CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

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www.ci.glendale.ca.us

August 20, 2013

Brett Engstrom
(Agent for Trader Joe's Company)
709 East Colorado Boulevard, Suite 200
Pasadena, CA 91101

RE: 101 EAST GLENOAKS BOULEVARD
CONDITIONAL USE PERMIT NO. PCUP 1314877
(Trader Joe's Market)

Dear Mr. Engstrom:

On July 31, 2013, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your application for a Conditional Use Permit to allow the off-site sale of alcoholic beverages at a proposed market (Trader Joe's), located at **101 East Glenoaks Boulevard**, in the "C3" - Commercial Retail Zone -Height District I, described as Lots 4, 20 and 21, Block 14 of Glendale Boulevard Tract, and Lots 40, 42 and easterly 93 feet of Lots 44, 46, and 48 of the Fairview Tract, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) A Conditional Use Permit is required for the sale of alcoholic beverages in the "C3" - Commercial Retail Zone.

APPLICANT'S PROPOSAL

(1) To permit the off-site sale of alcoholic beverages at a new 11,500 square foot market.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from CEQA (Class 15301 Existing Facilities).

WE RECYCLE

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. That the proposed use will be consistent with the various elements and objectives of the general plan.

The sale of alcoholic beverages at a new market (Trader Joe's) is consistent with the General Plan. Retail uses are permitted in the C3 (Commercial Service) zone and consistent with the Community Services land use designation. The off-site sale of alcoholic beverages is a conditionally permitted use in the C3 zone. The sale of alcoholic beverages will be an accessory use to the new market. The sale of alcoholic beverages will serve a public necessity or public convenience purpose for the area, given that the alcohol will augment the variety of dry goods, fresh produce and meats, and household items sold at the market. The proposal is consistent with the Noise Element, given that the use will be fully conducted within the existing building and is not anticipated to result in any noise impacts. The project site is not identified as parkland by the Recreation Element. The development features no housing component that would be addressed by the Housing Element, and the existing commercial building has been constructed and will be remodeled to comply with all applicable Building & Fire Code standards (at the time of construction) that address any seismic, geological, and fire hazards identified in the Safety Element. Therefore, the proposal is consistent with the elements and objectives of the City's General Plan.

B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

The sale of alcoholic beverages at the new market is not expected to be detrimental to the public health, safety, general welfare, or to the environment. The project site is located in census tract 3011, which allows for four off-sale ABC liquor licenses. There are currently two off-sale licenses in this tract and Trader Joe's would be the third such license; the license for Walgreens next door would be the fourth license in the census tract. Based on Part 1 crime statistics for census tract 3011 in 2012, there were 69 crimes – 15% above the city wide average of 60. The comments from the Police Department indicate this proposal is not anticipated to encourage or intensify crime, nor create any major concerns for law enforcement.

No public facilities are located in the immediate area. The closest public facilities are: Fire Station 26 at 1145 North Brand Boulevard (0.3 miles away), Casa Verdugo Library at 1151 North Brand Blvd. (0.3 miles), and R.D. White Elementary School at 744 East Doran (0.7 miles away). Incarnation Catholic Church is located across Brand Boulevard to the west and St. Mark's Episcopal Church is located to the north on the corner of Brand Boulevard and Dryden Street. However, as stated above, the addition of alcoholic beverages for off-site consumption as part of the market use is not anticipated to be detrimental to the public health or safety, the general welfare, or the environment, as conditioned.

