

## Citizen Participation Final Report

To: Joseline Castaneda, City Planner  
City of Glendale

Subject: Submission of Citizen Participation Final Report

Dear Ms. Castaneda,

On behalf of YMH Holdings 62nd LLC, I am pleased to submit the Citizen Participation Final Report for the Glen Village on 62nd project (Case Numbers: ZON25-05 & GPA25-03). This report provides a comprehensive overview of all required outreach activities, including mailed notifications, public notice signage, direct communications with nearby residents, and the virtual neighborhood meeting conducted in accordance with the City of Glendale's Citizen Participation Plan.

Our team has made every effort to ensure transparent, proactive, and accessible communication with surrounding neighbors. All inquiries received were addressed promptly, and the feedback from participants was positive and supportive of the proposed improvements.

We appreciate your guidance and collaboration throughout this process. Should you require any additional information, clarification, or supporting documentation, please feel free to contact me at your convenience.

Respectfully submitted,

Yaron Hochdorf  
Manager, YMH Holdings 62nd LLC  
2820 S Alma School Rd, Ste 18-628  
Chandler, AZ 85286  
Phone: (602) 299-0187  
Email: ymhholdingsllc@gmail.com

## CITY OF GLENDALE – CITIZEN PARTICIPATION (CP) FINAL REPORT

**Case Numbers:** ZON25-05 & GPA25-03

**Project Name:** Glen Village on 62nd

**Applicant:** YMH Holdings 62nd LLC

**Property Location:** 62nd Avenue and W. Orangewood Avenue, Glendale, AZ

**Prepared by:** Yaron Hochdorf, Manager

**Date:** November 4, 2025

### 1. Introduction

In accordance with the City of Glendale’s Citizen Participation Plan requirements, this report summarizes the public outreach activities conducted for the Glen Village on 62nd project. The outreach efforts included mailed notifications, installation of two public notice signs along Orangewood Avenue, follow-up calls, and a neighborhood meeting to inform nearby property owners and residents about the proposed Planned Area Development (PAD) and General Plan Amendment (GPA).

The project includes three parcels (APNs 143-38-018A, 143-38-017A, and 143-38-028F)

### 2. Notification Summary

Notification letters were mailed on October 6, 2025, to all property owners within the required 600-foot radius of the site, using the complete mailing list provided by the City of Glendale. A copy of the notification letter and site plan were included, describing the requested PAD and GPA, the project intent, and details for the neighborhood meeting scheduled for **Monday, October 20, 2025, at 6:00 p.m. via Zoom.**

The letter also provided contact information for both the applicant and the City of Glendale planner, Ms. Joseline Castaneda, as well as a QR code for accessing additional project details.

### 3. Individual Contacts and Follow-Ups

#### October 6, 2025 – Phone Call:

- **Resident:** [REDACTED]
- **Associated Property Owner:** [REDACTED]  
[REDACTED] called to clarify the intent of the notification letter. the applicant explained both applications and emphasized that the immediate request involves constructing two 2-story townhomes on Parcel A, as well as the potential for future development. He expressed appreciation for the clarification and said that “now it is clear.”

**October 13, 2025 – Text and Phone Conversation:**

- **Resident:** [REDACTED] – [REDACTED] – [REDACTED] [REDACTED] texted to ask about the yellow sign posted on-site. The applicant returned his call immediately and explained the PAD/GPA requests, noting that the proposal did not affect his property, other than contributing to reinvestment and overall improvement of the parcel and surrounding street. He was satisfied with the explanation.

**October 30, 2025 – Follow-Up Call Reported by City Planner**

- Joseline Castaneda, City of Glendale Planner, received a call from [REDACTED] [REDACTED], on behalf of [REDACTED], property owner at [REDACTED] [REDACTED]. [REDACTED] inquired about the letter they received for the project and mentioned that her father was wondering if it would directly affect his property. Ms. Castaneda explained that it would not, as the letters were mailed to notify nearby property owners of the proposed land use action for the applicant’s property and to provide an opportunity for questions or comments. [REDACTED] said she would explain this to her father and may contact the applicant if they had additional questions.  
Contact: [REDACTED]

**4. Neighborhood Meeting Summary**

**Date:** October 20, 2025

**Format:** Virtual (Zoom)

**Attendees:**

- [REDACTED]
- [REDACTED]  
[REDACTED]
- **Joseline Castaneda**, City of Glendale Planner
- **Applicant/Presenter:** Yaron Hochdorf, YMH Holdings 62nd LLC

**Discussion Summary:**

- [REDACTED] inquired about the project’s overall vision and future development. After discussion, she expressed support, stating she was *“excited for the improvement and development”* and *“appreciate the fact that we're trying to redevelopment and make the neighborhood that much better”*.

