



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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Glendale, CA 91206-4311  
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glendaleca.gov

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September 1, 2021

Alen Malekian  
2255 Honolulu Avenue, Unit "1A"  
Montrose, CA 91020

**RE: 601 BOHLIG ROAD  
TENTATIVE PARCEL MAP GLN 1637 / CASE NO. PPM1804173**

Dear Mr. Malekian:

The Planning Commission of the City of Glendale, at its meeting held on September 1, 2021, conducted a public hearing on your application and **APPROVED WITH CONDITIONS** (ten conditions), for a tentative parcel map application to re-subdivide five existing lots, with a combined total of 23,866 square feet, into one parcel, in the "R1R-II" - (Restricted Residential, Floor Area Ratio District II), described as 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). The existing single-family residential development (built circa 1953) addressed as 601 Bohlig Road, will remain, in the City of Glendale, as recorded in the Office of the Recorder in the County of Los Angeles.

**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.

A copy of the adopted motion is enclosed.

**APPEAL PERIOD**

The applicant’s attention is called to the fact that this approval is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (SEPTEMBER 13, 2021)**, following the date of the Planning Commission’s action, if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed forms within ten (10) days following the actual date of the decision. Information regarding appeals, appeal forms and fees will be provided by the Community Development Department (CDD) staff upon request by calling 818-548-2140.

Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the SEPTEMBER 13, 2021, deadline (mailed to Community Development Department – Planning Division, Attention Milca Toledo, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Milca Toledo at Mitoledo@glendaleca.gov) prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make

arrangements with the cashier. Note: The standard 2.5% fee for credit card payment applies.

**APPEAL FORMS available on-line**

<https://www.glendaleca.gov/home/showdocument?id=11926>.

If you have any questions, please do not hesitate to call me at (818) 937-8181 (email: [Mitoledo@glendaleca.gov](mailto:Mitoledo@glendaleca.gov)).

Sincerely,

Phil Lanzafame

Director of Community Development Department

Mica Toledo

Senior Planner

MT:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Glendale Public Works (Y. Emrani) Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); J. Newman & M.Williams; C.Suarez; and case planner – Milca Toledo.

## MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Fuentes, that upon consideration of **Tentative Parcel Map No. GLN 1637 (“TPM”)/Case No. PPM1804173**, to re-subdivide five single-family residential lots into one, single family residential lot, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative parcel map and related exceptions from the subdivision code to allow the creation of one new residential lot addressed as 601 Bohlig Road that is less than the 30,000 SF average lot size required for parcel map subdivision and to provide dual frontage on Bohlig Road and Melwood Drive, the Planning Commission hereby finds that 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 no expansion of the existing residential use beyond its current existing conditions, and hereby approves the Tentative Parcel Map and Exceptions from the Subdivision Code, subject to compliance with the ten (10) conditions listed below, based on the following findings of fact:

1. The Tentative Parcel Map (TPM) is consistent with applicable General Plan elements, including the Land Use Element. The project includes a parcel map application to re-subdivide five existing lots, with a combined total of 23,866 SF, into one single residential lot. The land use designation of the TPM area is Very Low Density Residential and zoned restricted residential (R1R-II), which allows one dwelling unit per lot. The parcel map is consistent with the recommended density because it eliminates the non-conforming lots and provides for the existing single-family, low-density residential building (built circa 1953) addressed as 601 Bohlig Road to remain in its current location and form. The existing single-family residential use is allowed in this zone.

The applicant is requesting exceptions from the Subdivision Code because the proposed lot size for the new parcel created will be less than the 30,000 SF average required for new subdivided parcels and will provide dual street frontage on Bohlig Road and Melwood Drive. The existing five lots average 4,630 SF, and the combined 23,866 SF a single lot is significantly closer to the neighborhood average for newly created parcels. Also, the exception request to create a new lot providing dual frontage is not a new condition. Currently, Bohlig Road and Melwood Drive both front the site and this existing condition will remain, except that the new single lot will have frontage along both streets.

The size and configuration of the new lot is appropriate because it takes five lots and reconfigures and reduces the lots into a single one which accommodates the existing residential structure and enables the best use of the existing land. As proposed, no changes are proposed to existing topographic conditions since no grading is proposed, existing indigenous trees will be preserved, and existing access will remain and taken from existing roadway improvements. An exception to the average lot size requirement for the parcel map is warranted as previously

mentioned because all five lots do not total 30,000 SF to begin with, but reduce the number of lots from five to one reducing additional development potential.

