



Public Notice of Environmental Decision

Date Posted: 01/04/2023
Date to be Removed: 02/09/2023

Project No. 21-0000167 - Single Family Special Development Permit (SFSDP), Hillside Development Permit (HDP), & Exception

Project Title

1625 Thurber Place

Project Location (Address)

The applicant proposes an SFSDP and HDP to demolish an existing 3,707 square foot house and construct a new 3,451.78 square foot two-story house with a total height of 27'-10" and an attached 442.75 square foot attached two-car garage; an attached 129.17 square foot open trellis patio cover; and two attached solid porch/patio covers totaling 158.17 square feet. The HDP request also includes an exception to the development standards to allow a retaining wall ranging in height from 2'-0" to 7'-9.5" within the front yard of the property within the front yard of the property to accommodate the placement of a new planter and stairway which provides access up to the main entrance of the house from the front of the property.

Project Description

Ani Mnatsakanian

Project Applicant

Leonard Bechet, Principal 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 15303(a) of the State CEQA Guidelines pertaining to new construction of small structures. The request is for construction of a new single-family residence in a single-family residential zone, which is covered by this exemption.

Reasons why the project poses no environmental impact

for

Fred Ramirez

Assistant Community Development Director

01-03-2023

Date