c. **That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.**

The sale of alcoholic beverages will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. The properties on all four corners of Brand Boulevard and Glenoaks Boulevard intersections are zoned C3 and feature low-scale commercial uses, while properties to the north-east and east are zoned High Density Residential (R-1250). The proposed sale of alcoholic beverages as part of the Trader Joe's business operation will not conflict with or negatively impact adjacent residential and commercial uses. The change of use from the currently vacant insurance office to retail sales (including Walgreens and Trader Joe's) is permitted by right. Walgreens and Trader Joe's have worked with City staff from the Traffic & Transportation and the Planning Divisions to ensure that the new driveway on Fairview Avenue and the truck delivery route will have minimal impact on the adjacent residents to the east. The delivery trucks have been conditioned to follow an established route, entering off Brand Boulevard or Glenoaks Boulevard and exiting westbound only on Fairview Avenue towards Brand Boulevard. A condition of approval prohibits delivery trucks from exiting eastbound on Fairview Avenue and traveling through the residential neighborhood. The new two-way driveway on Fairview Avenue is also conditioned to be modified to allow outbound traffic to exit westbound only. Other conditions relating to traffic circulation have also been included as listed in the interdepartmental comments from the Public Works Department. These conditions for circulation along Fairview Avenue will reduce additional traffic resulting from the two new stores from traveling through the residential neighborhood. Additionally, the introduction of alcoholic beverages for sale for off-site consumption at the new retail market is not anticipated to cause any conflicts with surrounding development.

D. **That adequate public and private facilities, such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use.**

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the use and are existing. Associated utilities exist within the public rights-of-way and are adequate to continue service to the building. The existing parking lot will be slurried and the existing double-tandem spaces will be repainted to comply with current code. Once completed, the parking lot will feature 124 parking spaces, where 102 spaces are required by Code for the 25,600 square feet of retail uses (four spaces per 1,000 square feet of retail floor area -11,500 square feet for Trader Joe's and 14,100 square feet for Walgreens). No new square-footage is proposed and the parking demand is not anticipated to intensify with the sale of alcoholic beverages. The applicant's CUP request to sell alcoholic beverages will not require any new city services, landscaping, or additional number of parking spaces; changes to the parking lot layout and traffic circulation have been conditioned and will adequately serve the proposed use without significantly impacting the adjacent residential neighborhood.

That all the criteria set forth in Section 30.32.030 (F) to be considered in making the findings in subsection A. through D. above have been met and thoroughly considered.

1. That such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration, as described above in finding B.

2. That such use does not or will not tend to encourage or intensify crime within the district, as described above in finding B.

3. That such use does not or will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day car facility, public park, library, hospital or residential use), as described above in findings B and C.

4. That the proposed use does satisfy its transportation or parking needs, as described above in finding D.

5. That the proposed use does or will serve a public necessity or public convenience purpose for the area as evidenced by the sale of alcoholic beverages at an existing retail market/meat processing establishment, as described above in finding A.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing Officer was able to make the four required findings for approval of the Conditional Use Permit and was able to justify approval of the case on the five required criteria required for alcohol-related cases in sub-section 30.42.030(F), Glendale Municipal Code. The applicant substantiated the findings for to allow the sale of alcoholic beverages for off-site consumption at a new retail market. The conditions attached to the approval will control the use in a manner necessary to allow the use to properly fit into the specific location.

CONDITIONS OF APPROVAL

APPROVAL of this Conditional Use Permit for Trader Joe's market 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 licenses as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times

3. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.

4. That any expansion or modification of the facility or use which intensifies the existing Conditional Use Permit shall require a new Conditional Use Permit application. Expansion shall constitute adding retail floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer, with concurrence by the Director of Community Development.

5. That no exterior signs advertising the sales of alcoholic beverages be permitted.

6. That the off-site sale of alcoholic beverages shall be incidental to the main use as a market establishment.

7. That sale of alcoholic beverages shall be restricted to no later than **10:00 pm.**

8. That any exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and shall be shielded away from adjacent properties and the public right-of-way to the satisfaction of the Hearing Officer.

9. That the service of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.

10. That the delivery trucks shall follow the established delivery truck route (entering the site from Brand or Glenoaks Boulevards, traveling north through the site and exiting westbound on Fairview Avenue) and shall be prohibited from exiting the site eastbound on Fairview Avenue and traveling through the residential neighborhood. No deliveries shall be permitted before 6 am or after 10pm.

11. That the on-site and off-site improvements specified in the Interdepartmental Comments submitted by the Public Works Department, dated July 16, 2013, shall be complied with and/or completed, as necessary, to the satisfaction of the Director of Public Works and the Planning Hearing Officer.

12. That the authorization granted herein shall be valid for a period of **five years, August 20, 2018,** at which time, reapplication must be made.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

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 Building and Safety Section upon request and must be filed with the prescribed fee **prior to expiration of the 15-day period, on or before SEPTEMBER 4, 2013** in the Building and Safety Section, 633 East Broadway, Room 101.