The resulting lot has an irregular shape and is located at the end of an existing cul-de-sac on Bohlig Road with sloping terrain. The existing single-family residential use addressed as 601 Bohlig Road will remain in its present location and form, and vehicular access to the property will remain from the existing long driveway accessible from Bohlig Road. Bohlig Road is classified as a Local Street in the Circulation Element and is adequate to serve the residential needs of the immediate community.

The proposed TPM is compatible with the goals and objectives of the Housing Element and is commensurate with local and regional needs for housing opportunities in that the TPM will divide five residential lots into one (single) residential lot. Single-family residential uses are consistent with the existing zoning of the project site. No housing will be lost and it will continue to provide opportunities for home ownership and maintain a high quality neighborhood that is attractive and well designed as the lot follows the topography and protected oak trees will be preserved (no changes are proposed).

The site is located in an area that is below the 60-65 CNEL noise contours which is "Normally Acceptable" for low density single-family homes if new buildings utilize conventional construction. No temporary periodic increase in ambient noise would occur since no construction activity is proposed or part of the subject tentative tract map application request. The project will comply with the Noise Element.

The project proposes to re-subdivide five single-family residential lots into one residential lot. The existing single-family residence on the property (601 Bohlig Road) will remain, and no changes are proposed as part of this Tentative Tract Map application. The existing house was built circa 1953, and was owned by Carroll W. Parcher from July 8, 1958 through November 4, 1971. Parcher is best known locally for serving as the Mayor of Glendale between 1977 and 1985. In the 1930's, Parcher became increasingly involved in journalism. In 1939, he started as a weekly columnist at the Glendale News-Press, and in 1947 Parcher became the paper's Publisher. The City's Historic Preservation Principal Planner reviewed the Tentative Parcel Map application request, and determined that the proposal to re-subdivide five lots for purposes of creating one lot, and preservation of the existing single-family residential development on the property addressed as 601 Bohlig Road in its current form and condition would not result in any negative impacts to the existing house. If any changes are proposed to the existing house in the future, the proposal will be evaluated by staff to determine the necessary review for the project. Therefore, this subdivision is consistent with the Historic Preservation Element.

The TPM site is not located within a mapped liquefaction hazard zone or mapped landslide prone area. The project is located within a fault hazard zone subject to strong ground shaking in the event of an earthquake originating along one of the

faults listed as active or potentially active in the Southern California area. According to the Geologic and Soils Engineering Exploration report dated December 8, 2017, and updated March 23, 2020, the subject property is located within an active seismic region. The mapped fault closest to the project site is the Verdugo Fault, a Holocene to Late Quaternary fault, located approximately 1,700 feet southwest of the site (Dibblee, 1989 & 1991) and approximately 1,550 feet southwest of the site according to Jennings and Bryant (2010). However, the site is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2000) and does not represent a fault rupture hazard to the proposed development.

The project site is located in a High Fire Hazard Area as identified in the City of Glendale General Plan Safety Element. The Glendale Fire Department rates almost two-thirds of the City as highly susceptible to wild land fires, as the City's High Fire Hazard Area includes all areas with a medium, high or extreme brush fire hazard. California State law requires that fire hazard areas be disclosed in real estate transactions to ensure homeowners are informed of landscaping and structural requirements for fire safety. Additionally, hazard mitigation programs in fire hazards areas currently include fire prevention, vegetation management, legislated construction requirements, and public awareness. In order to minimize damage due to fire, the proposed project would comply with applicable fire prevention, vegetation management, and construction requirements. Therefore, impacts related to exposure to wild land fire hazards would be less than significant.

The property is located in Recreation Planning Area 3. This area is the largest of all the Recreation Planning Areas in both population and size. Area 3 is served by three parks which include: Brand Park, Nibley Park and Verdugo Park/Stengel Ballfield. Also, the Glendale Civic Auditorium is located in this planning area and is classified as a special service facility. Recreation resources are available to serve future residents of this subdivision. The site is in an area designated as residential/open space and the area is adjacent to the Verdugo Mountains, which provide valuable open space.

2. As discussed and explained in the preceding paragraph, the project will be consistent with the General Plan Elements so long as the TPM design and improvements are implemented in conformance with the conditions of approval.
3. The site is physically suitable for the proposed TPM and existing single family residential development. This site is located in the low density residential designation of the General Plan, which allows for single-family residential uses at the proposed density. Currently, the parcel addressed as 601 Bohlig Road is developed with a single-family house, and upon re-subdivision and consolidation of the five lots into a single lot, the existing house will continue to remain on-site. No changes to the existing development are proposed. The residential density will not increase and will remain consistent with the immediate neighborhood.

