



## Public Notice of Environmental Decision

**Date Posted:** 08/21/2020  
**Date to be Removed:** 09/23/2020

Project No. 19-0006646 (Single-Family Special Development Permit)

**Project Title**

801 University Avenue

**Project Location (Address)**

The applicant proposes to construct an addition to an existing, 1,627-square-foot, single-story, single family residence and a to remodel the exterior of the residence. The proposed floor area on the lot is 2,864 square feet, below the maximum allowable square footage of 3,292. The maximum height will remain the same, at 15'-5" above natural grade. The subject property is in the R-1, Single Family Residential zone

**Project Description**

Ani Mnatsakanian

**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 existing facilities. The request is for a minor addition to a single-family residence, which is covered by this exemption.

**Reasons why the project poses no environmental impact**

Fred Ramirez

Fred Ramirez  
Assistant Community Development Director

8/20/20

Date