



CITY OF GLENDALE, CALIFORNIA

REPORT TO THE:

Joint City Council Housing Authority Successor Agency Oversight Board

March 27, 2018

AGENDA ITEM

Report: Approval of the Final Map of Tract No. 73764, for a 5-Unit Condominium Subdivision, at 2700 Piedmont Avenue.

Subdivider: Hovsep Kiramittchian
12122 Santa Monica Boulevard
Los Angeles, CA 90025

1) Resolution Approving the Final Map of Tract No. 73764.

COUNCIL ACTION

Public Hearing Ordinance Consent Calendar Action Item Report Only

Approved for March 27, 2018 calendar

ADMINISTRATIVE ACTION

Submitted by: Roubik Golanian, P.E., Director of Public Works

Signature [Handwritten Signature]

Prepared by: Jesus Pua, Civil Engineering Associate

[Handwritten Signature]

Approved by: Yasmin K. Beers, City Manager

[Handwritten Signature]

Reviewed by: Michael J. Garcia, City Attorney

[Handwritten Signature]

Philip Lanzafame, Director of Community Development

[Handwritten Signature]

Dennis Ambayec, P.E., Deputy Director of Public Works/City Engineer

[Handwritten Signature]

Chris Chew, P.E., Principal Civil Engineer

[Handwritten Signature]

RECOMMENDATION

Staff respectfully recommends that the City Council approve the attached Resolution approving the Final Map of Tract No. 73764.

BACKGROUND/ANALYSIS

On February 3, 2016, the Tentative Map for Tract No. 73764 for a proposed 5-Unit Condominium Subdivision at 2700 Piedmont Avenue was approved by the Planning Commission of the City of Glendale subject to compliance with the Subdivision Map Act, other applicable State statutes, Chapters 16.32 (Final Maps) and 16.16 (New Condominiums) of Title 16 and Title 30 of the Glendale Municipal Code, as well as twenty seven (27) conditions of approval.

The conditional approval given by the Planning Commission on this Tentative Map expires on February 3, 2019, thirty-six (36) months from the date of the Planning Commission's action.

The Final Map of Tract No. 73764 is now ready for approval by the City Council. The City has received a copy of the Title Report and the Declaration of Covenants, Conditions and Restrictions establishing a Homeowner's Association, all of which are in acceptable form.

All conditions of approval of the Tentative Map have been met and the Final Map has been found by the Planning Division to be in general conformance with the Tentative Map. Accordingly, the Director of Community Development and the City Engineer recommend the approval of the Final Map.

FISCAL IMPACT

There is no Fiscal Impact

ALTERNATIVES

Not applicable.

CAMPAIGN DISCLOSURE

Not applicable.

EXHIBIT

Exhibit 1: Vicinity Map showing the location of the Tract Map No. 73764.

RESOLUTION NO. _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA
APPROVING THE FINAL MAP OF TRACT NO. 73764**

WHEREAS, the Final Map of Tract No. 73764 has been submitted and meets the requirements as set forth in California Government Code Sections 66433, et seq. and is now ready for approval by the City Council; and

WHEREAS, the City has received a copy of the Title Report and the Declaration of Covenants, Conditions and Restrictions establishing a Homeowner's Association and same has been reviewed and found to be in an acceptable form; and

WHEREAS, the Director of Community Development and the City Engineer have found said Final Map to be in general conformance with the tentative map and have certified same as meeting all conditions of approval of the tentative map; and

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
GLENDALE,**

SECTION 1. Based on the staff report of the Director of Public Works dated March 27, 2018, the certifications of the Director of Community Development and City Engineer; the written and oral testimonies and exhibits thereto, the City Council hereby finds that the Final Map of Tract No. 73764 meets all the conditions of approval of the tentative map, is in general conformance with said tentative map, and as such is hereby approved.

SECTION 2. The City Clerk is hereby instructed to endorse in due form, such approval upon said Map and affix a City seal thereto, and certify the passage of this Resolution.

Adopted by the Council of the City of Glendale on this ____ day of _____, 2018.

