Public Notice

Proposed cut and fill work of a sloped grade portion in the rear yard of an existing single-family residential property for the construction of a future detached accessory dwelling unit (ADU) at 1258 East Elmwood Avenue.

What is this?

This notice is to let you know the City of Burbank Community Development Director will make a decision to approve or deny an application for a Hillside Development Permit (HDP). The Project involves a proposed cut and fill work of a sloped grade portion in the rear yard of an existing single-family residential property for the construction of a future detached accessory dwelling unit (ADU). The new ADU is a separate ministerial review and is not subject to the City's HDP requirement in accordance with State law and City's Zoning Code. The subject property is located in the R-1 (Single-Family Residential) zone within the designated hillside area. This project has been determined to be exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15303(a) (New Construction or Conversion of Small Structures) for the construction of a new accessory dwelling unit.

Why am I getting this?

You are getting this notice because the proposed project is located near where you live or own property. This notice was mailed to all residents and property owners within 300 feet of the project to solicit input prior to the final decision. Because you have the right to appeal the decision of the Director to the Planning Board, whether the project is approved or denied, we wanted you to know about options for participating: call or write to tell us what you think about the project, and/or appeal the Director's decision.

The Community Development Director will make a decision to approve or deny this project on **April 5, 2021**. You may provide input prior to this decision. You also have a right to appeal the decision within 15 days of the date the decision is made (any appeal must be filed with the applicable appeal fee *no later than 5:00 p.m. on April 20, 2021*).

How do I find out more or participate?

☎ Call the project planner, David Kim, at 818-238-5250

E-mail the project planner at: dkim@burbankca.gov

View documents related to this project online at:

http://www.burbankca.gov/pendingprojects

Notice: Pursuant to Section 65009 of the California Government Code, if you challenge the proposed project in court, you may be limited to raising only those issues that you or someone else raised at the Planning Board public hearing described in this notice, or in written correspondence delivered to the Planning Board at, or prior to, the public hearing.

Date: March 22, 2021
Project: Planning Permit No. 20-0005487
Burbank Planning Division -
http://www.burbankca.gov/departments/community-development/planning

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