



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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August 21, 2019

Balian Investments, LLC
Attn: Missak S. Balian
127 North Madison Avenue, Suite 200
Pasadena, CA 91101

**RE: 518-520 EAST WINDSOR ROAD
TENTATIVE TRACT MAP NO. 73856**
(Extension Of An Approved 34-Unit Multi-Family Residential Condominium)

Dear Applicant:

The Planning Commission of the City of Glendale, at its meeting held on August 21, 2019, conducted a public hearing and **APPROVED** your application for a time extension request of an approved tentative tract map to subdivide a multi-family residential development for condominium purposes consisting of thirty-four (34) units (nine (9) moderate income units), located at 518-520 East Windsor Road, in the "R-1650" - (Medium-High Density Residential) zone, described as Lots 3, 4 and 5 of Tract No. 2683, in the office of the County Recorder of said County in the City of Glendale, County of Los Angeles.

Environmental Determination

The project is exempt from CEQA review as a Class 32 in-fill development projects exemption, pursuant to State CEQA guidelines Section 15332 as well as State CEQA Guidelines Section 15194.

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 (SEPTEMBER 3, 2019)**, following the date of the Planning Commission's action.

Information regarding appeals and appeal forms will be provided by the Building and Safety Section of 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 **SEPTEMBER 3, 2019**, at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

If you have any questions, please do not hesitate to call me at (818) 937-8157.

Sincerely,

Phil Lanzafame
Director of Community Development Department



Dennis Joe
Planner

DJ:sm

CC: City Clerk (K.Cruz); Police Dept. (J.Newton/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. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); 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); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); and case planner-Dennis Joe.

MOTION

Moved by Planning Commissioner Astorian, seconded by Planning Commissioner Chraghchian, upon consideration of a time extension request for Tentative Tract Map No. 73856 (PTTMMC 1526260), approval of said tentative tract map is hereby extended for a period of time not to exceed **three years (until February 3, 2022)**; the Planning Commission hereby makes each and all of the following findings of fact:

- A. The extension is authorized by Section 16.16.020, Glendale Municipal Code, and Section 66452.6, California Government Code.
- B. The findings made by the Planning Commission in its decision of February 3, 2016, remain applicable today.
- C. Conditions in the neighborhood of Tentative Tract Map No. 73856 have not changed to warrant reconsideration of the original approval.

Adopted this 21st day of August 21, 2019.

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

VOTE

Ayes: Astorian, Chraghchian, Minassian, Shahbazian
Noes: None
Absent: Lee
Abstain: None