

CITY OF GLENDALE
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
TENTATIVE PARCEL MAP GLN 1637 / CASE NO. PPM1804173

LOCATION: **601 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, with a combined total of 23,866 square feet, into one parcel. The existing single-family residential development (built circa 1953) addressed as 601 Bohlig Road will remain.

EXCEPTIONS FROM THE SUBDIVISION CODE

Requested

- 1) To allow the creation of one new residential parcel that is less than the 30,000 square-foot average required for new parcels; and
- 2) To create a parcel with dual frontage along Bohlig Road and Melwood Drive

Proposed

- 1) Creation of a new 23,866 SF parcel that is less than the 30,000 square-foot average required for newly created parcels
- 2) Creation of a new 23,866 SF parcel with dual frontage

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed project involves negligible or no expansion of the existing residential use beyond its current existing conditions.

PUBLIC HEARING

The Planning Commission will conduct a public hearing in the Council Chambers of the City Hall, 613 East Broadway, Glendale, on **SEPTEMBER 1, 2021 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. Staff reports are accessible prior to the meeting through hyperlink in the "Agendas and Minutes" section at: <https://www.glendaleca.gov/government/public-meeting-portal>.

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.

Aram Adjemian
The City Clerk of the City of Glendale