- [REDACTED], with translation assistance from her daughter [REDACTED], asked what the notification letter meant and whether it would affect their property. Ms. Castaneda from the City explained the purpose of the neighborhood notification and clarified that the letter was informational. The [REDACTED] family thanked the presenters and indicated they had no further questions.

Overall, attendees were supportive and appreciated the opportunity to learn more about the project.

### 5. Summary of Comments and Responses

Name	Contact	Comment / Question	Response
[REDACTED]	[REDACTED]	Asked what the letter means and what is proposed.	Explained both applications and the two-townhome plan on Parcel A. He thanked me for clarifying.
[REDACTED]	[REDACTED]	Wanted to know what the yellow sign represents.	Explained it relates to the PAD/GPA project and doesn't affect his property, just ours. He was satisfied
[REDACTED]	Attended meeting	Asked about overall project vision.	Explained the redevelopment plan; she expressed excitement and support.
[REDACTED]	Attended meeting	Asked about the meaning of the letter and whether it affects them.	Clarified notification purpose; they had no objections.
[REDACTED]	[REDACTED]	Asked about the letter they received and whether the proposal would directly affect their property.	City Planner explained that it would not, and that the letter was a notification of the proposed land use action for the applicant's property. Christina said she would share the information with her father and contact the applicant if they had further questions.

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## **6. Summary and Conclusion**

All public participation requirements were completed in accordance with City guidelines. Notification letters were mailed on time, two public notice signs were installed along Orangewood Avenue as requested by the city, the neighborhood meeting was held as scheduled, and all inquiries were addressed promptly.

Community feedback was positive. Neighbors expressed understanding and appreciation for the project's intent to improve and reinvest in the area. No objections or opposition were raised during or after the meeting.

Respectfully submitted,

**Yaron Hochdorf**

Manager, YMH Holdings 62nd LLC  
2820 S Alma School Rd, Ste 18-628  
Chandler, AZ 85286  
Phone: (602) 299-0187  
Email: [ymholdingsllc@gmail.com](mailto:ymholdingsllc@gmail.com)

