



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

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August 3, 2020

Mr. Alexander Jackson  
515 Nolan Avenue  
Glendale, CA 91202

Ms. Matilda Hartounian  
2706 North Kenneth Road  
Burbank, CA 91504

Mr. R. David DiJulio  
DiJulio Law Group  
Representing Property Owner of 515 Nolan Avenue  
330 North Brand Boulevard, Suite 702  
Glendale, CA 91203

Mr. Nader A. Nader  
Attorney at Law  
14545 Friar Street, Suite #102  
Van Nuys, CA 91411

**RE: PLANNING COMMISSION DECISION DIRECTING RECORDATION OF NOTICE OF VIOLATION - DIVISION OF PROPERTY IN VIOLATION OF STATE SUBDIVISION MAP ACT AND LOCAL ORDINANCE - PERTAINING TO PROPERTIES LOCATED AT:**

**(1) 515 NOLAN AVENUE  
(APN: 5630-011-034) (Lot 69, and Portion of Lot 70, Tract Map No. 4881);  
and**

**(2) 521 NOLAN AVENUE  
(APN: 5630-011-035) (Portion of Lot 70, Tract Map No. 4881)**

Dear Madam and Messrs.:

On July 29, 2020, the Planning Commission of the City of Glendale held a special meeting pursuant to Subdivision Map Act (Gov't Code §66499.36) to determine whether to authorize recordation of a Notice of Violation against the above-described properties located at 515 Nolan Avenue and 521 Nolan Avenue for having been divided in violation of the Subdivision Map Act and the City's Lot Split Map Ordinance. The Planning Commission received testimony from Mr. David DiJulio, attorney representing the property owner of 515 Nolan Avenue, and reviewed the June 15, 2020

objection letter Mr. DiJulio had submitted in response to the City's June 2, 2020 Notice of Intention to Record a Violation, and Notice of Planning Commission Hearing Consideration of This Item letter sent to the owners or owner representatives in connection with violation of the Subdivision Map Act (Gov't Code §66412.6). The Planning Commission also received testimony from Ms. Matilda Hartounian, owner of 521 Nolan Avenue, and from her attorney, Mr. Nader A. Nader. Both of the above-described properties are located in the "R1R" – Restricted Residential Zone, Floor Area District II, in the City of Glendale, and are listed on the most current role of the Los Angeles County Assessor.

At the conclusion of the July 29, 2020, Special Planning Commission meeting, the Planning Commission voted 5-0 to authorize the recordation of a Notice of Violation against 515 Nolan Avenue and 521 Nolan Avenue based on the Planning Commission's determination that the properties had been divided in violation of the Subdivision Map Act and local ordinance governing Lot Split Maps. A copy of the July 29, 2020 Planning Commission motion is enclosed herewith. The Planning Commission's decision authorizing staff to proceed with recordation of the notice of violation is final; there is no further administrative appeal. Subdivision Map Act (Gov't Code §66499.37) outlines options for judicial review.

If you have any questions, please do not hesitate to call me at (818) 937-8180.

Sincerely,

Phil Lanzafame  
Director of Community Development Department



Vista Ezzati  
Planner

VE: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/M.Bueno); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin/C.Babakhanlou/D.Scorza); 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 – Vista Ezzati.

## **MOTION**

Moved by Planning Commissioner Shahbazian, Seconded by Planning Commissioner Mateer, that upon review and consideration of the records, files, report, and all oral and documentary evidence submitted with regard to said Consideration of Recordation of Notice of Violation, regarding Division of Property in Violation of State Subdivision Map Act and Local Ordinances, and having held a meeting pursuant to California Government Code Section 66499.36 during which the owner of the subject property located at 515 Nolan Avenue (APN: 5630-011-034) (Lot 69, and Portion of Lot 70, Tract Map No. 4881) ("Property") was given an opportunity to present evidence why the Notice should not be recorded, the Planning Commission hereby determines that the Property has been divided in violation of the provisions of the State Subdivision Map Act ("SMA") and Local Ordinances enacted pursuant to the SMA and directs staff to record a Notice of Violation against the Property forthwith.

Adopted this 29th day of July, 2020.

### **VOTE**

Ayes: Lee, Mateer, Minassian, Shahbazian Chraghchian

Noes: None

Absent: None

Abstain: None