

CITY OF GLENDALE
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

- **PARCEL MAP CASE NO. PPM1804173**
- **VARIANCE CASE NO. PVAR 1817259**

LOCATION: 601 AND 603 BOHLIG ROAD
Glendale, CA 91207
ZONE: "R1R" – Restricted Residential Zone, Floor Area Ratio District II
APPLICANT: Alen Malekian & Anet Minasian
OWNER: Elena Neagu NRE, LLC

LEGAL DESCRIPTION / APN: 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)

CASE PLANNER: Milca Toledo, Senior Planner

PROJECT DESCRIPTION: A parcel map application to re-subdivide five existing parcels, totaling 23,866 square feet in size, into two parcels. The proposed project includes the demolition of an existing house (built in 1953) and the construction of a new three-story, 4,152 square-foot single-family house and an attached three-car garage on Parcel 1 (601 Bohlig Road) and a new 3-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 parcel that is less than the 30,000 square-foot average required for new parcels created and less than the neighborhood average within 500 feet.

Variations Parcel 1: Reduced front setback and driveway length and increase height and number of stories.

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

Variations Parcel 2: Reduced front and interior setback and driveway length.

ENVIRONMENTAL DETERMINATION: The Community Development Department, after having conducted an Initial Study, has prepared a mitigated negative declaration for the project. The proposed mitigated negative declaration and all documents referenced therein are available for review in the Community Development Department, Planning Division office, Room 103 of the Municipal Services Building, 633 East Broadway, Glendale, CA 91206 or on the Planning Division website <http://www.glendaleca.gov/environmental>.

Written comments may be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of twenty (20) days after publication of this notice.

Proposed Mitigated Negative Declaration Comment Period: March 11, 2019 to April 1, 2019

The Planning Commission will conduct a special public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **April 17, 2019**, at 5:00 p.m. or as soon thereafter as possible.

The hearing will be in accordance with Glendale Municipal Code, Title 30, and Chapter 30.61. The purpose of the hearing is to hear comments from the public with respect to zoning and the applications requested related to the project. If you desire more information on the proposal, please contact the case planner **Milca Toledo** in the Planning Division at (818) 937-8181 (email: mitoledo@glendaleca.gov). The files are available in the Planning Division. You may also visit: <http://www.glendaleca.gov/agendas>. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Any person having any interest in any property affected by the proposed amendments may appear at the above hearing either in person or by counsel or both 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.

Ardashes Kassakhian, The City Clerk of the City of Glendale