## NEIGHBORHOOD NOTIFICATION AREA

**NAME / TYPE OF REQUEST:** Glen Village on 62<sup>nd</sup>

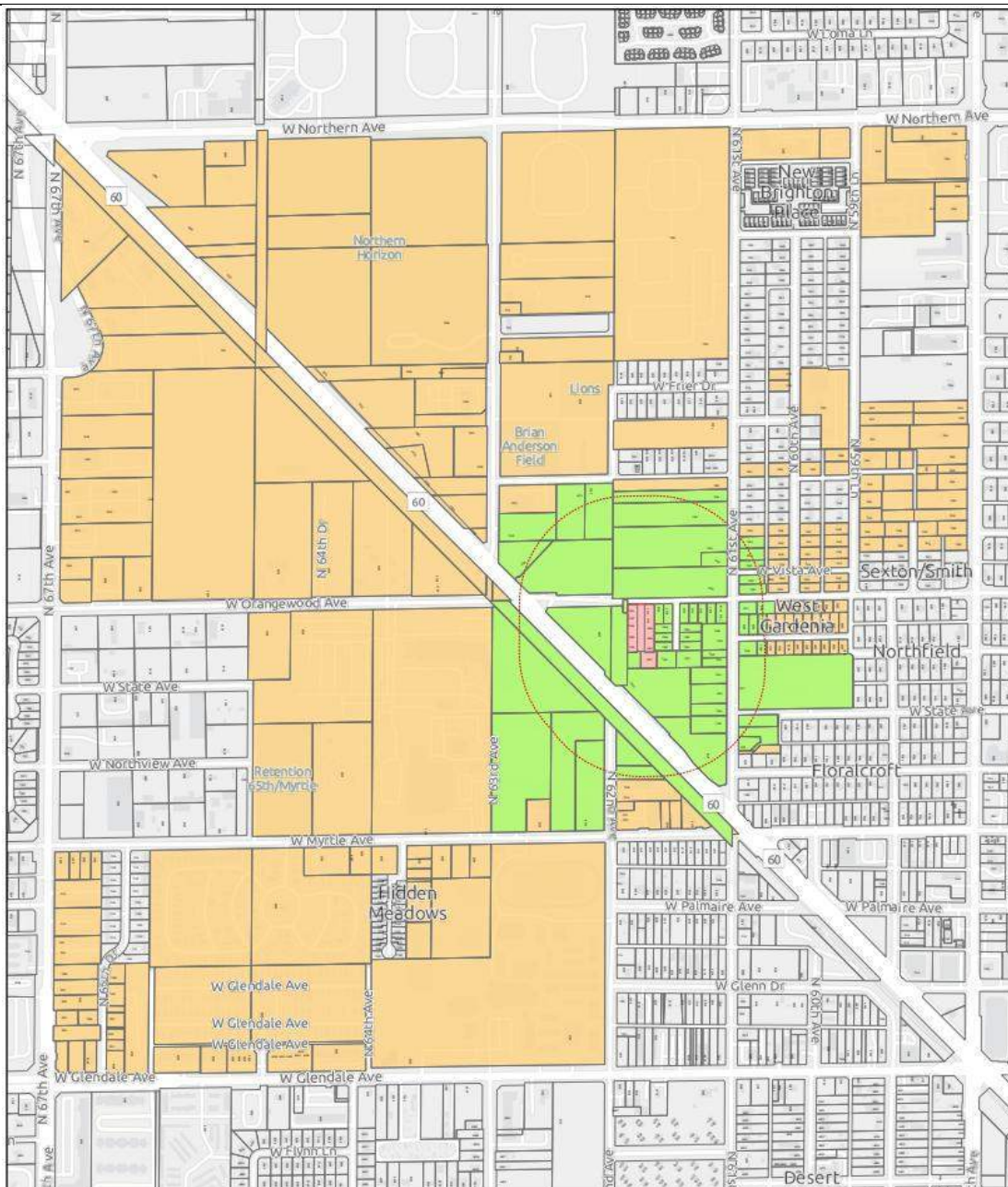
**LOCATION:** 7405 North 62<sup>nd</sup> Avenue, Glendale AZ

**REQUEST:** Rezone from R-3 (Multiple Residence) to PAD (Planned Area Development) and General Plan Amendment from GC (General Commercial) to HDR 20 (High Density Residential) for up to 20.0 du/ac.

**ZONING DISTRICT: R-3**

**COUNCIL DISTRICT: Ocotillo**

**FORMAL APPLICATION SUBMITTED: Yes**



10.6.2025

YMH Holdings 62<sup>nd</sup> LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286  
(602) 299-0187  
[ymholdingsllc@gmail.com](mailto:ymholdingsllc@gmail.com)

SUBJECT: Glen Village on 62<sup>nd</sup>, Case No. ZON25-05 and GPA25-03

Dear Neighbor,

This letter is to inform you that we are applying for a **Planned Area Development (PAD)** and a **General Plan Amendment** applications with the City of Glendale for property located at **62nd Avenue and W. Orangewood Avenue** in the **Ocotillo Council District**.

The property includes three parcels (APNs 143-38-018A, 143-38-017A, 143-38-028F) identified on the enclosed site plan as **Parcel A, Parcel B, and Parcel C**, that are currently zoned **R-3**, totaling approx. 37,387 square feet with a total of approx. 6,391 in livable area. The project, called **Glen Village on 62nd**, includes nine fully renovated homes.

The PAD request allows these homes to remain while also accommodating new housing consistent with Glendale's growth goals. The immediate proposal includes two new two-story residential units (approx. 3,680 sq. ft. total livable area) on Parcel A (14,636 sq. ft. lot). Future redevelopment would also allow a range of attached and detached homes, townhomes, and Dwelling, For Rent Community, with updated standards for setbacks, parking, landscaping, and open space. The purpose of this request is to modernize an existing residential community, reinvest in older homes (built in the 1940s–50s), and provide additional high-quality housing options.

