



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

**AGENDA ITEM**

---

Report: Final Map for Tract No. 82878, for a 6-Unit Condominium Subdivision at 1212 Viola Avenue.

**COUNCIL ACTION**

---

**Item Type:** Consent Calendar

**Approved for** 11/29/22 **calendar**

**EXECUTIVE SUMMARY**

---

Staff is recommending the approval of a Final Map for the subdivision of Tract Map No. 82878 for the following applicant to create a new 6-unit condominium:

Subdivider: Viola Partners, LLC  
Attn: Armen Hartootun  
520 N. Central Avenue, Suite 650  
Glendale, CA 91203

## **COUNCIL PRIORITIES**

---

Housing: Approval of the Final Map will create additional housing units to help provide more housing throughout the City.

## **RECOMMENDATION**

---

Approve the Resolution recommending the Final Map for Tract No. 82878, for a 6-unit Condominium Subdivision, at 1212 Viola Avenue.

## **BACKGROUND**

---

On May 6, 2020, the Tentative Map for Tract No. 82878 for a proposed 6-Unit Condominium Subdivision at 1212 Viola 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-seven (47) conditions of approval.

The conditional approval given by the Planning Commission on this Tentative Map expires on May 6, 2023, thirty-six (36) months from the date of the Planning Commission's action.

## **Americans with Disabilities Act (ADA)**

Not applicable.

## **ANALYSIS**

---

The Final Map for Tract No. 82878 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 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**

---

This development is exempt from environmental review in accordance with the California Environmental Quality Act, as a Class 3 under a Categorical Exemption (New Construction or Conversion of Small Structures), pursuant to Section 15303(b) of the State CEQA Guidelines because the development results in six or fewer units.

## **CAMPAIGN DISCLOSURE**

---

Not Applicable

## **ALTERNATIVES**

---

Alternative 1: Approve the Final Map for Tract No. 82878.

Alternative 2: Do not approve the Final Map for Tract No. 82878. The availability of additional housing will not be increased.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

## **ADMINISTRATIVE ACTION**

---

### **Prepared by:**

Jesus Pua, Civil Engineering Associate

### **Reviewed by:**

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

Bradley Calvert, Director of Community Development

### **Approved by:**

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

## **EXHIBITS/ATTACHMENTS**

---

Exhibit 1: Vicinity Map