



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
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glendaleca.gov

Techna Land Co., Inc.
Attn: Hayk Martirosian
1545 North Verdugo Road, #2
Glendale, CA 91208

**RE: 520 NORTH CENTRAL AVENUE &
521 NORTH ORANGE STREET
TENTATIVE TRACT MAP NO. 82713 (PTTMCP 1920707)
TIME EXTENSION REQUEST**

Dear Applicant:

The Planning Commission of the City of Glendale, at its meeting held on October 18, 2023, conducted a public hearing and **APPROVED**, your application for a time extension, for a period of 24 months (until May 2025) for the approved tentative Tract Map (Tentative Tract Map No. 82713 (Case No. PTTMCP1920707)).

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 located at 520 North Central Avenue and 521 North Orange Street, in the "(DSP)" - Downtown Specific Plan Orange Central District Zone, described as Lots 8, 9 and 10 and portions of Lots 11, 12 and 13, Tract No. 614

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.

A copy of the adopted motion is enclosed.

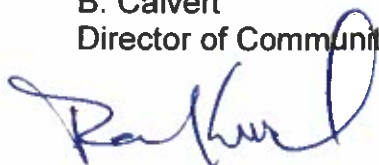
Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within ten (10) days **NOVEMBER 2, 2023**, following the date of the Planning Commission's action.

All appeals must be filed using the City's online permit portal: www.glendaleca.gov/Permits. Create an account, click "Apply," type "appeal" in the search bar, and apply for "Appeal of Planning Decision." Any appeal must be filed within ten (10) days following the actual date of the decision with the prescribed fee prior to the expiration of the ten (10)-day appeal period, on or before NOVEMBER 2, 2023.

Information regarding appeals and appeals and fees may be obtained by calling the Community Development Department staff at 818-548-2140, or contacting the case planner, Roger Kiesel at rkiesel@glendaleca.gov or 818-937-8152.

If you have any questions, please do not hesitate to call me at (818) 937-8152.

Sincerely,
B. Calvert
Director of Community Development Department



Roger Kiesel
Senior Planner
RK:sm

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold);_City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza); Police Dept. (Lt.S.Riley/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna); Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); Garo LLC;and case planner – and Case Planner-Roger Kiesel.

MOTION FOR TENTATIVE TRACT MAP 82713

Moved by Planning Commissioner Minassian seconded by Planning Commissioner Shahbazian, that upon consideration of a time extension request for Vesting Tentative Tract No. 82713 (Case No. PVTT 1920707), to subdivide a development into 98 residential condominium units and one commercial unit in the Downtown Specific Plan (DSP)/Orange Central District, approval of said vesting tentative map extension is hereby extended for a period of time not to exceed 24 months (until May 20, 2025); the Planning Commission hereby makes each and all of the following findings of fact:

- A. The extension is authorized by Chapter 16.24 and Chapter 16.32 of the Glendale Municipal Code, and Section 66452.6 of California Government Code.
- B. The findings made by the Planning Commission in its decision of May 20, 2020, remain applicable today.
- C. Conditions in the neighborhood of Vesting Tentative Tract Map No. 82713 have not changed to warrant reconsideration of the original approval.

This motion shall take effect and be in force upon the tenth (10th) day after its approval.

Adopted this 18th day of October, 2023.

VOTE AS FOLLOWS

Ayes: Minassian, Shahbazian, Fuentes
Noes: None
Absent: Chraghchian, Lee
Abstain: None