Zoning:

- Current: Residential (R-3 base standards)
- Proposed: PAD (Planned Area Development) for residential development

General Plan Amendment (GPA):

- Current: GC (General Commercial)
- Proposed: HDR 20 (High Density Residential) for up to 20.0 du/ac

Surrounding Land Use:

The property is bordered by single-family homes to the east, a mobile home park to the south, a vacant lot to the west, and W. Orangewood Avenue with another vacant lot just north of it.

A **site plan** is enclosed for your review.

**Neighborhood Meeting (via Zoom):** Date: **Monday, October 20, 2025** Time: **6:00 p.m.**

**Zoom Link:** <https://app.zoom.us/jc>

Meeting ID: 890 9368 5217

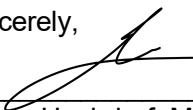
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If you are unable to attend, please call, email, or write to me using the contact information above. You may also contact **Joseline Castaneda** at the City of Glendale at (623) 930-2823.

**Comments must be received by Friday, November 3, 2025.**

For additional details about this project or to be added to the Interested Parties mailing list, scan the QR code:

Sincerely,

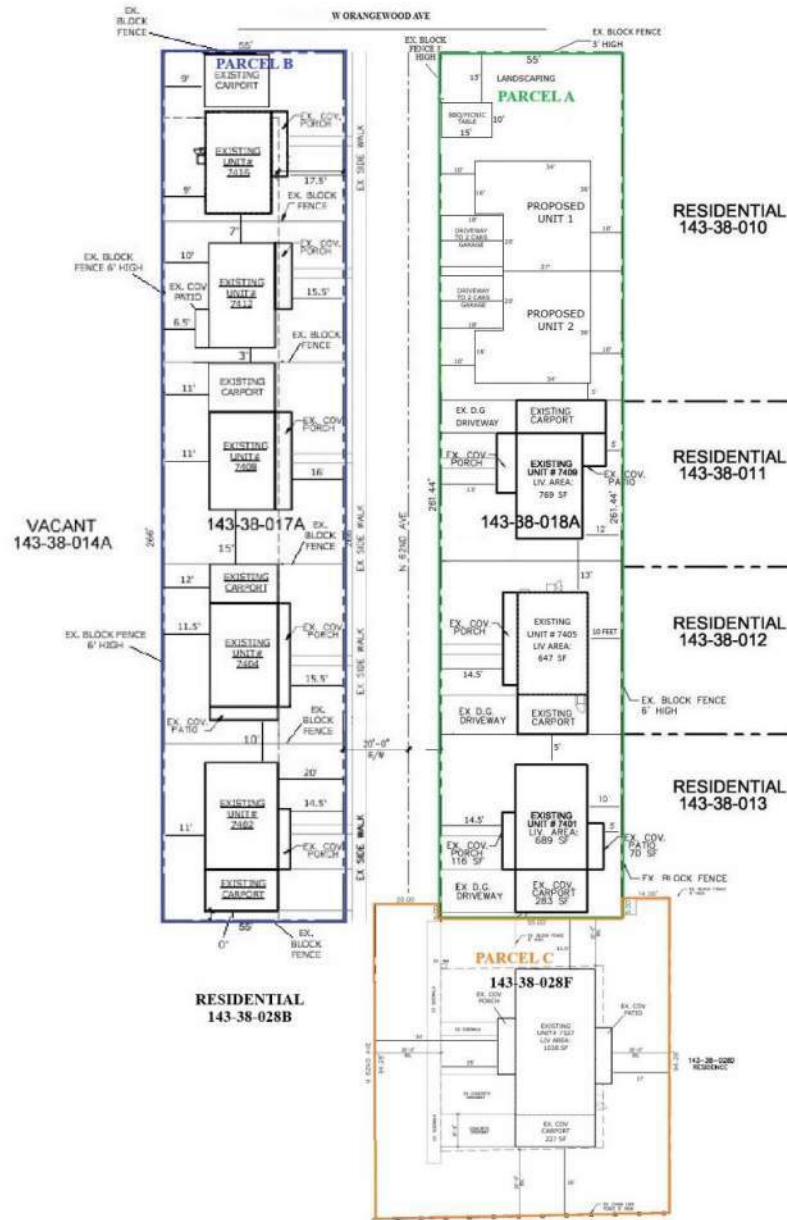


Yaron Hochdorf, Manager



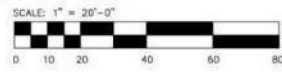
*Encl: Site Plan*

# Glen Village on 62nd - Site Plan



**SITE PLAN**

SCALE: 1" = 20'-0"



