

May 4, 2016

Robert and Armine Babaian
Co-Trustee of the Babaian Family Trust
1528 Canada Boulevard
Glendale, CA 91208

&

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

**RE: 1059-1063 ELM AVENUE
TENTATIVE TRACT MAP NO. 63783
(9-Unit Residential Condominium Project)**

Dear Sir/Madam:

The Planning Commission of the City of Glendale, at its meeting held on May 4, 2016, conducted a public hearing and **APPROVED** your application for a time extension request for the approved tentative subdivision map for a 9-unit residential development located at 1059-1063 Elm Avenue, in the "R-2250" - (Medium Density Residential) zone, described as Lot 25 and 26 of Tract No. 5510, as per map recorded in Book 61, Page 21 of Maps, in the office of the County Recorder of said County, in the City of Glendale, County of Los Angeles, State of California.

CEQA 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. The Planning Commission should consider the MND and the Addendum in making a decision in this case.

A copy of the adopted motion is enclosed.

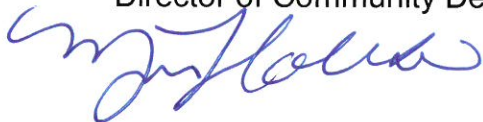
Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (MAY 16, 2016)**, following the date of the Planning Commission's action.

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 **MAY 16, 2016**, 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
Planner

MT:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/8. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaians); 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); owner; and case planner-Milca Toledo.

MOTION

Moved by Planning Commissioner Manoukian, seconded by Planning Commissioner Shahbazian, that upon consideration of a time extension request for Tentative Tract No. 63783, said tentative tract map is hereby APPROVED for two years to expire on March 13, 2018. The subdivision continues to be consistent with the General Plan and there are no compelling reasons to deny the extension request.

Adopted this 4th day of May, 2016.

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

VOTE

Ayes: Astorian, Manoukian, Shahbazian, Landregan
Noes: None
Absent: Lee
Abstain: None