

**CITY OF GLENDALE**  
**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**  
**TENTATIVE TRACT MAP NO. 82944 (PTTMCP 2003243)**

**LOCATION:** 1735, 1737, AND 1739 HOLLY DRIVE

**APPLICANT/OWNER:** JK & Associates/Fortunate Realty Corp.

**ZONE:** "R-2250" - (Medium Density Residential)

**LEGAL DESCRIPTION:** Lot 13, Block B of Tract No. 5106 in the City of Glendale, County of Los Angeles

**PROJECT DESCRIPTION**

**A tentative tract map has been filed showing the proposed subdivision of a proposed development of land at 1735, 1737, and 1739 Holly Drive for the purpose of creating a new 7-unit residential condominium project.**

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines, because the project meets all the conditions of an in-fill development project.

**MEETING**

The Planning Commission will conduct a public hearing in the Council Chambers of the City Hall, 613 East Broadway, Glendale, on **FEBRUARY 17, 2021, AT 5:00 P.M.** or as soon thereafter as possible.

Due to the evolving situation with the COVID-19 novel coronavirus and health recommendations from the LA County Health Department, the Planning Commission meeting will be available to the public electronically. Due to social distancing requirements, the public will not be able to attend the meeting. The public is encouraged to watch and participate from the safety of their homes to practice social distancing. The meeting can be viewed on Charter Cable Channel 6 or streamed online at:

<https://www.glendaleca.gov/government/departments/office-of-the-city-manager/glendale-tv/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.

If you desire more information on the proposal, please contact the case planner **Aileen Babakhani** in the Planning Division at (818) 548-2140 or (818) 937-8331 (email: [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov)). The files are available in the Planning Division. 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 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. Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section. Website Internet Address: [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas) .

Aram Adjemian  
The City Clerk of the City of Glendale