## CODE DATA

- BUILDING CODES:**
- 2018 INTERNATIONAL BUILDING CODE (IBC)
  - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
  - 2018 INTERNATIONAL MECHANICAL CODE (IMC)
  - 2018 INTERNATIONAL PLUMBING CODE (IPC)
  - 2018 UNIFORM PLUMBING CODE (UPC)
  - 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
  - 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
  - 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPCS)
  - 2017 NATIONAL ELECTRICAL CODE (NEC)

## PROJECT INFORMATION

**OWNER INFORMATION**

YMH HOLDINGS 62ND LLC  
 2820 S ALMA SCHOOL RD STE 18-628  
 CHANDLER, AZ 85286

ACCESSOR PARCELS NO.: 143-38-018A, 143-38-017A, 143-38-028F  
 ZONING: PAD

TOTAL LOTS SIZE: 37,387 SF  
 TOWNSHIP: 6 2N 2E  
 SUBDIVISION: HADESELLS ADDITION

EXISTING:

Parcel	APN	Total Livable Area	Total Roof Area	Lot Size	Lot Coverage
Parcel A	143-38-018A	2,105 SF	3,286 SF	14,636 SF	22.5%
Parcel B	143-38-017A	5,748 SF	5,093 SF	14,636 SF	44.8%
Parcel C	143-38-028F	1,030 SF	1,431 SF	4,115 SF	17.0%

PROPOSAL - ADD 2 UNITS ON PARCEL A

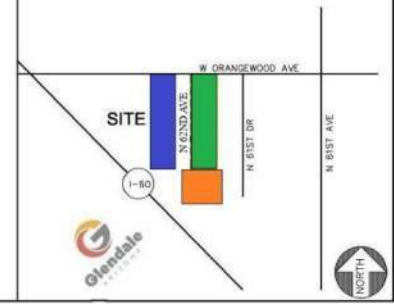
**BUILDING AREAS:**

LIVABLE AREA ADDED: Approx. 3,680 SF  
 ROOFED AREA ADDED: Approx. 2,450 SF  
 LOT SIZE: 14,636 SF  
 LOT COVERAGE: 39%

**NO FISSURES**

DRIVING DIRECTIONS  
 GRAND AVE NORTH WEST TO W ORANGE WOOD TO N 62ND  
 AVE TO PROPERTY

## VICINITY MAP



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# Planning Division

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZON25-05/GPA25-03

Project Name: Glen Village on 62nd

I, YARON HOCHDORF certify that I am the authorized applicant /

representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: \_\_\_\_\_

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2025

Notary Public



**EDDI KALANTARZADEH**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission # 616277  
Expires October 31, 2025

My Commission Expires:

10/31/25



# PLANNING DIVISION

## AFFIDAVIT OF POSTING

Case No. ZON25-05/GPA25-03

Project Name: Glen Village on 62nd

- Neighborhood Meeting
- Planning Commission
- Glendale City Council

I, YARON HOCHDORF, being first duly sworn upon oath, state that on the 7 day of October, 2025, I posted Public Notice for hearing notice(s) for hearing date October 20, 2025 Neighborhood Meeting Signs

Applicant/Representative Signature: [Signature]

