

**NOTICE OF PLANNING COMMISSION HEARING  
TENTATIVE PARCEL MAP CASE NO. PPM 2208420**

**LOCATION:** 3332-3334 MILLS AVENUE

**APPLICANT:** Jonathan Wieder

**ZONE:** R1, FAR District II

**LEGAL DESCRIPTION/APN:** Lots 186 and 187, Tract No. 5547 (APN: 5607-018-028)

**PROJECT DESCRIPTION**

**Application to adjust interior lot lines between Lots 186 and 187 of Tract No. 5547 to create Parcel 1 (3332 Mills Avenue), an irregularly-shaped, 5,870 square-foot (SF) lot fronting Mills Avenue, and Parcel 2 (3334 Mills Avenue), an 8,797 SF flag lot at the rear. The project site is currently developed with two dwellings on a single-family zoned property, comprised of the two rectangular interior lots (Lots 186 and 187); the existing dwelling addressed as 3332 Mills Avenue straddles the interior property lines for the two lots. The existing building and structures will be maintained, and no additional lots are being created. In conjunction with the parcel map request, the applicant is requesting the following exceptions: to allow the creation of a lot that is less than the neighborhood average within the 500-foot radius (7,205 SF); to allow the creation of flag lots where the configuration is not consistent with the primary neighborhood pattern; to maintain existing legal non-conforming street-front and interior setbacks; to allow a non-conforming interior setback of 4'-0", where the code requires 6'-0" for the existing single-family residence at 3332 Mills Avenue; and to maintain the existing legal non-conforming parking and driveway width for the single-family residence at 3334 Mills Avenue.**

**ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the California Environmental Quality Act (CEQA) review under Section 15305 "Minor Alterations in Land Use Limitations" because the project consists of minor lot line adjustments and does not result in the creation of any new parcels.

**PUBLIC HEARING**

The Planning Commission will conduct a public hearing regarding the above project at **613 E. Broadway, 2<sup>nd</sup> floor (Council Chambers), Glendale, CA 91206**, on **OCTOBER 19, 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 the application.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner above prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at:  
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

Anyone interested in the above case may participate in the meeting as outlined above, or contact the case planner. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you would like more information on the proposal, please contact the case planner Vista Ezzati in the Planning Division at (818) 548-2140 or (818) 937-8180 (email: [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov)). The staff report and case materials will be available before the hearing date at [www.glendaleca.gov/agendas](http://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](http://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>.

Dr. S. Abajian, The City Clerk of the City of Glendale