

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING
APPLICATION TYPE CASE NO. PTM 003171-2024**

LOCATION: 3240 MENLO DRIVE

APPLICANT: Hayk Martirosian, Techna Land Company

ZONE: "R1R" (Restricted Residential), FAR District II

LEGAL DESCRIPTION: Portion of Teodoro Verdugo and Catalina Verdugo, 2,629.01 acres

PROJECT DESCRIPTION: The applicant is requesting approval of a tentative parcel map to subdivide an existing 109,161 SF (2.51 acres) lot into two parcels. Parcel A will be 27,727 SF and will include retaining an approximately 5,600 SF two story house over a garage, which was approved in April 2005. Parcel B will be 81,434 SF. This area of the present lot is currently undeveloped. The intent is to develop a single-family house on the parcel. The subject site is located on the east side of Menlo Drive at the terminus of this street and is zoned R1R FAR District II.

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 a new single-family residence in an urbanized area.

HEARING INFORMATION

The Planning Commission will conduct a public hearing regarding the above project in the Municipal Services Building at 633 E. Broadway, Room 103, Glendale, CA 91206, on **NOVEMBER 6, 2024**, at 5:00 PM or as soon thereafter as possible. The purpose of the hearing is to hear comments from the public with respect to zoning concerns.

The meeting can be viewed on Charter Cable Channel 6 or streamed online at: <https://www.glendaleca.gov/government/departments/management-services/gtv6/live-video-stream>. For public comments and questions during the meeting call 818-937-8100. City staff will be submitting these questions and comments in real time to the appropriate person during the Planning Commission Hearing. You may also testify in person at the hearing if you wish to do so.

If the final decision is challenged in court, testimony may be limited to issues raised before or at the public hearing. The staff report and case materials will be available a week before the hearing date at www.glendaleca.gov/agendas.

QUESTIONS OR COMMENTS: If you desire more information on the proposal, please contact the case planner Roger Kiesel in the Planning Division at rkiesel@glendaleca.gov, or (818) 937-8182, or (818) 548-2140.

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. An appeal may be filed within 15 days of the final decision date appearing on the decision letter. Appeals may be filed at www.GlendaleCA.gov/Permits (click “Apply,” then “Planning/Zoning”).

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