STATE OF ARIZONA  
 SS.  
 COUNTY OF MARICOPA

Subscribed and sworn to before me this 7<sup>th</sup> day of October, 2025



[Signature]  
 Notary Public

My Commission Expires:  
10/31/25

**• PUBLIC NOTICE: NEIGHBORHOOD MEETING •**

**PROJECT # ZON25-05 / GPA25-03 PROJECT NAME: GLEN VILLAGE ON 62ND**

**-REZONE FROM R-3 (MULTIPLE RESIDENCE) TO PAD**

**(PLANNED AREA DEVELOPMENT) FOR RESIDENTIAL DEVELOPMENT**

**-GENERAL PLAN AMENDMENT (GPA) FROM GC (GENERAL COMMERCIAL) TO HDR 20**

**(HIGH DENSITY RESIDENTIAL, UP TO 20 DU/AC)**

**ZOOM LINK: [HTTPS://APP.ZOOM.US/WC](https://app.zoom.us/jc96vfh)**

**MEETING ID: 890 9368 5217 PASSCODE: x96VhF**

**MEETING DETAILS: MONDAY, OCTOBER 20, 2025 6:00 PM**

**APPLICANT CONTACT: YARON HOCHDORF · YMH HOLDINGS 62nd LLC 602-299-0187 YMHHOLDINGSLLC@GMAIL.COM**

**CITY CONTACT: JOSELINE CASTANEDA PHONE: 623-930 2823 EMAIL: JCASTANEDA@GLENDALEAZ.COM**

**COMMENT PERIOD CUT-OFF: MONDAY, NOVEMBER 3, 2025**

**FOR MORE DETAILS OR TO BE ADDED TO INTERESTED PARTIES LIST SCAN QR CODE**









NO DUMPING  
CITY CODE 16-9  
VIOLATORS  
WILL BE  
PROSECUTED

**PUBLIC NOTICE: NEIGHBORHOOD MEETING**  
PROJECT # 2025-01 GRACE-01 PROJECT NAME: ELEN VILLAGE ON 62ND  
ZONING FROM R1 (SINGLE RESIDENCE) TO R40  
PLANNED AREA DEVELOPMENT FOR RESIDENTIAL DEVELOPMENT  
GENERAL PLAN REZONING (GPR) FROM GC (GENERAL COMMERCIAL) TO HCR 20  
HIGH DENSITY RESIDENTIAL (HDP) TO 20 DU/AC  
DOWN LINK: [HTTPS://A1P2025.COM](https://a1p2025.com)  
MEETING ID: 001 000 0217 PLS CODE: 00104  
MEETING DETAILS: MONDAY, OCTOBER 20, 2025 6:00 PM  
APPLICANT CONTACT: KAREN KUCHOROFF - YKH HOLDINGS LLC - 603-259-9117 - [YKHOLDINGSLLC@GMAIL.COM](mailto:YKHOLDINGSLLC@GMAIL.COM)  
CITY CONTACT: JOSELINE GAYTHER - PHONE: 626-630-2821 - EMAIL: [JOSELINE@GLENDALEAZ.COM](mailto:JOSELINE@GLENDALEAZ.COM)  
COMMENT PERIOD CLOSURE: MONDAY, NOVEMBER 3, 2025  
FOR MORE DETAILS OR TO BE ADDED TO INTERESTED PARTIES LIST SCAN QR CODE



• **PUBLIC NOTICE: NEIGHBORHOOD MEETING** •

**PROJECT # ZON25-05 / GPA25-03 PROJECT NAME: GLEN VILLAGE ON 62ND**

**-REZONE FROM R-3 (MULTIPLE RESIDENCE) TO PAD**

**(PLANNED AREA DEVELOPMENT) FOR RESIDENTIAL DEVELOPMENT**

**-GENERAL PLAN AMENDMENT (GPA) FROM GC (GENERAL COMMERCIAL) TO HDR 20**

**(HIGH DENSITY RESIDENTIAL, UP TO 20 DU/AC)**

**ZOOM LINK: [HTTPS //APP ZOOM.US/JC96VhF](https://app.zoom.us/jc96vfh)**

**MEETING ID: 890 9368 5217 PASSCODE: x96VhF**

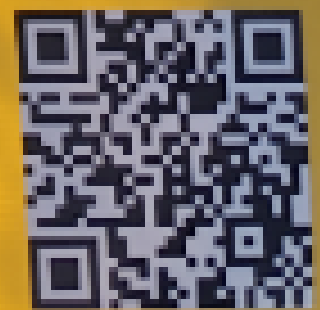
**MEETING DETAILS: MONDAY, OCTOBER 20, 2025 6:00 PM**

