

PUBLIC NOTICE

Administrative Design Review

Case No. PADR-002557-2023

The Director of Community Development will render a final decision on or after **April 3, 2024** for the following project:

To construct a 1,262 square-foot addition to an existing 3,024 square-foot two-story, single-family house (built in 1996) with an existing 604 square-foot attached garage. The addition consists of 944 square feet on the ground level and a 318 square-foot loft. The total area of the house with the addition will be 4,286 square feet. Additionally, retaining walls are proposed as follows: two new walls in front of the new addition (east side) ranging in height from 2 ft., 6-inches to 5 ft., and two new walls along the north side, parallel to the street - one will be attached to the addition and the other involves modifying an existing unpermitted wall by incorporating new landscaping in front of the wall, resulting in a maximum exposed visible height of 18-inches above grade. The subject site is a 19,370 square-foot hillside lot (22.9% average current slope) located in the ROS-III (Residential Open Space, Floor Area Ratio District III zone.

Project Address: **5189 Sky Ridge Drive, Glendale CA 91214**

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 **April 3, 2024**, 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