



# 60<sup>th</sup> Avenue Assisted Living GPA24-03 and ZON24-04

Planning Commission Hearing – October 24, 2024

Sydney Tirella  
Planner





# Request

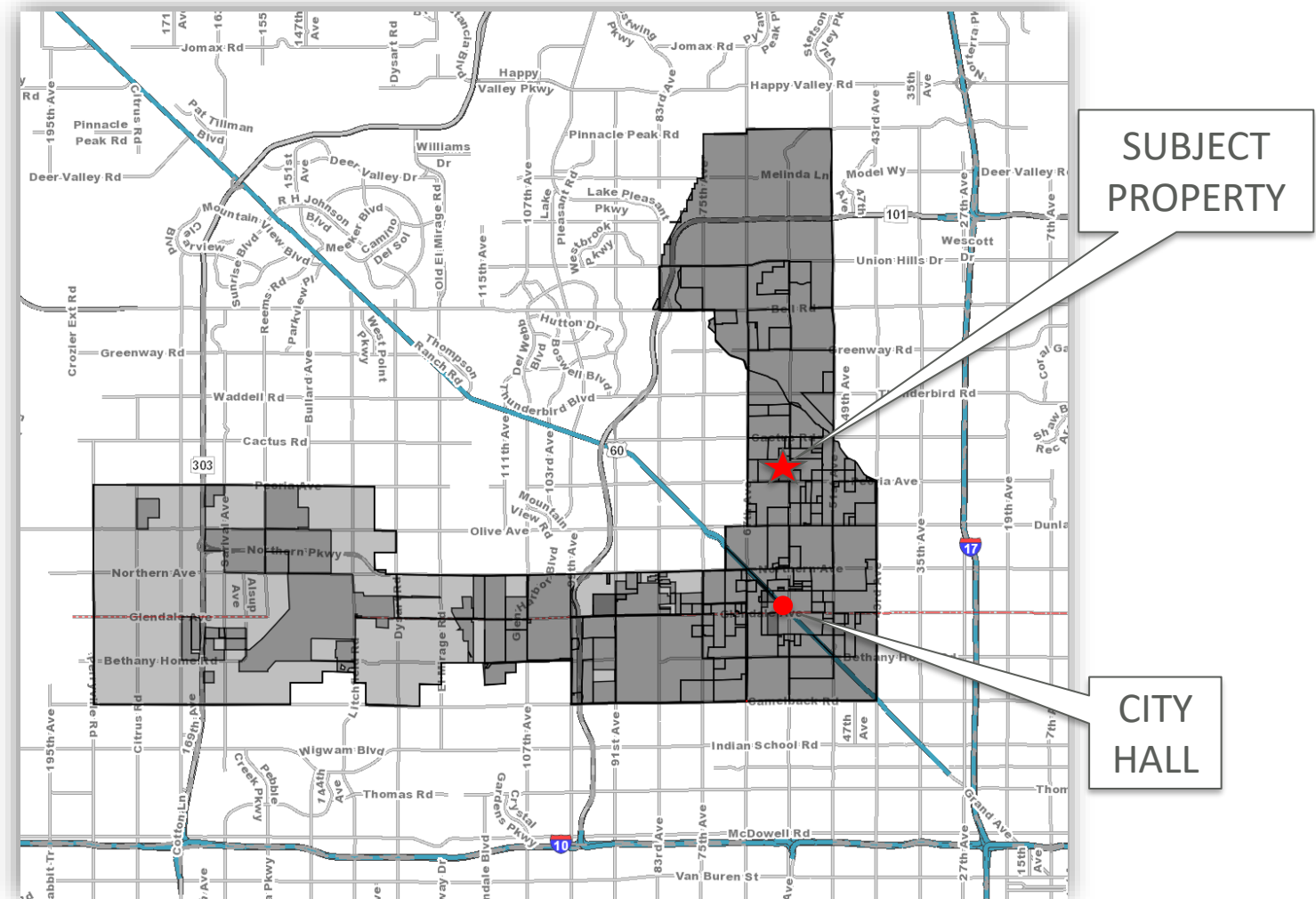
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Minor General Plan Amendment from OFC (Office) to PC (Planned Commercial), and Rezoning from PAD (Planned Area Development) to C-1 (Neighborhood Commercial).

