

CITY OF GLENDALE
NOTICE OF PLANNING COMMISSION PUBLIC HEARING
TENTATIVE TRACT MAP NO. 82713 (PTTMCP 1920707)
TIME EXTENSION REQUEST

LOCATION: 520 NORTH CENTRAL AVENUE &
521 NORTH ORANGE STREET, Glendale, CA 91203

APPLICANT: Techna Land Co. Inc. c/o Hayk Martirosian

OWNER: Patrick Chraghchian

ZONE: “(DSP)” - Downtown Specific Plan Orange Central District Zone

LEGAL DESCRIPTION: Lots 8, 9 and 10 and portions of Lots 11, 12 and 13, Tract No. 614

PROJECT DESCRIPTION

A time extension request has been filed for the approved tentative subdivision map for 98-unit multi-family residential condominium units and one commercial unit development in two buildings at 520 North Central Avenue and 521 North Orange Street. The time extension request is for a two-year extension and the vesting tentative subdivision map will expire on May 20, 2025.

ENVIRONMENTAL DETERMINATION: The project was exempt from CEQA review as a Class 32 “In-fill Development Projects” exemption pursuant to Section 15332 of the State CEQA Guidelines; the project meets all the conditions for an in-fill development project.

PUBLIC HEARING

The Planning Commission will conduct a public hearing regarding the above project in **Room 105 of the Municipal Services Building, 633 E. Broadway, Glendale, CA 91206**, on **OCTOBER 18, 2023, AT 5:00 PM** or as soon thereafter as possible.

The hearing will be open to the public. For public comments and questions during the meeting, the public may call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the meeting. You may also testify in person at the hearing if you wish to do so. Written comments may be submitted to the planner prior to the hearing.

The meeting can be viewed on Charter Cable Channel 6 or by streaming online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>

If you would like more information on the proposal, please contact the case planner Roger Kiesel in the Planning Division at (818) 548-2140 or (818) 937-8152 (email: rkiesel@glendaleca.gov). The staff report and case materials will be available before the hearing date at www.glendaleca.gov/agendas.

Any person having an interest in the project described above may participate in the hearing, by phone as outlined above, or appear in person and may be heard in support of their opinion. Any person protesting may file a duly signed and acknowledged written protest with the Director of Community Development not later than the hour set for public hearing before the Planning Commission. "Acknowledged" shall mean a declaration of property ownership (or occupant if not owner) under penalty of perjury. If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Glendale, at or prior to the public hearing. In compliance with the Americans with Disabilities Act (ADA) of 1990, please notify the Community Development Department at least 48 hours (or two business days) for requests regarding sign language translation and Braille transcription services.

Dr. Suzie Abajian, The City Clerk of the City of Glendale