The proposed consolidation of the five existing lots into a single 23,866 SF lot physically precludes any change or increase to the total site area. Exceptions from

the Subdivision Code are warranted because the new lot is less than the 30,000 SF average lot size required for parcel map subdivision and provides dual frontage on Bohlig Road and Melwood Drive which are already existing conditions.

The request to consolidate and re-subdivide the existing five lots to create one lot is appropriate because the total site area, topography, existing protected oak trees, and driveway access along Bohlig Road will remain unchanged. The proposed total square footage for the new lot will be 23,866 SF, which is not significantly lower than the 30,000 SF average lot size required for a parcel map. The new lot size will provide adequate and ample area for the existing single-family home development. No grading is proposed since there are no changes to the existing development on the property. The exception request to create a new lot with dual frontage is not a new condition; Bohlig Road and Melwood Drive both front the site now and this existing condition will remain after the lots are consolidated.

Overall the site is physically suitable for the existing house currently developed on the site. Further, the lot size and shape of the new lot are compatible with the surrounding neighborhood. The proposed lot will meet requirements for setback, lot coverage, floor area ratio, landscaping and ungraded open space and density per the Zoning Code. The findings for the exceptions requested for the creation of a lot with less than a 30,000 SF average and provide dual frontage pursuant to Section 16.08.280 are as follows:

- a) That the strict application of any standard prescribed by this title would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of this title related to lot size because the combination of physical constraints of this site including steep topography, location of existing development and oak trees create physical constraints for which the requested exceptions are necessary. The parcel map requires an exception because: 1) it will not comply with the 30,000 SF average lot size for a new parcel map subdivision, and 2) the new lot will create dual frontage on Bohlig Road and Melwood Drive. To comply with the Subdivision Code and meet the above requirements would not be possible because the project involves re-subdividing five existing lots, and it is not possible to increase the size of the lots beyond their existing conditions. The creation of a lot with dual frontage is unavoidable because the lot locations are an existing condition with frontage on Bohlig Road and Melwood Drive. If the applicant is forced to comply with the subdivision code for average lot size for new parcels and not provide dual frontage, it would be an unnecessary hardship and practical difficulty; this is an existing condition where the site is already developed with a single family home and the site already has frontage on two streets - this condition cannot change. The parcel map involves improving an existing condition by eliminating and reconfiguring lot lines to create one lot. The practical difficulty of expanding the existing total lots physically precludes strict compliance with the 30,000 square-foot average lot size requirement.

- b) That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property in the city being subdivided or re-subdivided. The site has an irregular shape and is located at the end of a cul-de-sac. In addition, the site topography consists of sloping terrain with multiple mature protected indigenous oak trees on and within 20-feet of the site. Thus, the site's topography, location at the end of a cul-de-sac, existing oak trees, and existing dual frontage are unique conditions associated with the subject site that warrant consideration as part of the subdivision. Moreover, and as previously discussed, the total site area is an existing condition that cannot be physically altered.
  - c) That the granting of the exceptions will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity because the TPM is located in the R1R Zone with a land use designation of Very Low Density Residential. A single-family home is a permitted land use in the R1R Zone – Very Low Density Residential. The existing single-family residence (601 Bohlig Road) will remain on site, and is consistent with the allowed density – one dwelling unit per lot. The proposal to re-subdivide five lots for purposes of creating one lot will remain consistent with the existing residential uses in the neighborhood. While the new residential lot will be less than the 30,000 SF average lot size required for parcel map subdivisions and will create a new lot with dual frontage, the parcel map will improve the current situation because it takes five lots and reduces them to one lot enabling the best use of the existing site consisting of steep sloping terrain and protected oak trees. Further providing dual frontage on Bohlig Road and Melwood Drive is unavoidable because the dual frontage is an existing condition. Vehicular access will remain off of Bohlig Road which remains consistent with existing site conditions and neighboring properties along Bohlig Road.
  - d) That the granting of the exceptions will not be contrary to the objectives of this Title because the objectives of minimum lot size and single street frontage requirements to create lots for a new subdivision in the R1R Zone are to conform to or enhance the existing character of improvements and lot design of neighboring properties. Exceptions to these Code standards are warranted because it is realized that flexibility is necessary for parcels of land that exist with certain site characteristics including size, shape, location, and topography, which make it impractical for the applicant to conform to the rules, regulations and standards of the Code when subdivided.
4. The site is physically suitable for the density of one, single-family residence on a 23,866 SF (0.54 acres) lot. The TPM will re-subdivide five lots and create one residential lot for purposes of providing one single-family residence on the lot. A single-family dwelling is a permitted land use by the Land Use Element of the General Plan for very low density residential designations. The proposed TPM is consistent with surrounding development and therefore, the TPM is compatible with the character of existing



improvements in the neighborhood and conforms to the City's goals for development in the neighborhood.