GMC CHAPTER 30.41 PROVIDES FOR
TERMINATION: Every right or privilege authorized by a Conditional Use Permit, 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: Conditional Use Permits granted by such right or privilege 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 such conditional use permit.

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 sold, 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.

REVOCATION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Planning Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions (individual cases heard and decided upon by the Hearing Officer). To consider the revocation, the Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days notice by mail to the applicant or permittee.

Continuing jurisdiction over any case is the purview of the hearing officer, with concurrence by the Director of Community Development.

NOTICE – subsequent contacts with this office

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner first and then, the Hearing Officer who acted on this case. This would include clarification, 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,

Kristen Asp
Planning Hearing Officer
KA:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/F.Jenks); City Attorney's Dept. (G. van Muyden/Y. Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (Roubik Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (Stephen Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (Emil 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); So. Arroyo Investments, LLC, c/o Robert W. Stevenson-owner; M.Rosenbaum; R.Kalaba; and case planner Vilia Zemaitaitis.

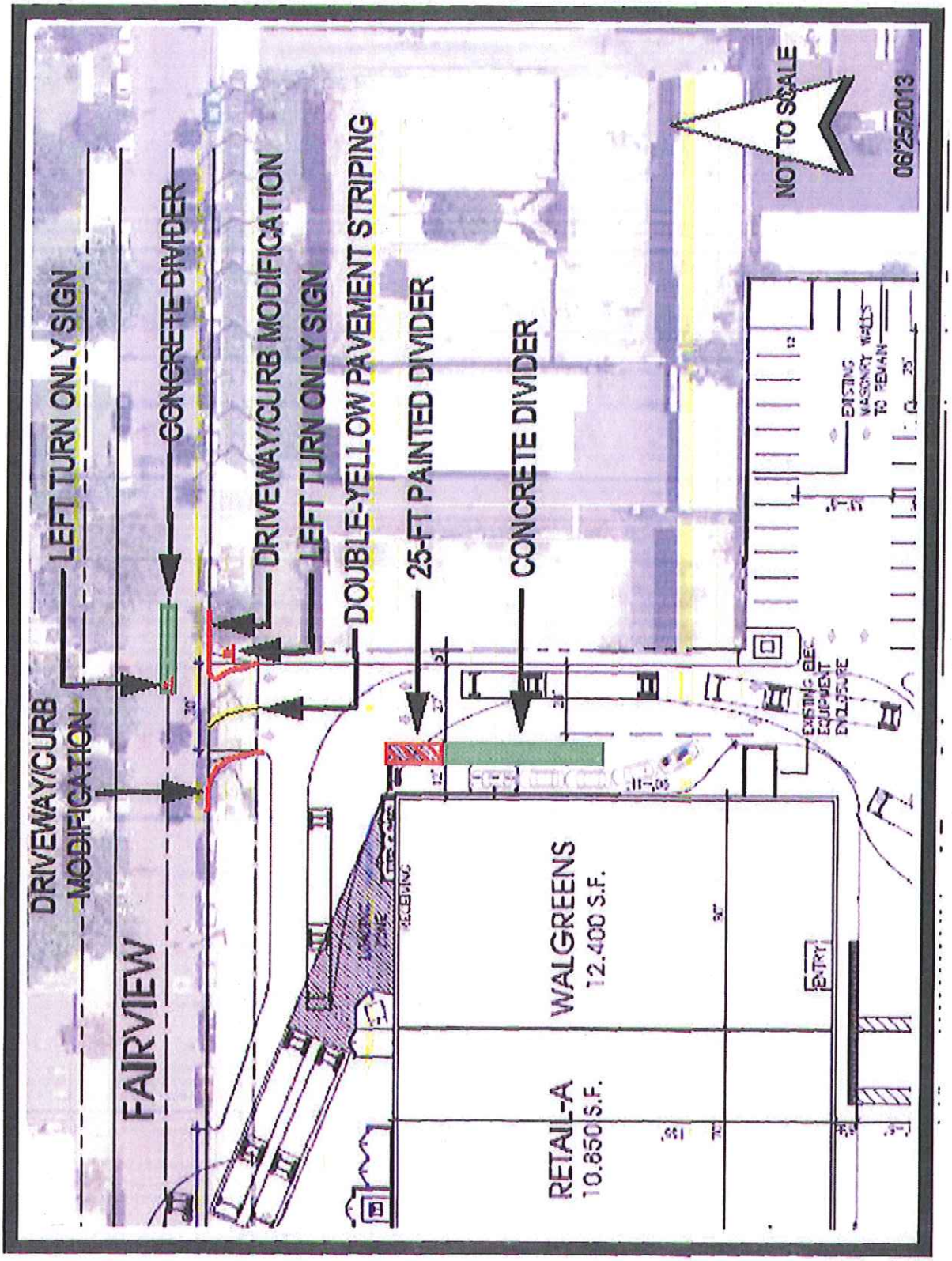
PUBLIC WORKS: ENGINEERING
- ROUBIK GOLANIAN

