



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Final Map for Vesting Tract No. 82713, for a new 98-Unit Residential Condominium and a one-unit Commercial Condominium Subdivision at 520 N. Central Avenue and 521 N. Orange Street.

COUNCIL ACTION

Item Type: Consent Calendar

Approved for 10/31/2023 **calendar**

EXECUTIVE SUMMARY

Staff is recommending the approval of a Final Map for the subdivision of Vesting Tract Map No. 82713 for the following applicant to create a new 98-unit residential condominium and a one unit commercial condominium:

Subdivider: Patrick Chraghchian
245 South Los Robles Avenue, Suite 100
Pasadena, CA 91101

COUNCIL PRIORITIES

Economic Development: Approval of the Final Map will create additional housing units and commercial unit to help provide more housing and commercial developments throughout the City.

RECOMMENDATION

Approve the resolution recommending the Final Map for Vesting Tract No. 82713, for a new 98-unit residential condominium and a one-unit commercial condominium subdivision, at 520 N. Central Avenue and 521 N. Orange Street.

BACKGROUND

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.

For this case, on May 20, 2020, the Vesting Tentative Map for Tract No. 82713 for a proposed new 98-unit residential condominium and a one unit commercial condominium subdivision at 520 N. Central Avenue and 521 N. Orange Street, respectively, 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), 16.12.060 (Vesting Tentative Maps) and 16.16 (New Condominiums) of Title 16 and Title 30 of the Glendale Municipal Code, as well as thirty-four conditions of approval.

The conditional approval given by the Planning Commission on this Vesting Tentative Map expired on May 20, 2023, thirty-six months from the date of the Planning Commission's action. The applicant applied for a time extension on March 20, 2023. On October 18, 2023, the Planning Commission granted a time extension for an additional twenty-four-month period to May 20, 2025.

After obtaining approval from the of Planning Commission, the applicant prepared the Final Map to be submitted 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, include the Deputy Director of Public Works/City Engineer have been obtained for the Final Map.

Americans with Disabilities Act (ADA)

Not applicable.

ANALYSIS

The Final Map for Vesting Tract No. 82713 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 Vesting Tentative Map have been met and the Vesting Final Map has been found by the Planning Division to be in general conformance with the Vesting 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 project is exempt from California Environmental Quality Act review as a Class 32- "In-fill Development Project" exemption pursuant to state CEQA Guidelines Section 15331 because the project meets all conditions for an in-fill development project.

CAMPAIGN DISCLOSURE

Not Applicable

ALTERNATIVES

Alternative 1: Approve the Final Map for Vesting Tract No. 82713.

Alternative 2: Do not approve the Final Map for Vesting Tract No. 82713. 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:

Cedric Choi, P.E., Civil Engineer I

Approved by:

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

EXHIBITS/ATTACHMENTS

Exhibit 1: Vicinity Map