



City of Glendale
Community Development Department
Planning Division

633 E. Broadway, Room 103
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December 6, 2017

Dr. Young S. Kim
1343 Balmoral Drive
Glendale, CA 91207

&

Mr. Engles Shen
Engles Shen & Associates, Inc.
1111 Corporate Center Drive – Suite 302
Monterey Park, CA 91754
(Engineer of Record for Dr. Young S. Kim)

**RE: 1343 BALMORAL DRIVE
TENTATIVE PARCEL MAP NO. 1621
(TIME EXTENSION REQUEST)**

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on December 6, 2017, conducted a public hearing and **APPROVED** your application for a time extension request for the approved tentative subdivision parcel map to subdivide one developed lot with a single family residence into two parcels for the purpose of constructing a new single family residence on the new lot, in the "R1R" – Restricted Residential Zone – F.A.R. District III, described as Lot 28 of Tract No. 34013 in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 897, Page 16 to 10, inclusive, of Maps, in the office of the County Recorder of said County.

Parcel 1 contains the existing single family residence and Parcel 2 will be developed with a new single family residence. The parcel map approval was set to expire on October 18, 2017, but was automatically extended for 60 days upon submittal of the extension request. The time extension request is for an additional 36 months.

ENVIRONMENTAL DETERMINATION

Environmental Mitigated Negative Declaration Case No. EIF 2007-09 was originally prepared on behalf of Tentative Parcel Map No 1621, and adopted by the Planning Commission at the meeting held on October 17, 2007. The site conditions, surrounding neighborhood and existing conditions essentially remain the same as when the Negative Declaration was adopted and no further environmental review is required.

A copy of the adopted motion is enclosed.

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (DECEMBER 18, 2017)**, following the date of the Planning Commission's action.

Information regarding appeals and appeal forms will be provided by the Building and Safety Section or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 10-day period, on or before **DECEMBER 18, 2017**, at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

If you have any questions, please do not hesitate to contact me at (818) 937-8154 or vzemaitaitis@glendaleca.gov.

Sincerely,

Phil Lanzafame
Director of Community Development Department



Vilia Zemaitaitis, AICP
Senior Planner

VZ:sm

cc: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/J.Cawn); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner-Vilia Zemaitaitis.

MOTION

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Shahbazian, that upon consideration of a time extension request for Parcel Map GLN No. 1621, said parcel map is hereby **APPROVED** for an additional 36 months to expire on **December 17, 2020**. The subdivision continues to be consistent with the General Plan and there are no compelling reasons to deny the extension request.

Adopted this 6th day of December, 2017.

This motion shall take effect and be in force upon the tenth (10th) day after its passage.

VOTE

Ayes: Lee, Shahbazian, Manoukian

Noes: None

Absent: Satoorian

Abstain: Astorian