



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Approval of Final Map for Tract No. 82293, for a 28-unit Multi-family Residential Condominium Subdivision at 2608-2612 Honolulu Avenue.

COUNCIL ACTION

Item Type: Consent Item

Approved for February 27, 2024 **calendar**

EXECUTIVE SUMMARY

Approval of a Final Map for the subdivision of Tract Map No. 82293 is needed for the following applicant to create a new 28-unit multi-family residential condominium:

Subdivider: Garo, LLC
535 N. Brand Boulevard, Suite 275
Glendale, CA 91203

RECOMMENDATION

Approve the resolution recommending the Final Map for Tract No. 82293, for a 28-unit multi-family residential Condominium Subdivision, at 2608-2612 Honolulu Avenue.

ANALYSIS

The Final Map process consists of a subdivider preparing a tentative map for review and conditional approval by the city. The Community Development Department and Planning Division review the tentative map and distribute the map for review and comments by other city departments. The Planning Commission then conducts a hearing and provides their conditions of approval. The subdivider then prepares a Final Map for review and approval by Los Angeles County Department of Public Works. After the county approves the Final Map, it is submitted back to the city for further processing. Once final approvals from the various city departments are obtained, and the Deputy Director of Public Works/City Engineer has stamped and signed the Final Map, it is presented to the City Council for final approval.

On November 7, 2018, the Tentative Map for Tract No. 82293 for a proposed 28-Unit multi-family residential Condominium Subdivision at 2608-2612 Honolulu Avenue 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 forty-two conditions of approval. The conditional approval given by the Planning Commission on this Tentative Map expired on November 7, 2021, thirty-six (36) months from the date of the Planning Commission's action. Under State Bill AB 1561 an additional eighteen months extended the approval date to May 7, 2023.

On July 19, 2023, the Planning Commission approved another time extension for this Tentative Map for a period of twelve months until May 7, 2024.

After obtaining approval from the Planning Commission, the applicant prepared and submitted the Final Map to Los Angeles County for review. After the county review was completed, the Final Map was submitted back to the city for further processing. Signatures and approvals from various city departments, including the Director of Community Development and the Deputy Director of Public Works/City Engineer have been obtained for the Final Map for Tract No. 82293 and it is now ready for approval by the City Council. The city has also received a copy of the Title Report and the Declaration of Covenants, Conditions and Restrictions, establishing a Homeowner's Association, all of which are in acceptable form.

STAKEHOLDERS/OUTREACH

Not applicable.

FISCAL IMPACT

There is no fiscal impact associated with this report.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

A proposed Negative Declaration (ND) was prepared for this project and adopted by City Council on August 23, 2016.

CAMPAIGN DISCLOSURE

Not applicable.

ALTERNATIVES TO STAFF RECOMMENDATION

Alternative 1: Do not approve the Final Map for Tract No. 82293. This would prevent the development of the multi-family housing project as envisioned by this applicant.

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

ADMINISTRATIVE ACTION

Submitted by:

Daniel Hernandez, Interim Director of Public Works

Prepared by:

Ruel M. Villaluna, P.E., Senior Civil Engineer

Approved by:

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

EXHIBITS/ATTACHMENTS

Exhibit 1: Vicinity Map