

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

STREET VACATION CASE No. 191V

LOCATION: 246 North Jackson Street
APPLICANT: Metro Investments
ZONE: R-1250 (High Density Residential)
LEGAL DESCRIPTION: Lot 2 in Block 6 of Town of Glendale Tract

PROJECT DESCRIPTION

Request to vacate a portion of the southeast corner of Jackson Street & California Avenue in conjunction with an 11-unit density bonus housing project approved by the City Council on August 15, 2023, following an appeal from the Planning Commission's decision (appealed from the Planning Hearing Officer decision) approving the case.

ENVIRONMENTAL DETERMINATION: This Project is categorically exempt from further review under the California Environmental Quality Act (CEQA), as it qualifies as a Class 32 In-Fill Development Project per CEQA Guidelines Section 15332, because the Project is consistent with the General Plan and Zoning Code; occurs within city limits on a project site of less than five acres surrounded by urban uses; is on a site with no value as habitat for endangered, rare or threatened species; upon approval would not result in any significant impacts relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

HEARING INFORMATION:

The Planning Commission will conduct a public hearing regarding the above project at **633 East Broadway (Municipal Services Building) Room 105, Glendale, CA 91206**, on **February 21, 2024, 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 proposed development agreement. The Planning Commission will be making a finding of conformity with the General Plan, to be forwarded to the City Council for consideration.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at:
<https://www.glendaleca.gov/live>

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 Cassandra Pruett in the Planning Division at (818) 548-2140 or (818) 937-8186 (email: CPruett@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.

Dr. Suzie Abajian
The City Clerk of the City of Glendale