**Applicant/Owner:** Joshua Oehler, Arc One Associates LLC / Ark Alf Re Investment Partners LLC

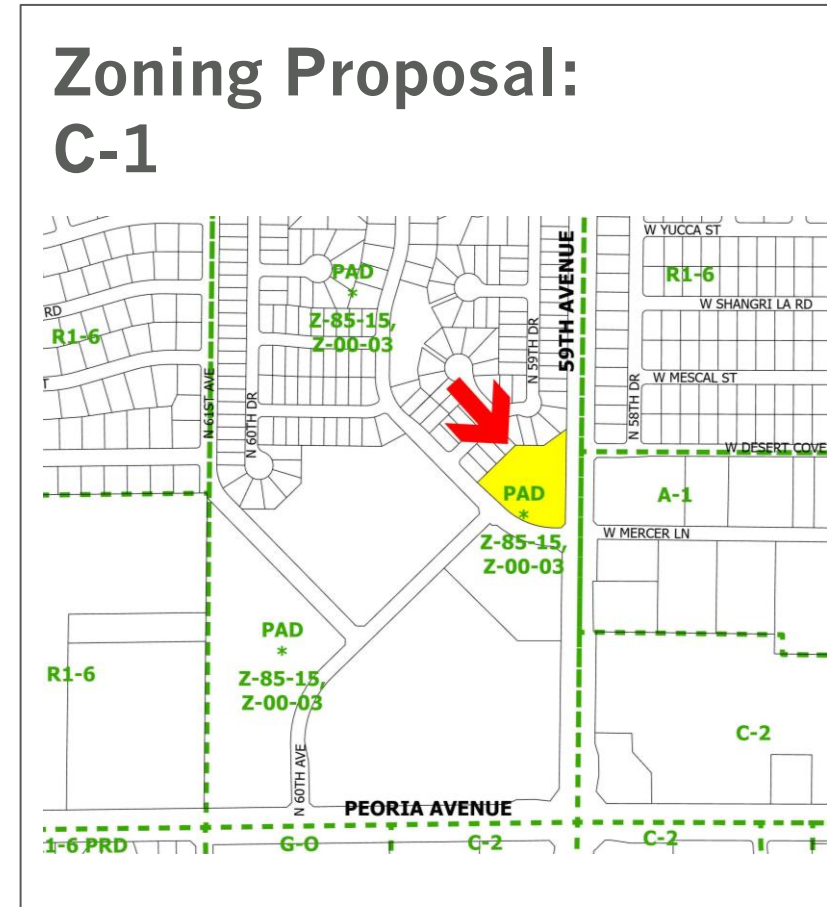
# Vicinity Map

Located at  
the northwest  
corner of 59<sup>th</sup>  
Avenue and  
Mercer Lane



