

PUBLIC NOTICE

Administrative Design Review No. PDR 1526470 Pending Decision

The Director of Community Development will render a final decision on or after **February 16, 2016**, for the following project:

The applicant is proposing to construct a new 2-story, 1,721 square foot unit with an attached two car garage, at the rear of the lot (along the alley). There is an existing 1,085 square foot one story unit with a 388 square foot detached garage at the front of the property. The property is located on a 7,837 square foot lot in the R2250 (Medium Density Residential) Zone. The new unit will be compatible with the existing unit and neighborhood in terms of mass and scale, architectural style and materials.

Project Address: **1016 Elm Avenue**

Case Planner: **Kathy Duarte**

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.

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: You may contact the case planner, Kathy Duarte, at (818) 937-8163, or send an email to kduarte@glendaleca.gov if you have questions or to express an opinion about the case.

Comments must be received prior to **February 16, 2015**, 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 or online at: <http://www.glendaleca.gov/appeals>.

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