

# **NOTICE OF PLANNING COMMISSION PUBLIC HEARING** **TENTATIVE TRACT MAP NO. 83492 (Case No. PTTMCP 2119123)**

**LOCATION:** 2652 MANHATTAN AVENUE  
APN: 5610-027-032

**APPLICANT:** Larry Mar, Southland Civil Engineering & Survey LLP

**ZONE:** R-3050 – Moderate Density Residential Zone

**LEGAL DESCRIPTION/APN:** Portion of Lots 32 and 33, Tract No. 5157/5610-027-032

## **PROJECT DESCRIPTION**

**A tentative subdivision map has been filed for the purpose of subdividing a new duplex into two residential condominium units.**

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 15 Categorical Exemption per Section 15315 of the State CEQA Guidelines as it involves a minor land division. Section 15315 exempts tentative parcel maps provided certain criteria are met. This project meets all of the criteria with no exceptions being required since the property is zoned for residential use, the proposed subdivision is for four or fewer parcels, and the subdivision is in conformance with the General Plan and zoning requirements. No variances or exception are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope great than 20 percent.

## **PUBLIC HEARING**

The Planning Commission will conduct a public hearing regarding the above project at **613 E. Broadway, 2<sup>nd</sup> floor (Council Chambers), Glendale, CA 91206**, on **May 18, 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 subdivision concerns.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call **818-937-8100**. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner above prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at:  
<https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

Anyone interested in the above case may participate in the meeting as outlined above, or contact the case planner. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you would like more information on the proposal, please contact the case planner Vista Ezzati in the Planning Division at (818) 548-2140 or (818) 937-8180 (email: [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov)). The staff report and case materials will be available before the hearing date at [www.glendaleca.gov/agendas](http://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.

When a final decision is rendered, a decision letter will be posted online at [www.glendaleca.gov/planning/decisions](http://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>.

Date: May 7, 2022

Aram Adjemian, The City Clerk of the City of Glendale