

CITY OF GLENDALE
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
TENTATIVE TRACT MAP NO. 75012

LOCATION: 1017 SAN RAFAEL AVENUE
GLENDALE, CA 91202

APPLICANT: Hayk Martirosian

OWNER: Gerayer V. Kassabian

ZONES: R-1250 (High Density Residential)

LEGAL DESCRIPTION: The property is described as follows: Portion of Lot 24 Casa Verdugo Villa Tract MB 9-110 and Portion of Lot 17 Tract 329 MB 14-89 as recorded in the Office of the Recorder in the County of Los Angeles.

PROJECT DESCRIPTION

A tentative subdivision map has been filed showing a proposed development of land at 1017 San Rafael Avenue for the purpose of creating a new 5 unit residential condominium project.

The Planning Commission will conduct a public hearing in Room 105 of the Municipal Services Building, 633 East Broadway, Glendale, on **November 15, 2017, at 5:00 p.m.** or as soon thereafter as possible.

ENVIRONMENTAL DETERMINATION: The new 5-unit apartment building was exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because this development results in fewer than 6 (six) units.

If you desire more information on the proposal, please contact the case planner **Danny Manasserian** in the Planning Division at (818) 548-2140 or (818) 937-8159 (email: dmanasserian@glendaleca.gov). The files are available in the Planning Division. You may also visit our web site at: www.ci.glendale.ca.us/agenda.asp - *Staff reports are accessible prior to the meeting through hyperlinks in the "Agendas and Minutes" section.*

Any person having any interest in any property affected by the proposed subdivision may appear at the above hearing either in person or by counsel or both 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 Department 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.

Ardashes Kassakhian
The City Clerk of the City of Glendale