



CITY OF GLENDALE, CALIFORNIA REPORT TO THE PLANNING COMMISSION

AGENDA ITEM

Report: Time Extension of Tentative Tract Map

Action: 1. Motion to Approve Time Extension of Tentative Tract Map No. 83052

Location: 610 West Broadway
Glendale, CA 91204

Case Number: Tentative Tract No. 83052 (Case No. PTTMCP 2005724)

Applicant: Techna Land Co. Inc. c/o Hayk Martirosian

Owner: Broadway Commercial Property LLC.

Approved for	May 1, 2024
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ADMINISTRATIVE ACTION

Prepared by:
Roger Kiesel, Senior Planner

Reviewed by:
Erik Krause, Deputy Director of Community Development

PROJECT DESCRIPTION

The applicant is requesting a time extension for a period of 24 months for the approved tentative tract map to subdivide 28 commercial units for condominium purposes in the SFMU (Commercial/Residential Mixed Use) Zone. The tentative tract map was approved on February 17, 2021, and expired on February 17, 2024.

ENVIRONMENTAL DETERMINATION

The Glendale Redevelopment Agency certified and adopted the mitigated negative declaration for this project on September 29, 2009.

RECOMMENDATION

Planning Division staff recommends that the Planning Commission approve the requested time extension for Tentative Tract No. 83052 because the findings made by the Planning Commission in its decision on February 17, 2021, remain applicable today and the conditions in the neighborhood of the project site have not changed to warrant reconsideration of the original approval. Approval of the map was, at the time it was granted, and remains today, consistent with the goals, objectives, and policies of the adopted General Plan. The findings justifying the original approval of the tentative map remain valid. There is no substantial change in the land use or development patterns in the vicinity of the tentative map that would cause detriment to the public health, safety, or welfare should the extension be granted, because the subject property has the same or compatible land use and zoning as surrounding properties. The recommended approval is subject to compliance with the State Subdivision Map Act, California Government Code Section 66452.6 (e), Chapter 16.24 (Tentative Maps), and Chapter 16.32 (Final Maps) of Title 16 of the Glendale Municipal Code, and subject to the original conditions listed in the February 17, 2021, Planning Commission approval.

SITE CONTEXT

General Information

Existing Zoning: SFMU (Commercial/Residential Mixed Use) zone

General Plan Designation: Community/Services land use designation

Surrounding Use/Zoning:

	Zoning	Existing Uses
North	SFMU	Residential Care facilities and auto-related use
South	R3050 (Moderate Density Residential)	Single-family residential
East	SFMU and R3050	Office building and day care center
West	SFMU and R3050	Post Acute facility
Project Site	SFMU	Office building (under construction)

Existing Conditions

Size: The site has 100 feet of frontage on West Broadway and is 140 feet deep. The total lot area is 14,000 square feet (0.32 acres).

Existing Characteristics: The subject site is rectangular in shape, flat and is being developed with a four-story commercial office building.

Background

Tract Map: Tentative Tract No. 83052 was approved by the Planning Commission on February 17, 2021.

Variance/Design Review: This project was reviewed and approved with conditions by the Glendale Redevelopment Agency on September 29, 2009.

Building Permit Issuance

Building Permit No. BB 1232535: On January 26, 2017, a building permit was issued for a 4-story office building.

Extension Request: On February 14, 2024, a time extension request for 24 months was filed by the applicant.

DISCUSSION/ANALYSIS

The applicant is requesting a time extension for a period of 24 months for the approved tentative tract map to subdivide 28 commercial units for condominium purposes on a 14,000 square-foot site in the SFMU (Commercial/Residential Mixed Use) Zone. The tentative tract map was approved on February 17, 2021, and expired on February 17, 2024. The project is currently nearing completion. Building permits were issued for the construction of the project (Building Permit No. BB 1232535). The subject site is on the south side of West Broadway between Kenilworth Avenue and Concord Street. The surrounding neighborhood is comprised of residential development to the south and various commercial development to the north, east and west.

The ground floor will contain a building lobby, ingress/egress to the parking and retail commercial spaces. Level 2 will contain office commercial spaces and parking. Levels 3 and 4 will contain medical/office commercial spaces. A central landscaped courtyard, open to the sky, will also be located on Level 3. One and one-half levels of subterranean parking are also proposed.

The project will contain 28 commercial condominium units. The ground floor will contain two retail commercial spaces. The second floor will contain two general office commercial spaces. The third and fourth floors will contain twelve medical/general office commercial spaces. Commercial spaces range from approximately 650 square feet to 940 square feet in area.

Vehicular access will be located off West Broadway. There are a total of 90 on-site parking spaces. Bicycle parking will be located next to the building lobby adjacent to the street as well as in the eastern portion of the first floor parking area.

Time Extension

Tentative Tract Map No. 83052 (PTTMCP 2005724) was approved by the Planning Commission on February 17, 2021. The tentative tract map approval was valid for thirty-six (36) months and expired on February 17, 2024. The applicant submitted a time extension request on February 14, 2024, when it became evident that all conditions of approval would not be met prior to expiration of the tentative tract map. The applicant intends to complete and meet all conditions of approval and proceed with approval of the final tract map process within the requested additional 24 months (until February 17, 2026). The requested time extension must be approved by the Planning Commission prior to allowing the final tract map to proceed to City Council for final approval.

The purpose of time extensions are to allow developers to complete work that is being done in a timely fashion. The reason for granting time limits on approvals is to ensure developments comply with current regulations, to allow the City to anticipate near-term development, and to ensure that new developments reflect changes in development standards and policies that change over time.

The approved tentative tract map for which the extension is requested remains consistent with the goals, objectives, and elements of the General Plan. The findings in support of the original approval of the tentative tract map remain applicable. The project is consistent with the Land Use Element in that the retail and general/medical office building complies with the Commercial/Service land use designation. West Broadway, adjacent to the site where the project will provide automobile access, is classified as a Minor Arterial street. This street has a right-of-way width of 80 feet, consistent with the Circulation Element. There were no hazards identified in the Safety Element on the subject site. Additionally, while this area of the City is not well served by neighborhood parks, the site is not identified for recreational or park purposes.

The proposed development is currently in the finishing stages of construction. The applicant is requesting the extension to finalize the conditions of approval and record the final map. The applicant has submitted the tentative tract map to Glendale's Public Works Department for review and final map processing. This process will conclude with City Council's review and approval.

In conclusion, the time extension request appears reasonable and Planning staff recommends that the Planning Commission grant the time extension request for 24 months in compliance with State Subdivision Map Act, California Government Code Section 66452.6 (e), Chapter 16.24 (Tentative Maps), and Chapter 16.32 (Final Maps) of Title 16 of the Glendale Municipal Code. The time extension of 24 months appears to be sufficient to complete the review process and obtain City Council approval of the final tract map. Time extensions are granted from the expiration date of the tentative map, so if granted, the time extension of 24 months would expire on February 17, 2026. Any modifications of the conditions of approval must be formally requested by the owners. Such modifications of conditions are subject to a public hearing process and would require review by the Planning Commission. If the final tract map is not approved by the

City Council prior to the tentative tract map expiration, the proposed subdivision cannot move forward, and a new application would be required.

EXHIBITS

1. Location map
2. Tentative Tract Map
3. Planning Commission Staff Report and Packet from February 17, 2021
4. Minutes with Motion from February 17, 2021