CITY OF GLENDORA
OFFICIAL NOTICE OF PUBLIC HEARING
YOU MAY BE AFFECTED BY THE FOLLOWING:

Notice is hereby given that the Planning Commission will conduct a public hearing pursuant to Section 21.02.040 of the Glendora Municipal Code in the City Council Chambers at 116 East Foothill Boulevard, Glendora, California 91741.

Date & Time: **Tuesday, February 5, 2013 at 7:00 p.m.**

Case Numbers: Nonconforming Lot Development Plan Review PLN12-0106

Subject Property: 360 and 388 Conifer Drive (see map on back)

Request: Two single family homes and related grading activity were approved in 2004-05 on two parcels at 360 and 388 Conifer Drive. The homes were not built consistent with the approved plans, resulting in homes that do not comply with zoning standards. Further, the grading performed on the property was not consistent with the approved plans, resulting in the need for remedial grading and installation of additional basins and retaining walls. The Planning Commission will consider approving nonconforming lot Development Plan Reviews to memorialize and approve the homes as built along with the proposed remedial grading and infrastructure.

Note: This public hearing was continued from the Planning Commission meeting of January 15, 2013.

Assessor's No: 8636-031-040 and 8636-031-043

Applicant: Conifer Investment LLC and 388 Conifer LLC

General Plan: Hillside Very Low Density

Zone: Rural Hillside Residential

Historical Status: The subject properties are not listed on any historical or cultural resource lists and are not included within any such districts or designated areas.

Environmental: Negative Declarations were previously approved for the two homes pursuant to the California Environmental Quality Act (CEQA)

Notice Date: January 24, 2013

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.

FOR MORE INFORMATION, CALL THE PLANNING DEPARTMENT AT (626) 914-8217

Map Not to Scale