

NOTICE OF PLANNING COMMISSION PUBLIC HEARING TENTATIVE PARCEL MAP CASE NUMBER PPM2113643

LOCATION: 3810-3816 4TH AVENUE

APPLICANT: 2733 SFLA LLC, c/o Serge Tachdjian

ZONE: “ R1-II” - (Low Density Residential Zone, Floor Area Ratio District II)

LEGAL DESCRIPTION: Portion of Lot 4, Block “N” of Crescenta Canada Tract in the City of Glendale, County of Los Angeles, as per Map recorded in Book 5, Pages 574 and 57 of Record of Surveys, and also known as Parcel 11, as per Map recorded in Book 18, Page 38 of Record of Surveys

PROJECT DESCRIPTION

Application to subdivide two residential lots into a total of three residential lots (Parcels A, B and C). The existing single-family dwelling on Parcel A will be maintained. Future single family residential development on the two new flag lots (Parcels B and C) will require approval by the Design Review Board.

ENVIRONMENTAL DETERMINATION: The project is categorically exempt from California Environmental Quality Act (CEQA) review under Section 15315 “Minor Land Division” because the project consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in the division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

HEARING INFORMATION

The Planning Commission will conduct a public hearing regarding the above project at **613 E.**

Broadway, 2nd floor (Council Chambers), Glendale, CA 91206, on **April 20, 2022** at 5:00 pm or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 16, Chapter 16.24.090.

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

<https://www.glendaleca.gov/government/departments/management-services/gtv6/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. You may also testify in person at the hearing if you wish to do so.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you desire more information on the proposal, please contact the case planner Cassandra Pruett in the Planning Division at (818) 548-2140 or (818) 937- 8186 (email: cpruett@glendaleca.gov). The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

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 not later than the hour set for public hearing before the Hearing Officer. "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.

When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions. An appeal may be filed within 15 days of the final decision date. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

The City Clerk of the City of Glendale