

CITY OF GLENDALE
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
TENTATIVE PARCEL MAP CASE NO. PPM21125229
(Parcel Map GLN No. 1643)

LOCATION: 520 AND 534 NORTH GLENDALE AVENUE, CA 91206

ZONE: C2 - Community Commercial, Height District I (C2-I)

APPLICANT: Philip Kroskin

OWNER: Glendale 3D LLC & MCMB Glendale LLC

LEGAL DESCRIPTION / APN: Portions of Lot 1 and Portion of Lot 2 of Tract No. 4142, and Portions of Lot A, Lot 1, and Lot 2 of Tract No. 1374 in the City of Glendale, in the County of Los Angeles, State of California, as per Map recorded in Book 44, Page 23 of Maps, and in Book 18, Page 100 of Maps, in the Office of the County recorder of said County (APN's 5645-001-038 and 5645-001-042).

CASE PLANNER: Aileen Babakhani, Planner, (ababakhani@glendaleca.gov).

PROJECT DESCRIPTION: Tentative Parcel Map GLN No. 1643 to consolidate nine (9) existing lots into one (1) lot with a combined total of 55,844 square feet. The proposed project involves demolition of the existing 17,794 square-foot one-story commercial building (retail store) and parking lot (built in 1972 and 1989) to construct a new 3-story, 90-unit (114 beds), 85,505 square-foot medical residential congregate facility with a one-level subterranean parking garage (51 parking spaces).

ENVIRONMENTAL DETERMINATION: The project is exempt from further CEQA review under a Class 32 "In-fill Development Project" exemption pursuant to State CEQA Guidelines Section 15332, because the project meets all the conditions for an infill development project

HEARING INFORMATION

The Planning Commission will conduct a public hearing regarding the above project at **613 E. Broadway, 2nd floor (Council Chambers), Glendale, CA 91206**, on **JULY 20, 2022** at 5:00 pm or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns. The hearing will be held in accordance with Glendale Municipal Code, Title 16, Chapter 16.24.090.

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. You may also testify in person at the hearing if you wish to do so.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing. 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). The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

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 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. When a final decision is rendered, a decision letter will be posted online at www.glendaleca.gov/planning/decisions. An appeal may be filed within 15 days of the final decision date. Appeal forms are available at <https://www.glendaleca.gov/home/showdocument?id=11926>.

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The City Clerk of the City of Glendale