

February 7, 2018

Robert Babaian
1528 Canada Boulevard – Suite 208
Glendale, CA 91208-3204

**RE: 1059-1063 ½ ELM AVENUE
TENTATIVE TRACT MAP NO. 63783 – TIME EXTENSION
PSUB 2005-037**

Dear Applicant:

The Planning Commission of the City of Glendale, at its meeting held on February 7, 2018, conducted a public hearing and **APPROVED WITH CONDITIONS**, your application for a time extension request for the approved tentative subdivision map (**Tentative Tract Map No. 6378 – Time Extension PSUB 2005-037**), for a nine-unit residential development, in the “R-2250” - Medium Density Residential Zone, described as Lots 25 and 26, Tract No. 5510, located at **1059-1063 ½ Elm Avenue**, in the City of Glendale, County of Los Angeles.

On May 4, 2016, the Planning Commission approved a two-year tract map extension to expire on March 13, 2018. State law allows for up to six years of time extension. The applicant is now eligible for up to a four year time extension, in the office of the County Recorder of said County.

ENVIRONMENTAL DETERMINATION

Environmental Mitigated Negative Declaration case no. EIF 2003-38 for a nine unit multi-family complex with semi-subterranean garage was originally prepared for this project and adopted by the DRB at the meeting held April 4, 2004. An Addendum to the previously adopted MND was prepared subsequently. At the May 4, 2016 Planning Commission hearing, the Commission considered the MND and the Addendum when they approved the tract map time extension for this case. No significant changes have been made to the project or the environment which warrant recirculation of the MND or a new Addendum.

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 (FEBRUARY 20, 2018)**, 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 **FEBRUARY 20, 2018**, 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 call me at (818) 937-8181.

Sincerely,

Phil Lanzafame
Director of Community Development Department



Milca Toledo
Senior Planner

MT: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-Milca Toledo.

MOTION

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Shahbazian, upon consideration of a time extension request for **Tentative Tract No. 63783**, said tentative tract map is hereby **APPROVED for two (2) years to expire on March 13, 2020.**

Adopted this 7th day of February 2018.

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

VOTE

Ayes: Lee, Manoukian, Satorian, Shahbazian, Astorian

Noes: None

Absent: None

Abstain: None