

**NOTICE OF PLANNING COMMISSION HEARING**  
**VESTING PARCEL MAP CASE NO. PVPM 1425257 – GLN NO. 1635**

**LOCATION:** 1313 SWARTHMORE DRIVE  
Glendale, CA 91206

**APPLICANT:** Hayk Martirosian, Techna Land Co. Inc.

**OWNER:** Gregori Basilyan, MSN Family Trust

**ZONE:** “R1R” – Restricted Residential, FAR District III

**LEGAL DESCRIPTION:** Lot 1, Tract No. 25689

**APN:** 5665-006-014

**PROJECT DESCRIPTION**

**This is a Vesting Parcel Map application to subdivide an undeveloped 203,623 square-foot (SF) lot (4.7 acres) into three parcels for the development of three new single-family dwellings in the R1R-III zone. The parcel areas will be 26,407 SF for Parcel A, 93,445 SF for Parcel B and 79,488 SF for Parcel C. The parcels will be accessible from a proposed 4,293 SF cul-de-sac.**

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption, pursuant to Section 15303 of the State CEQA Guidelines, because the project will involve the development of three new single-family residences in an urbanized area.

**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 AUGUST 7, 2024 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 above 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>

Anyone interested in the above case may participate in the meeting as outlined above, or contact the case planner. If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing.

If you would like more information on the proposal, please contact the case planner Vista Ezzati in the Planning Division at (818) 548-2140 or (818) 937-8180 (email: [vezzati@glendaleca.gov](mailto:vezzati@glendaleca.gov)). The staff report and case materials will be available before the hearing date at [www.glendaleca.gov/agendas](http://www.glendaleca.gov/agendas).

Any person having an interest in the subject project may participate in the hearing, by phone as outlined above, and may be heard in support of his/her 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 Hearing Officer. "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.

When a final decision is rendered, a decision letter will be posted online at [www.glendaleca.gov/planning/decisions](http://www.glendaleca.gov/planning/decisions). An appeal may be filed within 15 days of the final decision date. Appeals may be filed at [www.glendaleca.gov/Permits](http://www.glendaleca.gov/Permits) - click "Apply," then "Planning/Zoning."

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