



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE CITY COUNCIL**

AGENDA ITEM

Report: Final Map of Tract No. 73856, for a 34-Unit Condominium Subdivision at 518-520 E. Windosr Road.

Subdivider: Balian Investment, LLC
127 N. Madison Avenue, Suite 200
Pasadena, CA 91101 p

1. Resolution Approving the Final Map of Tract No. 73856.

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

Philip S. Lanzafame, Director of Community Development

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. 73856, for a 34-unit Condominium Subdivision, at 518-520 E. Windsor Road.

BACKGROUND/ANALYSIS

On February 3, 2016, the Tentative Map for Tract No. 73856 for a proposed 34-Unit Condominium Subdivision at 518-520 E. Windsor Road was approved by the Planning Commission of the City of Glendale subject to compliance with the Subdivision Map Act, other applicable State statutes, Chapters 16.24 (Tentative Maps) and 16.16 (New Condominiums) of Title 16 and Title 30 of the Glendale Municipal Code, as well as sixty-seven (67) conditions of approval.

The conditional approval given by the Planning Commission on this Tentative Map expired on February 3, 2019, thirty-six (36) months from the date of the Planning Commission’s action. On August 21, 2019, Planning Commission granted a time extension for an additional thirty-six (36) months period making the expiration date of the map to be February 3, 2022.

The Final Map of Tract No. 73856 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. 73856.