**APPLICANT CONTACT: YARON HOCHDORF - YMH HOLDINGS 62nd LLC 602-299-0187 YMHOLDINGSLLC@GMAIL.COM**

**CITY CONTACT: JOSELINE CASTANEDA PHONE: 623-930-2823 EMAIL: JCASTANEDA@GLENDALEAZ.COM**

**COMMENT PERIOD CUT-OFF: MONDAY, NOVEMBER 3, 2025**

**FOR MORE DETAILS OR TO BE ADDED TO INTERESTED PARTIES LIST SCAN QR CODE**



**PUBLIC NOTICE: NEIGHBORHOOD MEETING**  
PROJECT # ZON25-05 | GPA25-03 PROJECT NAME: GLEN VILLAGE ON 62ND  
-REZONE FROM R-3 (MULTIPLE RESIDENCE) TO PAD  
(PLANNED AREA DEVELOPMENT) FOR RESIDENTIAL DEVELOPMENT  
-GENERAL PLAN AMENDMENT (GPA) FROM GC (GENERAL COMMERCIAL) TO HDR 20  
(HIGH DENSITY RESIDENTIAL, UP TO 20 DU/AC)  
ZOOM LINK: [HTTPS://APP.ZOOM.US/J/89093685217](https://app.zoom.us/j/89093685217)  
MEETING ID: 890 9368 5217 PASSCODE: x96YMF  
MEETING DETAILS: MONDAY, OCTOBER 20, 2025 6:00 PM  
APPLICANT CONTACT: YARON HOCHDORF - YNH HOLDINGS 62ND LLC 862-298-7107 [YNHOLDINGS@GMAIL.COM](mailto:YNHOLDINGS@GMAIL.COM)  
CITY CONTACT: JOSELINE CASTAMEDA PHONE: 623-938-2823 EMAIL: [JCASTANEDA@GLENVILLAGE.COM](mailto:JCASTANEDA@GLENVILLAGE.COM)  
COMMENT PERIOD CUT-OFF: MONDAY, NOVEMBER 3, 2025  
FOR MORE DETAILS OR TO BE ADDED TO INTERESTED PARTIES LIST SCAN QR CODE

← DEAD END  
62ND AVENUE



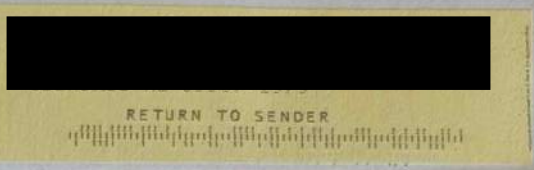
YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

PHOENIX AZ 852  
3 OCT 2025 PM 9 L



M55861

**Glendale**  
CITY OF GLENDALE  
LAND USE APPLICATION



INT  
85286>4392  
85304-195735

RETURN TO SENDER

YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

PHOENIX AZ 852  
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M55862

**Glendale**  
CITY OF GLENDALE  
LAND USE APPLICATION



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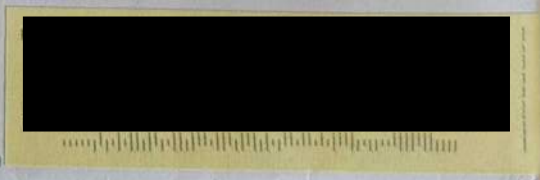
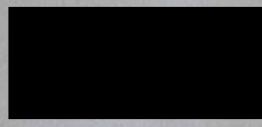
YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

PHOENIX AZ 852  
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**Glendale**  
CITY OF GLENDALE  
LAND USE APPLICATION



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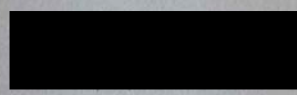
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2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

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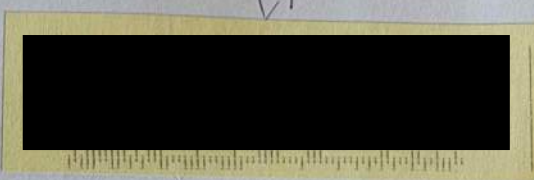


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**Glendale**  
CITY OF GLENDALE  
LAND USE APPLICATION



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YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

PHOENIX AZ 852

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**Glendale**  
CITY OF GLENDALE  
LAND USE APPLICATION



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YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

