

October 1, 2014

George G. Boghossian
1111 North Brand Boulevard, Suite 202
Glendale, CA. 91202

**RE: 1652 GLADYS DRIVE
VARIANCE CASE NO. PVAR 1410614**

Dear Mr. Boghossian:

On September 17, 2014 the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, on your application for three standards variances to allow a retaining wall height within five feet of an interior property line to exceed three feet in height, to allow a retaining wall height beyond five feet to exceed five feet, and to allow the height of an existing house to exceed the allowable height, located at **1652 Gladys Drive**, described as Lot 21 and a Portion of vacated walk, Block L, Tract 7600 in the City of Glendale, County of Los Angeles.

APPLICANT'S PROPOSAL

Standards Variance

- 1) To allow a retaining wall height within five (5) feet of the interior property line to be 7.5 feet.
- 2) To allow a retaining wall beyond five (5) feet of the interior property line to be 7.5 feet.
- 3) To allow the height of an existing house to exceed the allowable height by up to 21 feet due to grading for slope stabilization.

CODE REQUIRES

Standards Variance

- 1) Retaining walls that are not within the street front setback or are hidden behind the primary or accessory structure may when more than five (5) feet from an interior property line have a maximum exposed height of five (5) feet at any point along the wall.
- 2) Retaining walls that are not within the street front setback or are hidden behind the primary or accessory structure and are within five (5) feet of an interior property line are limited to three (3) feet in height.
- 3) No primary building in the "R1R" or "ROS" zones shall exceed two (2) stories in height or exceed a height of 32 feet pursuant to the definition of height as set forth in this title. An additional three (3) feet in height shall be permitted for any roofed area having a minimum roof pitch of three (3) feet vertical in twelve horizontal.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to State CEQA Guidelines Section 15301

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following:

A. The strict application of the provisions of the ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.

The strict application of the zoning ordinance in this circumstance would result in practical difficulties and unnecessary hardship inconsistent with the general purposes and intent of the ordinance. The applicant is proposing to reconstruct retaining walls that will help stabilize the property to prevent future slope failure, which occurred during a heavy rain event in 2005. The lot slopes down from Gladys Drive, approximately 55 feet. The damage the existing walls sustained prevents them from serving their original purpose and their characteristics (height and location) are non-compliant with current code, the replacement of the subject walls cannot be done if the ordinary provisions are strictly applied. There are no other methods of retaining the hillside, and without replacement of the damaged retaining walls, an occupancy certificate cannot be obtained, thus rendering the home unlivable and causing unnecessary hardship for the owner. The requested retaining wall heights and slope between the retaining walls are necessary in order to protect the property and its inhabitants. The requested variances are the minimum necessary to allow for safe occupation of the existing residence.

B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The subject property was one of three that sustained slope failure damages during the heavy rain events in the winter of 2005. The City of Glendale Building and Safety Department deemed the homes unsafe for habitation until hillside retention and slope stabilization is done to the satisfaction of the Building Official. This is an exceptional circumstance that only applies to this property and the other two neighboring parcels affected by the slope failure. No other homes or properties in the same area sustained damages to this extent.

- C. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

One of the goals of the zoning ordinance as well as building and safety is to ensure lots are safely developed such that there is no negative impact to life safety. Since the lot has a history of slope failure, it is very important to be able to properly protect the hillside such that future slope failure will not occur. This will benefit not only the subject property but surrounding properties as well.

Granting the variance does not affect public welfare in a negative way since it will allow for the property to be restored to its original habitable condition. The construction of the proposed new and replacement walls will provide additional protection from future slope failure and minimize any damages that may be caused by heavy storms.

