



Public Notice of Environmental Decision

Date Posted: 4/8/2022
Date to be Removed: 5/9/2022

Project No. 19-0000653 (Hillside Development Permit)

Project Title

3425 Brace Canyon Rd.

Project Location (Address)

The Project is an application for Hillside Development Permit (HDP) to construct a 446-square-foot second-story addition and uncovered balcony to the front of an existing 2,742-square-foot, two-story, single-family residence. The project also includes the proposal to construct an open trellis patio cover in the rear yard. The proposed total Floor Area on the lot is 3,561 square feet and the proposed Lot Coverage is approximately 35%. The existing residence height is approximately 23'-3" and the proposed addition will maintain the same height. The property is located in the R-1 (Single Family Residential - Hillside) zone.

Project Description

Gor Vardanyan

Project Applicant

Greg Mirza-Avakyan, Associate Planner

(818) 238-5250

Project Manager

Phone

Director's Environmental Decision:

X Categorically Exempt

This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines pertaining to Small Additions to Existing Structures. The request is for residential additions of less than 50% of the existing square footage, which are covered by this exemption.

Reasons why the project poses no environmental impact

for

04/08/2022

Fred Ramirez

Date

Assistant Community Development Director