square feet. The total combined total floor area with the addition will be 2,761 SF. Also, the existing deck at the rear will be removed and replaced with a new 443 SF concrete deck and glass guardrail, and a new swimming pool is proposed on a flat portion of the lot behind the house and new retaining walls are proposed at the rear of the house. The property is zoned R1R (Floor Area Ratio District II) Zone.

Project Address: **326 Kempton Road, Glendale, CA 91202**

Case Planner: **Milca Toledo (email: 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.

Comments must be received prior to **January 27, 2021**, 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