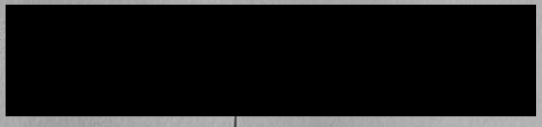
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**Glendale**  
CITY OF GLENDALE  
LAND USE APPLICATION



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YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

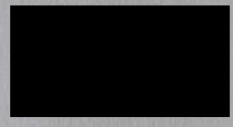
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**Glendale**  
CITY OF GLENDALE  
LAND USE APPLICATION



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65301-176199

YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

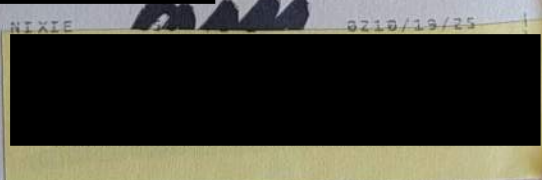
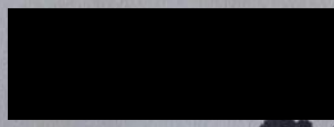
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**Glendale**  
CITY OF GLENDALE  
LAND USE APPLICATION



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YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

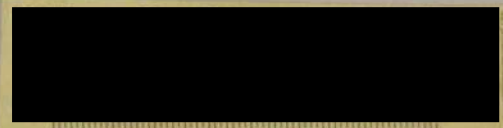
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Glendale  
CITY OF GLENDALE  
LAND USE APPLICATION



ANX  
85286-9999  
85104-26101

YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

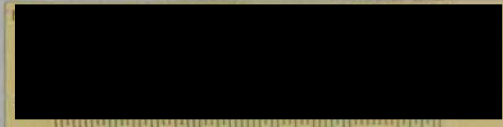
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M55924



Glendale  
CITY OF GLENDALE  
LAND USE APPLICATION



ANX  
85286-9999  
85104-26101

YMH Holdings 62nd LLC  
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Chandler, AZ 85286

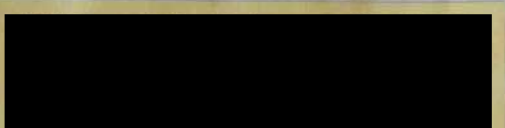
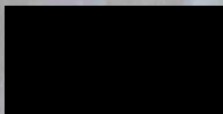
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M56175



Glendale  
CITY OF GLENDALE  
LAND USE APPLICATION



UTI  
56998-9999  
85104-26101

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Chandler, AZ 85286

PHOENIX AZ 852

3 OCT 2025 PM 11 L

M56224



Glendale  
CITY OF GLENDALE  
LAND USE APPLICATION



UTI  
85286-9999  
85104-26101

YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

PHOENIX AZ 852  
3 OCT 2025 PM 11 L



M55925

  
CITY OF GLENDALE  
LAND USE APPLICATION



IA  
85286-4284  
85301-188487

YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

PHOENIX AZ 852  
3 OCT 2025 PM 11 L



M55723

  
CITY OF GLENDALE  
LAND USE APPLICATION



VAC  
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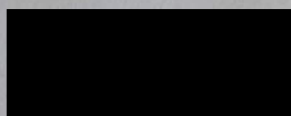
YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

PHOENIX AZ 852  
3 OCT 2025 PM 10 L



M55722

  
CITY OF GLENDALE  
LAND USE APPLICATION



ANK  
85400-2801  
85420-2801  
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85420-2801

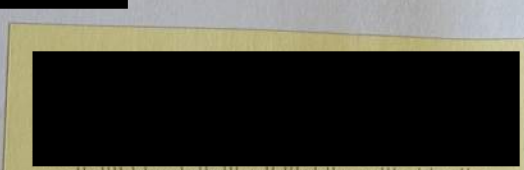
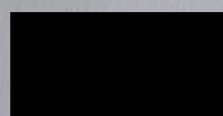
YMH Holdings 62nd LLC  
2820 S Alma School Rd Ste 18-628  
Chandler, AZ 85286

PHOENIX AZ 852  
3 OCT 2025 PM 4 L



M55721

  
CITY OF GLENDALE  
LAND USE APPLICATION



UTF  
85007-4111  
85007-4111  
85007-4111  
85007-4111

