

PUBLIC NOTICE
CITY OF GLENDALE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN:

The Community Development Department, after having conducted an Initial Study, has prepared a Mitigated Negative Declaration for the following project:

The proposed project involves a tentative parcel map application (Case No. PPM1804173) to re-subdivide five existing lots, with a combine total of 23,866 square feet, into two parcels. The proposed project would result in the demolition of an existing single-family 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 Rd.) and a new three-story, 2,529 square-foot single-family house with an attached two-car garage on Parcel 2 (603 Bohlig Rd.). The applicant is requesting exceptions from the subdivision code to; 1) allow the creation of two new residential parcels that are less than the 30,000 square-foot average required for new parcels created, 2) allow the creation of two new parcels that are less than the neighborhood average lot size within 500 feet of 15,565 square feet, 3) to allow Parcel 2 to be will be less than the minimum lot size of 12,000 square feet required for a newly created parcel, and 4) allow Parcel 2 to provide dual frontage on Bohlig Road and Melwood Drive. As proposed, the new residences will require approval of variances from the Zoning Ordinance (Case No. PVAR1817259) as follows: 601 Bohlig Road will require variances to; 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. The property at 603 Bohlig Road will require variances to; 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. Both 601 & 603 Bohlig Road are located in the R1R-II (Restricted Residential Zone, Floor Area Ratio District II) Zone.

Project Location: 601 and 603 Bohlig Road, Glendale, 91207, Los Angeles

The Initial Study and Proposed Mitigated Negative Declaration are available for review and download on the Planning Division website <http://www.glendaleca.gov/environmental>. To request a hard copy of the Mitigated Negative Declaration and/or for information on the proposed project and any upcoming hearings and/or meetings, please contact Milca Toledo at (818) 937-8181 or Mitoledo@glendaleca.gov.

Please submit your comments via email to mitoledo@glendaleca.gov. Written comments may also be submitted to the Community Development Department, Planning Division office, at the address listed above for a period of 20 days after publication of this notice.

Comment Period: October 1, 2020 – October 20, 2020