NOTICE OF HEARING

Notice is hereby given that the Planning Commission will conduct a public hearing pursuant to Section 21.01.050 of the Glendora Municipal Code in the City Council Chambers at 116 East Foothill Boulevard, Glendora, California 91741.

Date & Time: **Tuesday, December 4, 2012, at 7:00 p.m.**

Case Number: Zone Amendment ZA12-05

Subject Property: Applies to all properties in zones that allow multi-family residential or mixed-use development city wide

Request: The proposed Zone Amendment would update the Glendora Zoning Ordinance to be consistent with State laws pertaining to granting density bonuses and other incentives for residential projects that provide affordable units for low income households and/or senior citizens, subject to certain criteria. Density bonuses allow such projects to exceed the maximum residential densities that are otherwise allowed by the General Plan and Zoning Ordinance, up to specified limits. The purpose of the proposed ordinance is to implement requirements that are already mandatory and imposed by State law.

Applicant: City of Glendora

Environmental: A Categorical Exemption is recommended pursuant to the California Environmental Quality Act (CEQA)

Notice Date: November 22, 2012

Contact Person: Michael Forbes, City Planner, **(626) 914-8217** or **mforbes@ci.glendora.ca.us**

If you challenge the decision of the reviewing body in court, you may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

Eric Duyshart
Chair, Planning Commission

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