- D. The granting of the variance will not be contrary to the objectives of the ordinance.**

Due to the topography of the site and the history of slope failure, staff believes that the standards variance will not be contrary to the objectives of the ordinance since the height of the retaining walls are necessitated by the conditions of the property in order to prevent future slope failure. The height of the house is not changing due to the new retaining walls, but will be effectively lowered at some points due to the grading improvements. The requested variances are the minimum necessary to allow for safe occupation of the existing residence.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing Officer was able to make all four required findings in favor of the application subject to Section 30.43.030, Glendale Municipal Code. The requested variances to allow the construction of two new decorative block retaining walls and the removal and replacement of an existing wall are the minimum necessary to stabilize the failed slope that would ensure safe occupation of the existing residence. Conditions have been attached to the approval help to ensure the subject lot is properly maintained and adheres to the City's regulations and processes.

CONDITIONS OF APPROVAL

APPROVAL of this Standards Variance shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.

2. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That Design Review Board approval or exemption shall be obtained prior to the issuance of a building permit.
4. That a grading/drainage plan shall be submitted for Engineering Division's review and approval, and shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
5. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.
6. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.
7. That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash. That any new landscaping shall be drought tolerant or low water usage per the bewaterwise.com website.
8. That drought tolerant vines shall be planted and irrigated to help minimize the visual impact of the proposed retaining walls provided such plantings and irrigation are consistent with recommendations of soils and geotechnical report.
9. That the premises shall be made available to any authorized City personnel (Fire, Police, Neighborhood Services, etc.), for inspection to ascertain that all conditions of approval of this variance are complied with.
10. That the development shall comply with the conditions of approval as specified in the Public Works Engineering Department conditions, dated June 17, 2014.
11. That the development shall comply with the conditions of approval as specified in the Glendale Water and Power conditions, dated June 5, 2014.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **OCTOBER 16, 2014**, at the Permit Services Center (PSC), 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 p.m. to 5 p.m.

APPEAL FORMS available on-line:

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation.

Violations of conditions required by this determination may be grounds for a revocation.

REVOCAION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least ten (10) days notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by a variance shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

EXTENSION

An extension of the variance may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the conditional use permit.

NOTICE – Subsequent Contacts With This Office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner who acted on this case. This would include clarification and verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **by appointment only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,



Laura Stotler
Planning Hearing Officer

LS:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (G.Tom); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner – Brad Collin.

Engineering

**CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)**

DATE: May 28, 2014 _____ DUE DATE: June 11, 2014
(PLEASE submit response by above DATE)

TO: _____
FROM: Brad Collin, Case Planner _____ Tel. # x 3210 _____

PROJECT ADDRESS: 749 Glenmore Blvd _____
Applicant: George G. Boghossian _____
Property Owner: Andranik Gabrielyn _____

PROJECT DESCRIPTION: A standards variance request for retaining walls exceeding total allowable height, slope between walls exceeding maximum allowed, height of retaining walls within five feet of interior property line exceeding allowable height.

PLEASE CHECK:

- | | |
|--|---|
| <input checked="" type="checkbox"/> A. CITY ATTORNEY | _____ G. INFORMATION SERVICES DEPT.
(Wireless Telecommunications) |
| <input checked="" type="checkbox"/> B. COMMUNITY DEVELOPMENT: | _____ H. PUBLIC WORKS (ADMINISTRATION): |
| <input checked="" type="checkbox"/> (1) Building & Safety | <input checked="" type="checkbox"/> (1) Engineering |
| _____ (2) Economic Development | <input checked="" type="checkbox"/> (2) Environmental Management |
| _____ (3) Housing | _____ (3) Facilities (city projects only) |
| <input checked="" type="checkbox"/> (4) Neighborhood Services | <input checked="" type="checkbox"/> (4) Integrated Waste |
| <input checked="" type="checkbox"/> (5) Planning & Urban Design
EIF/Historic District | <input checked="" type="checkbox"/> (5) Street and Field/Maintenance
Services/Urban Forester |
| _____ (6) Redevelopment | _____ (6) Traffic & Transportation |
| _____ D. COMMUNITY SERVICES/PARKS:
Wireless Telecom | _____ J. GLENDALE POLICE |
| <input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC) | _____ K. OTHER: |
| _____ F. GLENDALE WATER & POWER: | _____ (1) STATE-Alcohol Bev. Cntrl. (ABC) |
| <input checked="" type="checkbox"/> (1) Water | _____ (2) CO Health dept. |
| <input checked="" type="checkbox"/> (2) Electric | _____ (3) City Clerk's Office |

