



CITY OF GLENDALE, CALIFORNIA  
Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

August 21, 2019

Gary Eshgian  
625 South Pacific LLC  
12950 San Fernando Road  
Sylmar, CA 91342

&

Techna Land Co.  
Attn: Hayk Martirosian  
1545 North Verdugo Road, # 2  
Glendale, CA 91208

**RE: 625 SOUTH PACIFIC AVENUE - TENTATIVE TRACT MAP NO. 73585**

Time Extension for an Approved Subdivision  
27-Unit Multi-Family Residential Condominium - PTTMMCP 151739

Dear Applicants:

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 the approved tentative subdivision map (Tract Map No. 73585) filed for the development at 625 South Pacific Avenue for the purpose of creating a new twenty-seven (27)-unit multi-family residential condominium project, in the office of the County Recorder of said County in the City of Glendale, County of Los Angeles.

Property Description

North 50 feet, front and rear, of Lot 47 of Riverdale Heights, and the South 50 feet of north 100 feet of Lot 47 of Riverdale Heights.

Environmental Review

A Negative Declaration was prepared for the project. On May 13, 2014, the City Council adopted the Final Negative Declaration, and the Planning Commission acknowledged the Negative Declaration on March 16, 2016, prior to approving the tentative tract map. 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.

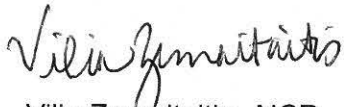
Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within ten (10) days (SEPTEMBER 3, 2019), following the date of the Planning Commission's action.

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 ten (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 am 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) 937-8154.

Sincerely,

Phil Lanzafame  
Director of Community Development Department



Vilia Zemaitaitis, AICP  
Principal Planner

VZ: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-Vilia Zemaitaitis.

**MOTION**

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Minassian, upon consideration of a time extension request for Tentative Tract Map No. 73585 (PTTMMC 1517391), approval of said tentative tract map is hereby extended for a period of time not to exceed one year (until March 16, 2020); 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 March 16, 2016, remain applicable today.
- C. Conditions in the neighborhood of Tentative Tract Map No. 73585 have not changed to warrant reconsideration of the original approval.

Adopted this 21st day of August 21, 2019.

**VOTE**

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