

Public Notice
Second Story Addition /
Open Trellis Patio Cover at
3425 Brace Canyon Rd.

What is this?

This notice is to let you know that the City of Burbank Community Development Director will be making a decision to approve or deny an application for a 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.

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.

Why am I getting this?

This notice was mailed to all residents and property owners within 300 feet of the project to solicit input prior to the final decision. You can call or write to provide input on the project. The Community Development Director will make a decision to approve or deny the project on or after April 22, 2022. You also have a right to appeal the decision within 15 days of the decision date (*any appeal must be filed with the applicable fee no later than 5:00 p.m. within 15 days of the decision date*). To confirm the appeal period, please contact the Project Planner listed below.

How do I find out more or participate?

☎ Call the project planner, Greg Mirza-Avakyan / Leonard Bechet at 818-238-5250

✉ E-mail the project planner at:

gmirzaavakyan@burbankca.gov / lbechet@burbankca.gov

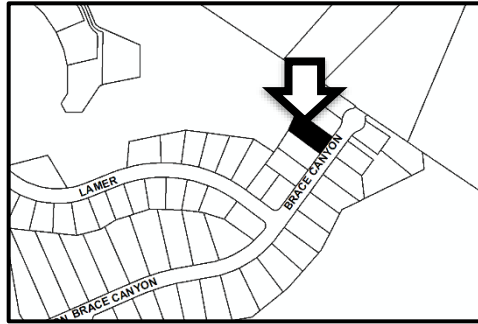
📖 View documents related to this project online at:

www.burbankca.gov/pendingprojects

Date: April 8, 2022

Project: Planning Permit No. **19-0000653**

Burbank Planning Division - www.burbankca.gov/planning



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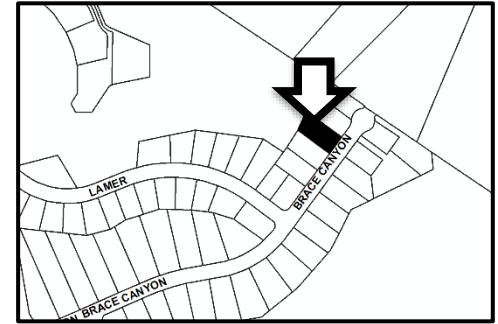
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Notes

Maps: Need to have dark parcel lines and large street names (must be legible), not less than 9 or 10 font size.

These lines/names can be adjusted using ArcMap properties (right-click on the feature you to adjust, listed on the left side column); to increase the street name size for printing @ 10 font, you'll probably need to select font size 36 or 40 on the ArcMap properties.

The subject property(ies) may also be selected & darkened to clearly identify the project site. Include an arrow or star to label the site.

Text: City Manager wants to update the format to be clearer and have more project description/details, and processing requirements.

The header at the top (underneath 'Public Notice') must include a few words to describe the project (2nd floor addition or whatever it is).

The project description must be easy to read (for the general public) and not so much technical language (more conversational tone).

Square footages and heights must be accurate. If there are story poles installed on the project site, then state that in the notice.

The Director's decision date should be firm, so that the ending date for the appeal period can be stated in the notice.

For large projects or controversial projects, we may decide to create a webpage for it, and include a statement referring to it.