



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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Glendale, CA 91206-4311  
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glendaleca.gov

July 19, 2023

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

**RE: 361-365 MYRTLE STREET  
TENTATIVE TRACT MAP NO. 82266  
(Case No. PTTMCP 1919941)  
TIME EXTENSION REQUEST**

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on July 19, 2023, conducted a public hearing and **APPROVED WITH CONDITIONS**, your application for a time extension for a period of **24 months (until MAY 6, 2025)** for the approved tentative Tract Map (Tentative Tract Map No. 82266 (Case No. PTTMCP 1919941), located at **361-365 Myrtle Street**, in the City of Glendale, County of Los Angeles.

A time extension request has been filed for the approved tentative subdivision map for a 12-unit residential development located at 361 and 365 Myrtle Street, in the R-1250" - (High Density Residential) Zone, described as Lots 36 and 38, Glendale Home Tract. Pursuant to State law, the approval is automatically extended for 60 days upon submittal of the time extension request. Approval of the tentative map was set to expire May 6, 2023, and is extended to July 4, 2023 or upon Planning Commission action, whichever is earlier.

**ENVIRONMENTAL DETERMINATION**

This project is exempt from CEQA review as a Class 32- "In-fill Development Project" exemption pursuant to state CEQA Guidelines Section 15332 because the project meets all 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 (**JULY 31, 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](http://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 JULY 31, 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, Milca Toledo at [mitoledo@glendaleca.gov](mailto:mitoledo@glendaleca.gov) or 818-937-8181.**

If you have any questions, please do not hesitate to call me at (818) 937-8181.

Sincerely,  
B. Calvert  
Director of Community Development Department



Milca Toledo  
Senior Planner  
MT: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); George Dagliyan-owner; & and case planner –Milca Toledo.

**MOTION FOR TENTATIVE TRACT MAP 82266**

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Minassian, that upon consideration of a time extension request for **Tentative Tract Map No. 82266 (Case No. PTTMCP1919941)**, to subdivide a new 12-unit multi-family residential development in the R-1250 (High Density Residential) Zone, approval of said tentative tract map extension is hereby extended for a period of time not to exceed 24 months (until May 6, 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 Glendale Municipal Code, and Section 66452.6 of California Government Code.
- B. The findings made by the Planning Commission in its decision of May 6, 2020 remain applicable today.
- C. Conditions in the neighborhood of Tentative Tract Map No. 82266 have not changed to warrant reconsideration of the original approval.

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

Adopted this 19th day of July 2023

**VOTE AS FOLLOWS**

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