

**CITY OF GLENDALE**  
**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**  
**TENTATIVE TRACT MAP NO. 83352 – CASE NO. PTTMCP2101698**

**LOCATION:** 3510 NORTH VERDUGO ROAD

**APPLICANT/OWNER:** New Dawn Enterprises, LLC, c/o Mikael Galestian

**ZONE:** C3 (Height District I) – Commercial Service Zone

**LEGAL DESCRIPTION:** Lots 9 to 14, Block 8, Sparr Heights Tract, MB 59, Pages 34/36, in the City of Glendale, County of Los Angeles

**PROJECT DESCRIPTION**

**A tentative subdivision map has been filed to subdivide a new mixed-use project for condominium purposes (14 residential units and 2 commercial units).**

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15331(k) of the State CEQA Guidelines, because the project is a division of existing multiple-family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.

**PLANNING COMMISSION HEARING**

The Planning Commission will conduct a public hearing in the Council Chambers of the City Hall, 613 East Broadway, Glendale, on **DECEMBER 15, 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/management-services/gtv6/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 **Vilia Zemaitaitis** in the Planning Division at (818) 548-2140 or (818) 937-8154 (email: [vzemaitaitis@glendaleca.gov](mailto:vzemaitaitis@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