ENTITLEMENT(S) REQUESTED

Parking Reduction
Permit Case No.: _____ Tentative Tract/Parcel Map No.: _____
CUP Case No.: _____ Zone Change/GPA: _____
Variance Case No.: PVAR 1410630 _____

Revised 30Jun2010-EMF
Revised 08Feb2011/EMF
Revised 31Oct2011/EMF
Updated 12Jan2012/EMF

**PUBLIC WORKS: ENGINEERING
- ROUBIK GOLANIAN**

Comments

No Comments

1. A recorded easement shall be obtained from the adjoining property (APN 5665-014-031) for the proposed retaining walls adjacent to the swimming pool that encroach into the adjoining properties.
2. The foundation of the proposed retaining wall as shown on Section C shall not encroach into the property at 765 Glenmore Blvd.
3. The assessor parcel numbers as shown with the numbers ending in 900s are incorrect.
4. Additional topographic survey is required for the northeasterly corner of the property.
5. Proposed fill slopes steeper than 2 to 1 shall be justified by a geotechnical engineering report in accordance with Section J107.6 of the Glendale Building and Safety Code.

Conditions:

1. A separate Grading Permit issued by the City's Engineering Division is required.
2. A grading/drainage plan shall be submitted for the Engineering Division's review and approval, and shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
3. A Tract map may be required. If required, the subdivision shall comply with all provisions of applicable State laws, the Subdivision Ordinances and the Glendale Municipal Code. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances shall be paid in connection with the filing of the final map or prior to recording of final map, shall be based on the fees which are in effect at such respective times. In addition, survey monuments shall be set in accordance with the standards of the City Engineer's Office and to the satisfaction of the City Engineer. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
4. The subject property and this development must be connected to the City's Sanitary Sewer system. All costs involved in extending the sewer main line to serve the subject property shall be borne solely by the applicant at no cost to the City and to the satisfaction of the City Engineer.
5. The existing sanitary sewer system may not have the capacity to handle the additional sewage discharge generated by the proposed project. The proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.

A sewage capacity increase fee will be assessed if no sewer system upgrades are required. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.
6. The applicant shall dedicate to the City for street use purposes, strips of land of various wide, along the entire frontage of the property on _____. The dedicated portion shall be paved with new Portland Cement Concrete sidewalk pavement to match and join the new adjacent Portland Cement Concrete improvements.

- 7. The applicant shall dedicate to the City for street use purposes, portions of the property on _____, of sufficient area, in order to accommodate the ADA-compliant handicap ramps.
- 8. The applicant shall dedicate to the City for alley use purposes, a strip of land ___ feet wide.
- 9. A recorded ingress/egress, drainage and utility easement for the common private driveway is required. The easement shall be recorded against all the properties involved and shall be binding upon all owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owners, and based on the evidence that the easement is no longer necessary.
- 10. The property owner shall provide to the City, an Irrevocable Offer to Dedicate for street/alley use purposes, a strip of land _____ feet wide, along the entire frontage of the property on Name of street and/or description of alley, and if required, a portion of the _____ corner of the property, of sufficient area, in order to accommodate the future widening of the curb return and the construction of an ADA-compliant handicap ramp.
- 11. The property owner shall enter into a Covenant and Agreement with the City agreeing to pay for the total cost of improving or widening the roadway fronting their property, at such time when the City elects to improve or widen Name of street. The cost of improving or widening the roadway shall include, but not be limited to, all new Portland Cement Concrete curbs, gutters and sidewalks, new asphaltic concrete pavement, including the resurfacing of the street to its centerline, relocation and/or modification of driveway apron, relocation of utilities or adjustment to the new finished street surface, removal of existing street trees or tree roots, planting new trees and landscaping. This Covenant and Agreement shall be recorded against the property and shall be binding upon its owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owner, and based on the evidence that the terms of the Covenant and Agreement has been satisfied or is no longer necessary.
- 12. The applicant shall grant to the City a driveway apron easement along the frontage of the property on Name of Street, of sufficient area to accommodate the construction of the entire proposed driveway apron to be located within the easement.
- 13. The method of discharge of the onsite drainage shall be approved by the City Engineer:
 - a. All roof and on-site drainage shall be conveyed to the street via sheet flow through the driveway apron or cast iron pipes/parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction, and under separate permit
 - b. Drainage from all new improved surfaces ~~roof and on-site drainage~~ shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction, and under separate permit.

