



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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August 17, 2022

Lisa A. Weinberg (Gaines & Stacy LLP)
5820 Canoga Avenue, Suite 300
Woodland Hills, CA 91367

&

Vazrik (Rick) Bonyadi
2116 Rimcrest Drive
Glendale, CA 91207

RE: 2116 RIMCREST DRIVE
TENTATIVE PARCEL MAP GLN NO. 1631
(CASE NO. PPM 1426304)
TIME EXTENSION REQUEST

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on August 17, 2022, conducted a public hearing and **APPROVED** your application for a time extension for a period of 36 months (**until August 20, 2025**) for the approved tentative parcel map (Tentative Parcel Map GLN No. 1631) located at 2116 Rimcrest Drive to subdivide an existing single lot into three (3) lots to allow the development of two new single-family residences with an existing house to remain on one of the lots, in "R1R" - (Restricted Residential) Zone, Floor Area Ratio District III, described as Parcel "C", P.M. GLN 1335A, Bk.120-13-14, APN: 5632-025-050, in the office of the County Recorder of said County in the City of Glendale, County of Los Angeles. The tentative approved parcel map will expire on August 20, 2022.

ENVIRONMENTAL DETERMINATION

A Negative Declaration (EIF 2010-13) was adopted by City Council on August 20, 2019. No revisions to the previously prepared negative declaration are necessary because the current project is a time extension request for the approved parcel map with no changes.

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 (AUGUST 29, 2022), 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 **AUGUST 29, 2022**, 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) 937-8331.

Sincerely,

John Takhtalian
Director of Community Development Department

Aileen Babakhani
Planner



AB: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-(F.McLean); Traffic & Transportation Section (P.Casanova/Mark Bueno-Traffic Engineer Assoc.); General Manager for Glendale Water and Power (M.Young); 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.Mardians); 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-Aileen Babakhani.

MOTION

Moved by Planning Commissioner Shahbazian, seconded by Planning Commissioner Fuentes, that upon consideration of a time extension request for **Tentative Parcel Map GLN No. 1631 (Case No. PPM1426304)**, to subdivide an existing single lot into three (3) lots to allow the development of two new single-family dwelling units with an existing dwelling to remain on one of the lots in the R1R (Restricted Residential) Zone, Floor Area Ratio District III, approval of said tentative parcel map extension is hereby extended for a period of time not to exceed **36 months** (until **August 20, 2025**); the Planning Commission hereby makes each and all of the following findings of fact:

- A. The extension is authorized by Chapter 16.24 and Chapter 16.32 of Glendale Municipal Code, and Section 66452.6 of California Government Code.
- B. The findings made by the City Council in its decision of August 20, 2019, remain applicable today.
- C. Conditions in the neighborhood of Tentative Parcel Map No. GLN 1631 have not changed to warrant reconsideration of the original approval.

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

Adopted this **17th** day of **August, 2022**.

VOTE AS FOLLOWS

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