

NOTICE OF PLANNING COMMISSION PUBLIC HEARING
VESTING TENTATIVE TRACT MAP NO. 82713

LOCATION: 520 NORTH CENTRAL AVENUE AND 521 NORTH ORANGE STREET
APPLICANT: Patrick Chraghchian
OWNER: Patrick Chraghchian
ZONE: "DSP" – Downtown Specific Plan/"OC" – Orange Central District
LEGAL DESCRIPTION: Lots 8, 9, 10, 11, 12 and 13; Tract No. 614

PROJECT DESCRIPTION

A vesting tentative subdivision map has been filed showing a proposed development of land at 520 North Central Avenue and 521 North Orange Street for the purposes of creating a new 98-unit residential condominium and a one unit commercial condominium project.

ENVIRONMENTAL DETERMINATION: The project is exempt from CEQA review as a Class 32 "Infill Development Projects" exemption pursuant to Section 15331 of the State CEQA Guidelines and 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, on **May 20, 2020**, at 5:00 pm 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 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 **Roger Kiesel** in the Planning Division at (818) 548-2140 or (818) 937-8152 (email: rkiesel@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 Hearing Officer. "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.

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>.