- c. All onsite drainage inlet devices shall meet the NPDES requirements, and the applicant shall enter into a Covenant and Agreement with the City for the replacement, installation and continued maintenance of all NPDES-related drainage inlet devices on the property and granting inspection rights to the City.
14. The applicant shall perform at its sole expense, and at no cost to the City, the following street improvements along the entire frontage of the property on xxxxxxxxxx in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer:
- a. Remove all existing curb, gutter, driveway aprons, and sidewalk, and construct new Portland Cement Concrete integral curb and gutter, sidewalk, and driveway apron in _____.
- b. Remove all broken/damaged/deteriorated curb, gutter, sidewalk, landscaping and irrigation along the entire frontage of the property and construct new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation per the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer.
- c. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation as necessary.
- d. Construct the proposed driveway apron ~~and the sidewalk immediately behind the new apron~~ with new 6-inch Portland Cement Concrete pavement. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code. Construct new PCC curb and gutter along the entire frontage of the property.
- e. Construct new Portland Cement Concrete curb and gutter fronting the entire property in xxxxxxxxxx.
- f. Construct new _____-foot wide Portland Cement Concrete sidewalk adjacent to the property line.
- g. Construct new ADA-compliant handicap ramp at _____.
- h. Widen the _____ half of _____ by _____ feet in order to obtain a half roadway width of _____ feet. The widened portion of the roadway and any additional pavement removals shall be paved with a minimum pavement structural section of 1-1/2 inches of Asphalt Rubber Hot Mix (ARHM) pavement over 4-1/2 inches of asphaltic concrete pavement over 6 inches of crushed aggregate base, or the required pavement structural section based on engineering calculations prepared by a Registered Civil Engineer licensed in the State of California and submitted to the City for review and approval.
- i. Grind 2-1/2 inches off the existing asphaltic concrete pavement on the southerly half of Fairview Avenue and replace the same with 1-1/2 inches of new AC pavement (to match existing pavement type) over 1 inch Asphaltic Concrete leveling course.

- j. The entire width of the alley fronting the property shall be reconstructed with new 6-inch Portland Cement Concrete pavement.
- k. The alley approach on _____ adjacent to the site shall be reconstructed with new Portland Cement Concrete per the Standard Plans for Public Work Construction.
- l. The entire asphaltic concrete roadway pavement within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphaltic concrete pavement and the restoration of all parking restriction curb painting, traffic delineation, striping, and pavement markings, per California Department of Transportation (CALTRANS) Standards, at no cost to the City and to the satisfaction of the Director of Public Works.
- m. The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division. In addition, the applicant shall restore all traffic lane striping, curb painting and markings, and pavement markings to the satisfaction of the City Engineer.
- 15. Separate permits are required for all work within the public-right-of-way. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
- 16. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including filing of a Notice of Intent with the Los Angeles Regional Water Quality Control Board, and the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
- 17. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
- 18. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project.
- 19. A dual sump pump design is required for basement or subterranean parking.
- 20. Street improvement plans prepared by a Registered Civil Engineer licensed in the State of California shall be submitted to the Engineering Division and the Los

Angeles County Department of Public Works (catch basin relocation) for review and approval. In addition, the improvement plans shall show the location and/or the relocation/reconstruction of all existing and proposed utilities, including their underground structures (i.e. water meters, pull boxes, valves, manholes, street lights, fire hydrants, etc.).

