

**CITY OF GLENDALE  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING COMMISSION TO CONSIDER:**

**GENERAL PLAN LAND USE ELEMENT MAP AMENDMENT CASE NO. PGPA-001746-2023 AND ZONING CODE TEXT AND MAP AMENDMENT CASE NO. PZC-0007-2023 FOR THE TROPICO TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT ZONING AND OBJECTIVE DESIGN STANDARDS PROJECT**

**NOTICE IS HEREBY GIVEN**

**LOCATION:** Tropico Area - located in the southernmost portion of the City and adjacent to Glendale Transit Center and the Los Angeles City / Atwater Village border

**PROJECT DESCRIPTION**

The Planning Commission will make a recommendation to the City Council regarding the Tropico Transit Oriented Development (TOD) District Zoning and Objective Design Standards Project, which includes a proposed General Plan Land Use Map Amendment, amendments to Title 30 of the Glendale Municipal Code, 1995 (Zoning Code Amendment), adding a new zoning chapter entitled "Transit Oriented Development (TOD) Districts" with corresponding development and objective design standards, as well as amending sections GMC 30.10.010, 30.30.010, 30.30.020, 30.30.030, 30.31, 30.31.020, 30.32, 30.32.030, 30.32.040, 30.32.050, 30.32.070, 30.32.090, 30.32.171, 30.32.172, 30.32.173, 30.33, 30.33.120, 30.33.140, 30.33.150, 30.33.180, 30.33.190, 30.33.200, 30.33.210, 30.33.215, 30.33.220, 30.34, 30.34.090, 30.34.100, 30.34.120 relating to the new Tropico TOD zoning, and a Zoning Map Amendment to reflect the new zoning for Tropico.

**ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act, staff has prepared an addendum to the previously certified Final Program Environmental Impact Report South Glendale Community Plan (SCH No. 2016091026) (Final EIR) for the proposed Tropico Transit Oriented Development Design and Development Standards project and its proposed General Plan Land Use Map Amendment, and Zoning Code Text and Zoning Map Amendments.

**PUBLIC HEARING**

Said matter concerning the proposed amendments will be the subject of a public hearing by the Planning Commission in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **WEDNESDAY, AUGUST 16, 2023, AT 5:00 P.M.** or as soon thereafter as possible. The purpose of this public hearing is for the Planning Commission to consider the Tropico TOD project and associated amendments, and make recommendations on the Tropico TOD project to the City Council.

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)). You may also visit our web site at: <https://www.glendaleca.gov/government/public-meeting-portal> *Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.*

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.

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)

Dr. Suzie Abajian, Ph.D.  
The City Clerk of the City of Glendale