Mayor

ATTEST:

City Clerk

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

) SS.
)

I, Ardashes Kassakhian, City Clerk of the City of Glendale, hereby certify that the foregoing Resolution No. _____ was adopted by a majority vote of the Council of the City of Glendale, California, at a regular meeting held on the _____ day of _____, 2018, and that the same was adopted by the following vote:

Ayes:

Noes:

Absent:

Abstain:

City Clerk

APPROVED AS TO FORM

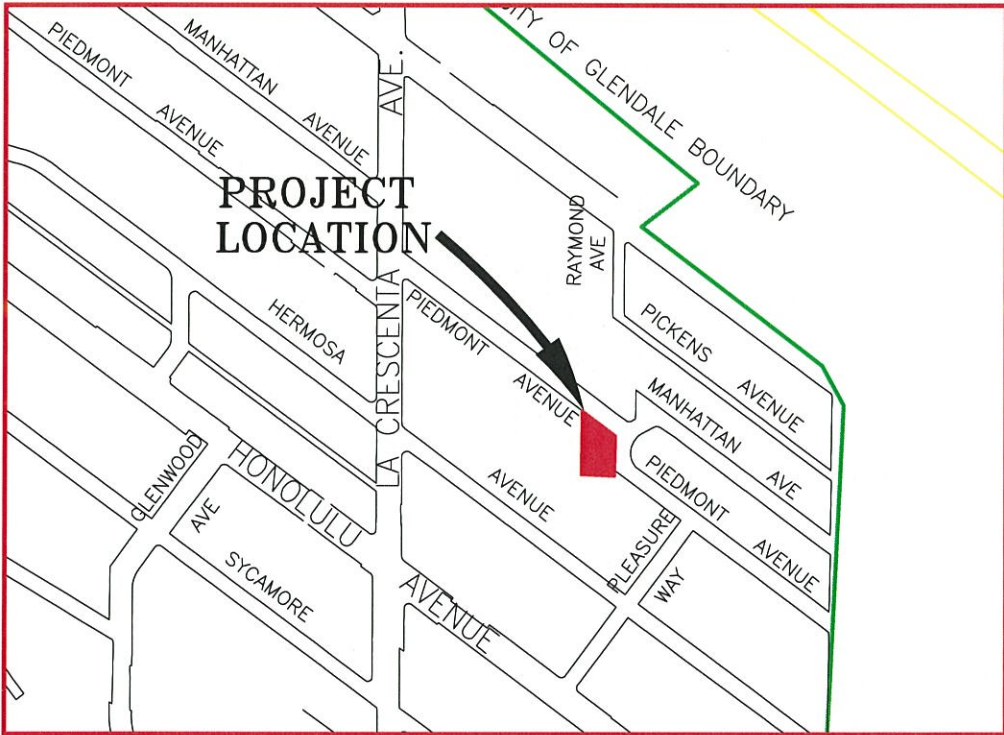
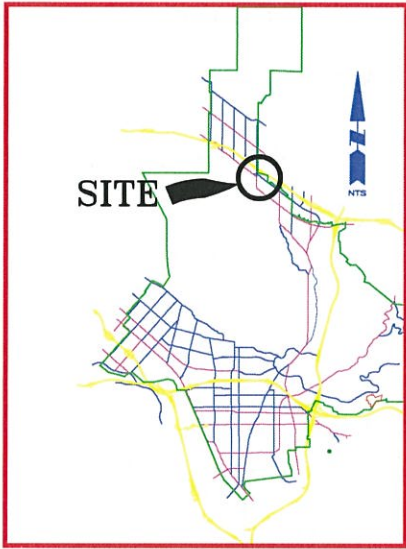


Assistant City Attorney

DATE 3/21/18

VICINITY MAP EXHIBIT

FOR
RESOLUTION APPROVING FINAL MAP OF
TRACT NO. 73764
5-UNIT CONDOMINIUM SUBDIVISION
2700 PIEDMONT AVENUE



NOT TO SCALE