



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Final Map for Tract No. 83052, for a new 28-Commercial Units for a Condominium Subdivision at 610 W. Broadway

1. Resolution approving the Final Map for Tract No. 83052, for a new 28-commercial unit for condominium subdivision at 610 W. Broadway.

COUNCIL ACTION

Item Type: Consent Calendar

Approved for January 7, 2025 **calendar**

EXECUTIVE SUMMARY

Approval of a Final Map is needed for the subdivision of Tract Map No. 83052 for the following applicant to create a new 28-Commercial Unit for a condominium project:

Subdivider: Broadway Commercial Property, LLC
Attn: Amalya Shushanyan
1321 N. Pacific Avenue
Glendale, CA 91202

RECOMMENDATION

Approve a resolution approving the Final Map for Tract No. 83052, for a new 28-commercial unit for condominium subdivision at 610 W. Broadway.

ANALYSIS

On February 17, 2021, the Tentative Map for Tract No. 83052 for a proposed new 28-commercial units for a condominium subdivision at 610 W. Broadway was approved by the Planning Commission of the City of Glendale subject to compliance with the Subdivision Map Act, other applicable State statutes, Chapters 16.32 (Final Maps) and 16.16 (New Condominiums) of Title 16 and Title 30 of the Glendale Municipal Code, as well as fifty conditions of approval.

The tentative tract map expired on February 17, 2024. The Planning Commission of the City of Glendale, at its meeting held on May 1, 2024, conducted a public hearing and approved with conditions (50) for a time extension of 24 months until February 17, 2026.

The Final Map for Tract No. 83052 is now ready for approval by the City Council.

All conditions of approval of the Tentative Map have been met and the Final Map has been found by the Planning Division to be in general conformance with the Tentative Map. Accordingly, the Director of Community Development and the Deputy Director of Public Works/City Engineer recommend the approval of the Final Map.

STAKEHOLDERS/OUTREACH

Not applicable.

FISCAL IMPACT

There is no fiscal impact associated with this report.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage. A Mitigated Negative Declaration was certified for this project on September 29, 2009.

CAMPAIGN DISCLOSURE

This item is exempt from campaign disclosure requirements.

ALTERNATIVES TO STAFF RECOMMENDATION

Alternative 1: Do not approve the Final Map for Tract No. 83052. The availability of additional commercial units will not be increased.

Alternative 2: The City Council may consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Submitted by:

Daniel Hernandez, Director of Public Works

Prepared by:

Ruel Villaluna, P.E., Senior Civil Engineer

Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

Exhibit 1: Vicinity Map