

PUBLIC NOTICE

Administrative Design Review

Case No. PDR 2105036

The Director of Community Development will render a final decision on or after **June 14, 2021**, for the following project:

The applicant is proposing to demolish an existing 1,984 SF two-story, single family house (built in 1910) and construct a new four-unit, multi-family residential building on a 6,250 SF lot in the R-1250 (High Density Residential) Zone, located at 426 Ivy Street.

Project Address: **426 Ivy Street, Glendale, CA 91204**

Case Planner: **Danny Manasserian**

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 applicant is proposing a residential structure totaling no more than four dwelling units.

PLANS AND REPORT AVAILABLE FOR REVIEW: All files related to the case, the project plans, and a report with analysis of the project, including a staff recommendation, are available for review in the Planning & Neighborhood Services Division Office, located at 633 E. Broadway, Room 103, Glendale, between the hours of 7:30 a.m. and 5 p.m.

The plans and report are also available online at:
<http://www.glendaleca.gov/planning/pending-decisions>

QUESTIONS OR COMMENTS: Please contact the case planner, Danny Manasserian, at (818) 937-8159, or send an email to dmanasserian@glendaleca.gov.

Comments must be received prior to June 14, 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. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

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