



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Approval of the Final Map Tract No. 75012, for a 5-Unit Condominium Subdivision at 1017 San Rafael Avenue

Subdivider: 1017 San Rafael, LLC
16830 Ventura Boulevard, Ste. 248
Encino, CA 91436

1. Resolution Approving the Final Map of Tract No. 75012.

COUNCIL ACTION

Item Type: Consent Calendar

Approved for March 2, 2021 **calendar**

ADMINISTRATIVE ACTION

Submitted by:

Yazdan T. Emrani, P.E., Director of Public Works

Prepared by:

Jesus Pua, Civil Engineer Associate

Reviewed by:

Edward G. Hitti, P.E., Assistant Director of Public Works/ City Engineer

Michele Flynn, Director of Finance

Michael J. Garcia, City Attorney

Approved by:

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

RECOMMENDATION

Staff respectfully recommends that the City Council approve the attached Resolution approving the Final Map of Tract No. 75012, for a 5-unit Condominium Subdivision, at 1017 San Rafael Avenue.

BACKGROUND/ANALYSIS

On November 15, 2017, the Tentative Map for Tract No. 75012 for a proposed 5-Unit Condominium Subdivision at 1017 San Rafael 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 thirty-six (36) conditions of approval.

The conditional approval given by the Planning Commission on this Tentative Map was scheduled to expire on November 15, 2020, thirty-six (36) months from the date of the Planning Commission's action. On September 28, 2020, the State legislature passed AB 1561 which granted an 18 month extension making the new expiration of the Tentative Map May 15, 2022.

The Final Map of Tract No. 75012 is now ready for approval by the City Council. The City has 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.

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 Assistant Director of Public Works/City Engineer recommend the approval of the Final Map.

FISCAL IMPACT

There is no Fiscal Impact.

ALTERNATIVES

Not Applicable.

EXHIBITS

Exhibit 1: Vicinity Map showing the location of the Tract Map No. 75012.