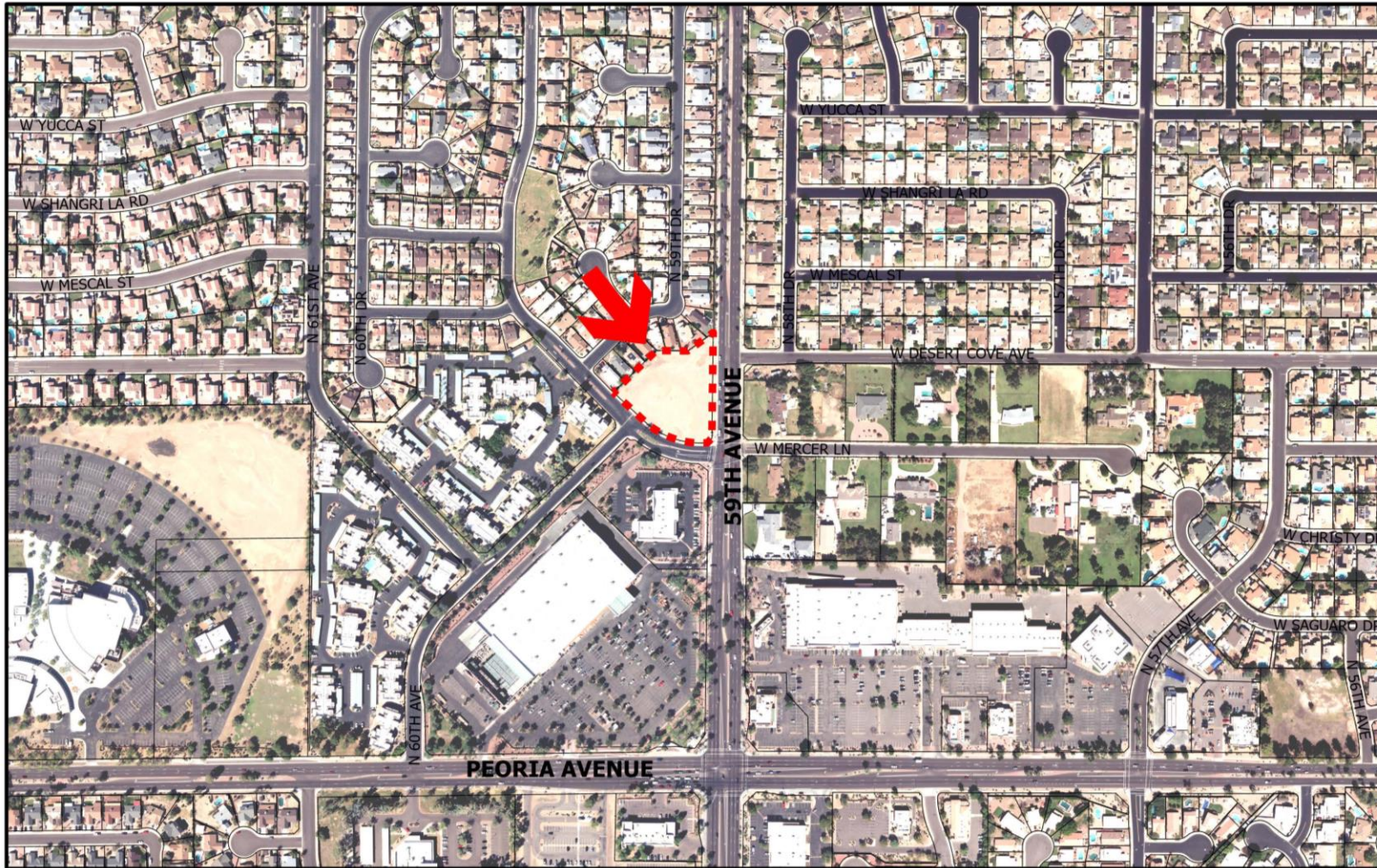


# General Plan / Zoning





# Aerial Map





# Project Details

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- 1.61-acre remnant parcel
- Transitional zoning
- Concurrent Conditional Use Permit application
- Impact mitigation by use





# Public Involvement

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- Notification Letters: April 15, 2024
- Neighborhood Meeting: April 29, 2024
- Mailing: September 27, 2024
- Published: October 2, 2024
- Site Posting: October 4, 2024

15 attendees at neighborhood meeting, 5 calls to staff.



# Findings & Analysis

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- Consistency with the Glendale General Plan.
- Compatibility with other land uses in the vicinity.
- Furthers the public health, safety and general welfare of the citizens.
- Mitigation to impact any adverse impacts on businesses, persons, or properties adjacent to the requested amendment.



# Recommendation

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Planning Commission should recommend approval of GPA24-03, as written.

Planning Commission should recommend approval of ZON24-04, as written.



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