

City of Glendale
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
TENTATIVE PARCEL MAP GLN 1637 / CASE NO. PPM1804173
VARIANCE CASE NO. PVAR 1817259

LOCATION: 601 – 603 BOHLIG ROAD
APPLICANT: Alen Malekian
OWNER: Elena Neagu
ZONE: R1R-II (Restricted Residential, Floor Area Ratio District II)

LEGAL DESCRIPTION: Portions of Lots 249 and 250, Bellehurst Hillslopes Tract, in the City of Glendale, County of Los Angeles, as per Map recorded in Book 76, Pages 99 and 100 of Maps; and portions of Section 16, Township 1 North, Range 13 West of V. Beaudry's Mountains, in the City of Glendale, as per Map recorded in Book 36, Page 76, et seq., of Miscellaneous Records, in the Office of the County Recorder. (APN's 5649-008-005, 006, 012 & 013 and 5649-021-025)

PROJECT DESCRIPTION

A tentative parcel map application to re-subdivide five existing lots, totaling 23,866 square feet, into two lots. The proposed project includes the demolition of an existing house (built in 1953) and the construction of a new two-story, 4,231 square-foot single-family house and a detached three-car garage on Parcel 1 (601 Bohlig Road) and a new three-story, 2,529 square-foot single-family house with an attached two-car garage on Parcel 2 (603 Bohlig Road).

EXCEPTIONS FROM THE SUBDIVISION CODE AND VARIANCES

Exceptions Parcel 1 (601 Bohlig Road): Creation of a new 13,569 square-foot lot that is less than the 30,000 square-foot average required for new parcels created and less than the neighborhood average within 500 feet of 15,565 square feet.

Variances Parcel 1 (601 Bohlig Road)

- 1) Reduce the front setback to 9 feet, 5-inches where 15 feet is required;
- 2) Increase the height of the detached garage to 32 feet, 9-inches where 12 feet is the maximum; and
- 3) Reduce the driveway length to 11 feet where 18 feet is required

Exceptions Parcel 2 (603 Bohlig Road): Creation of a new 10,297 square-foot parcel that is less than the minimum 12,000 square-foot lot size required for newly created lots, less than the 30,000 square-foot average required for new lots created and less than the neighborhood average within 500 feet of 15,565 square feet while providing dual frontage.

Variances Parcel 2 (603 Bohlig Road):

- 1) Reduce the front setback to 4 feet, 9-inches where 15 feet is required;

- 2) Reduce the interior setback to 5 feet, 7-inches along the west side and 6 feet along the east side where 10 feet is required; and
- 3) Reduce the driveway length to approximately 6 feet where 18 feet is required

ENVIRONMENTAL DETERMINATION: The Community Development Department, after having conducted an Initial Study, prepared a Mitigated Negative Declaration (MND) for the project. The proposed MND was circulated for a 20-day comment period from October 1, 2020 to October 20, 2020. Written comments were received.

Public Hearing

The Planning Commission will conduct a public hearing in the Council Chambers of the City Hall, 613 East Broadway, Glendale, on **December 16, 2020, at 5:00 p.m.** or as soon thereafter as possible.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Commission meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.gov/government/departments/office-of-the-city-manager/glendale-tv/live-video-stream>

For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Commission meeting.

If you desire more information on the proposal, please contact the case planner **Milca Toledo** in the Planning Division at (818) 548-2140 or (818) 937-8181 (email: Mitoledo@glendaleca.gov). The files are available in the Planning Division.

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, and may be heard in support of his/her opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development Department not later than the hour set for public hearing before the Planning Commission. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: www.glendaleca.gov/agendas.

Aram Adjemian
The City Clerk of the City of Glendale