- 21. The existing slopes above the proposed project may be subject to surficial slumping and sliding during the rainy season or with landscape watering. The Geotechnical and Geological reports shall provide an assessment of surficial stability of the slope and a determination as to whether mitigation measures are necessary for the protection of life and property associated with this project.
- 22. The site is located within a Earthquake-induced Landslide Zone as indicated in the State of California Seismic Hazard Zones Map (Pasadena Quadrangle) issued by the California Department of Conservation, Division of Mines and Geology. The Geotechnical and Geological reports shall contain the Geotechnical Engineer's and Geologist's findings and recommendations on all matters pertaining to the stability of the site and adequacy of all structures, retaining walls, drainage etc. This requirement is to fulfill the above major concern regarding earthquake-induced landslide conditions.
- 23. The site is located within a Liquefaction Zone as indicated in the State of California Seismic Hazard Zones Map (_____ Quadrangle) issued by the California Department of Conservation, Division of Mines and Geology. The Geotechnical and Geological reports shall contain the Geotechnical Engineer's and Geologist's findings and recommendations on all matters pertaining to the stability of the site and adequacy of all structures, retaining walls, drainage etc. This requirement is to fulfill the above major concern regarding liquefaction conditions.
- 24. The submitted site plan shows the proposed _____, to be constructed over an existing _____ easement. This creates an obstacle to the maintenance or replacement/repair of the existing structure/pipes/conduits within the easement. No permanent structure, footing, foundation, or any portion thereof, shall be located within the existing easement.
- 25. The applicant shall submit to the Engineering Division, drawings (Plans, profiles, cross-sections, detail drawings, etc.) which show that the proposed structure is designed so that no portion of its footings is located within the easement. In addition, the footings for the proposed structures adjacent to the easement shall be designed with sufficient depth to ensure that no structural surcharge is imposed upon the existing pipe and/or conduit or upon the potential open trench during replacement/repair operations for maintenance purposes.
- 26. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

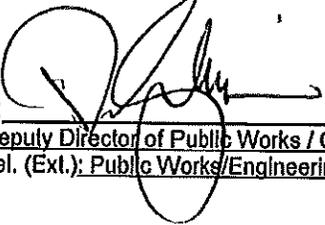
Case-specific Code Requirements: (not standard code requirements)

Suggested conditions: (may or may not be adopted by Hearing Officer)

Case No.: PVAR 1410630

Address: 749 Glenmore Boulevard

Case Planner: Brad Collin

Name: 

Date: 6/17/14

Title: Deputy Director of Public Works / City Engineer
Dept. Tel. (Ext.): Public Works/Engineering - X 3945

Water

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: June 05, 2014
TO: Brad Collin, Community Development Department
FROM: Gerald Tom, GWP Water Engineering
Varoojan Avedian, GWP Electrical Engineering
SUBJECT: 749 Glenmore
PVAR 1410630

Glendale Water & Power (GWP) Engineering has reviewed the standards variance request for retaining walls.

Requirements are as follows:

Electric Engineering

Customer Service (818) 548-3921

- No conflict.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- No Conflict

Transmission & Distribution (818) 548-3923

- No conflict.

Water Engineering

Potable Water (818) 548-2062

- No conflict.
- Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.
- All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense.

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- No conflict.

Glendale Water & Power Engineering has no other issues or comments related to this project.

Varoojan Avedian
Senior Electrical Engineer

Gerald Tom
Senior Civil Engineer

Handwritten signatures of Varoojan Avedian and Gerald Tom. The signature on the left is for Varoojan Avedian and the signature on the right is for Gerald Tom.

VA/GT:bo