

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING**  
**ALLEY VACATION CASE NO. 133V**

**LOCATION:** ALLEY 130

**APPLICANT:** Rodney Khan, c/o Khan Consulting, Inc.

**ZONE:** "R-1250" - (High Density Residential)

**LEGAL DESCRIPTIONS:** Alley 130, Fairview Tract, west to Lot 41, east of Portion of Lots 43, 45 and 47, north of Fairview Avenue, in the City of Glendale, County of Los Angeles, State of California.

**PROJECT DESCRIPTION**

**Request to vacate a 15 foot wide alley, Alley 130, to be incorporated into the development of a Density Bonus application, approved by the Director of Community Development Director on August 20, 2024, to construct a new 5-story, 40,489 square-foot multi-family residential project with 36 residential units, featuring three affordable units restricted to very low-income households and two affordable units restricted to moderate income households on a lot located at 117 East Fairview Avenue.**

**ENVIRONMENTAL DETERMINATION:** The Project has undergone environmental review required by the California Environmental Quality Act ("CEQA") and has been determined to be exempt from further CEQA review under a Class 32 "In-fill Development Project" exemption pursuant to State CEQA Guidelines Section 15332, because after review and consideration of all required technical reports and/or studies, staff determined the Project meets all the conditions for an infill development project, as follows:

- a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban areas;
- c) The Project site has no value as a habitat for endangered, rare or threatened species;
- d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- e) The site 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 Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206, on **OCTOBER 16, 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 alley vacation. The Planning Commission will be making a recommendation to City Council.

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 Hearing Officer Hearing. 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.

The staff report and case materials will be available a week before the hearing date at [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas).

**QUESTIONS OR COMMENTS:** If you desire more information on the proposal, please contact the case planner Dennis Joe in the Planning Division at [DJoe@glendaleca.gov](mailto:DJoe@glendaleca.gov), or (818) 937-8157, or (818) 548-2140.

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 appearing on the decision letter. Appeals may be filed at [www.GlendaleCA.gov/Permits](http://www.GlendaleCA.gov/Permits) (click "Apply," then "Planning/Zoning").

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