5. Adherence to the development criteria and conditions of approval will provide for development of the project site consistent with City environmental standards. The design of the subdivision will not result in any grading or alternation to the existing hillside form and condition, and the existing protected oak trees will be preserved; therefore, no environmental impact will occur.
6. Compliance with subdivision design standards and criteria of the Glendale Municipal Code and the conditions of approval will protect the public health and welfare, and prevent serious health problems as the TPM will not result in any physical alterations to the existing land form; therefore, no serious health problems will occur.
7. The project will not conflict with any easements acquired by the public at large for access through or use of property within the project site. Adherence to the conditions of approval will provide for adequate access.
8. The sanitary sewer system is adequate to accommodate the existing development in this area, and discharge of waste into the system from this project will not violate water quality standards.
9. The water and power demands will not change because the existing house will remain, and no new development is proposed as part of the TPM. Therefore, no new increase in water and power demands will be generated by the project, and the project will not alter the City's ability to continue serving the project or any other areas of the community nor would the project impact available fiscal resources of the community.
10. The design of this residential subdivision provides for future passive or natural heating or cooling opportunities because the design of the subdivision provides adequate lot width and length for the existing single-family development to remain on site, and provide adequate setbacks that allows passive or natural heating or cooling opportunities.
11. The proposed subdivision provides a lot size, design, and configuration which closely conforms to the contiguous or nearby lots of the neighborhood in such a manner as to not be detrimental to adjoining properties or the surrounding neighborhood because the subject site is large in size and has an irregular shape. Similarly, other lots in the neighborhood have these same lot characteristics – large, irregular parcels. While the parcel will be less than the 30,000 SF average required for new parcel subdivision, the new consolidated parcel will have adequate frontages for the existing development. For this reason, the TPM will not be detrimental to the neighborhood. The new size and configuration of the proposed single lot is appropriate because it enables the existing home to remain on the lot (as opposed to straddling lot lines). The site's topography, existing oak trees and roadway improvements will remain in their current form – no changes are proposed as part of the TPM. The new property lines are proposed in a logical manner, which considers factors such as topography, proposed driveway

locations, existing wall or fence locations, existing building location, existing drainage facilities, street access and property maintenance.

12. The Glendale Fire Department has reviewed the project and determined that the project will comply with applicable fire prevention, vegetation management, and construction requirements and notes that fire protection and suppression services are available for the parcel map.
13. No changes are proposed to the existing length of the roadway. The project meets the minimum requirements of the Glendale Fire Department without requiring any additional turn-around (i.e., addition of a hammerhead or cul-de-sac).

## **CONDITIONS**

### **Public Works Department Requirements**

1. The subdivision shall comply with all provisions of applicable State laws, the Subdivision Ordinances and the Glendale Municipal Code.
2. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances shall be paid in connection with the filing of the final map or prior to recording of final map, shall be based on the fees which are in effect at such respective times.
3. Survey monuments shall be set in accordance with the standards of the City Engineer's Office and to the satisfaction of the City Engineer. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
4. Applicant shall comply with all Engineering requirements for the final engineering plans for building plan checking.
5. That a minimum five (5) foot parkway (between face of curb and property lines) shall be required for the entire frontage of the property along Bohlig Road. A one (1) foot strip of land shall be dedicated for street purposes, for the portion of the property with only four (4) foot parkways.
6. That the statement, "General Character of Improvements" shall be removed from the tentative parcel map since there are no proposed improvements associated with the tentative parcel map application request.

### **Community Development Department Requirements**

7. The subject property shall be subdivided in full compliance with the conditions of this grant, the City of General Plan, the State Subdivision Map Act, Title 16 of the Glendale Municipal Code, and any other regulation applicable to the subdivision of the subject property. Any modification to these plans must be approved by the Community

Development Department. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.

- 8. All necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division in compliance with the Glendale Building Code and all other applicable regulations.

**Miscellaneous**

- 9. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City’s defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or interest on such monies remain unspent at the conclusion of litigation; City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
- 10. This approval shall expire in 36 months, on September 1, 2024 unless the applicant files for an extension prior to that date or the applicant demonstrates that all conditions have been met and has filed a final parcel map prior to the expiration date.

Adopted this 1st day of September, 2021.

This motion shall take effect and be in force upon the tenth (10th) day after its passage.

**VOTE**

Ayes: Chraghchian, Fuentes, Lee, Shahbazian, Minassian

Noes: None

Absent: None

Abstain: None