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, March 19, 2013 at 7:00 p.m.**

Case Number: PLN12-0107: General Plan Amendment, Zone Change, Development Plan Review, Lot Line Adjustment, Tentative Tract Map No. 71941

Request: Request for a Zone Change and General Plan Amendment for four parcels to change the zoning to R-2 with a Planned Development overlay and to change the General Plan land use designation to multiple-family residential. Request for Development Plan Review, Lot Line Adjustment, and Tentative Tract Map to develop one parcel with 23 detached condominium units. The remaining three parcels would have zoning and land use designations to allow for the development of up to 30 additional detached condominium units (at a density of 9.5 dwelling units per acre) to replace two existing single family homes and a skilled nursing facility. Additional information is available at the Planning Department office and on the City of Glendora web site: **http://goo.gl/k61PB**

Subject Property: 435 and 447 E. Gladstone Street and 1319 and 1327 Bonnie Cove Avenue, Glendora, California 91740 (northwest corner of Gladstone Street and Bonnie Cove Avenue; **see map on back**)

Assessor's No: 8641-013-001, -002, -035, -036

Applicant: The Olson Company

General Plan: Civic/Institutional and Low/Medium Density Residential

Zone: Medical Services, R-1 Single-Family, E-6 Estate

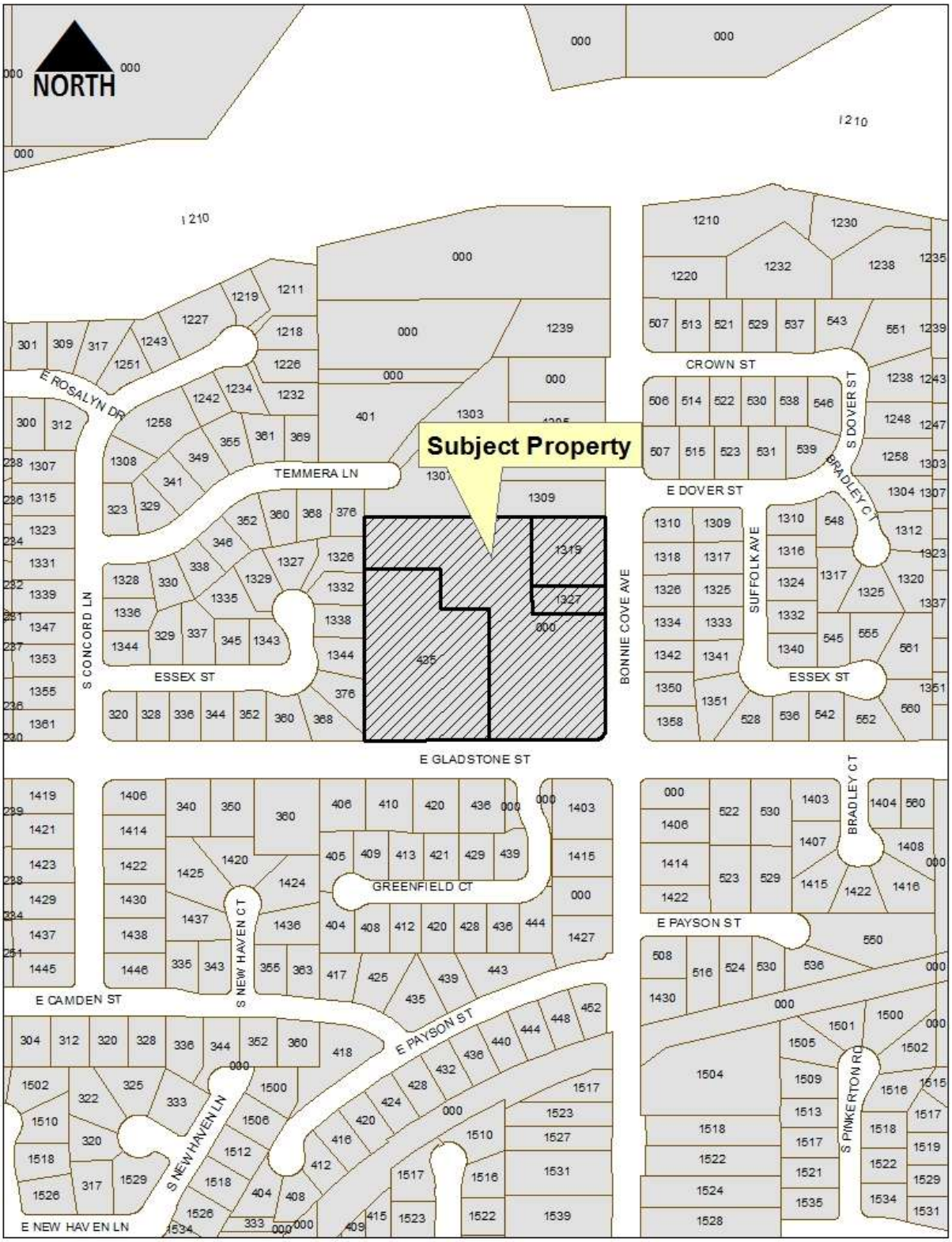
Historical Status: The subject property is not listed on any historical or cultural resource lists and is not included within any such districts or designated areas.

Environmental: A Negative Declaration is proposed, indicating that the project will not have any significant environmental impacts**. The public review period for the Negative Declaration ends on Monday, March 18, 2013.** The subject property is not included on any list of contaminated properties.

Notice Date: February 25, 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