REVISED 7/16/2013

☑ Comments ☐ No Comments

1. The driveway aprons for the truck entrances at Glenoaks Boulevard and Fairview Avenue shall be widened easterly to ensure that the trucks do not travel over the curb or over the driveway apron of adjacent property.
2. The contractor shall not store trash bins, construction equipment, or construction vehicles (concrete truck, dump truck, etc.) on City's right-of-way (sidewalk, parkway, or street) without first obtaining a "Street-Use" permit from the Public Works – Engineering Division. The permit must be displayed at job site.
3. The driveway on Glenoaks Blvd currently accommodates all inbound and outbound movements. During the PM peak traffic periods, it may be necessary to prohibit outbound left turns at this driveway during certain periods, e.g. 4-6 PM on weekdays and possibly certain times on Saturdays.
4. The proposed driveway most westerly on Fairview Avenue shall be restricted to outbound delivery truck traffic only. Inbound right or left turn, as well as outbound right turn traffic movements shall be prohibited with signage and pavement markings.
5. The proposed driveway most easterly on Fairview Avenue shall be restricted to left turn outbound traffic and right turn inbound traffic only. Outbound right turns and inbound left turns shall be prohibited with the combination of signage, pavement markings, driveway apron / curb extension modifications and median if feasible, as shown in Exhibit A.
6. Based on the "Queuing Analysis for Walgreens Drive-Through Pharmacy" reports provided to staff by Kimley-Horn and Associates, Inc; staff supports the Administrative Exception for a 90 feet drive-through length instead of the required 100 feet minimum length.
7. Delivery trucks to Walgreens and Trader Joe's shall enter through the driveway on Glenoaks Boulevard and transverse through the parking lot and follow the travel path as shown in Exhibit A.
8. Staff recommends that the painted island, adjacent to the Walgreens Pharmacy drive-through be converted into a concrete divider with the northern 25 feet of the divider remains to be a painted median to accommodate the maneuvering of delivery trucks, as shown in Exhibit A.
9. Staff has a number of questions regarding truck maneuver and parking. More discussions with Walgreens and Trader Joe's will be necessary to address the details of the loading and unloading activities.
10. Trader Joe's and Walgreens must coordinate and stagger their truck delivery schedules. The current loading zone will not accommodate truck delivery activities for both developments simultaneously.

EXHIBIT A


DRIVEWAY/CURB MODIFICATION
LEFT TURN ONLY SIGN
CONCRETE DIVIDER
DRIVEWAY/CURB MODIFICATION
LEFT TURN ONLY SIGN
DOUBLE-YELLOW PAVEMENT STRIPING
25-FT PAINTED DIVIDER
CONCRETE DIVIDER
FAIRVIEW
WALGREENS
12,400 S.F.
RETAIL-A
10,850 S.F.
ENTRY
NOT TO SCALE
06/25/2013

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 downstream of the project 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 Glenoaks Boulevard, Brand Boulevard and Fairview Avenue 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 (_____') full-width Portland Cement Concrete sidewalk on _____.

☐ f. Construct new _____-foot wide Portland Cement Concrete sidewalk adjacent to the property line.

☑ g. Construct new ADA-compliant handicap ramp at the southeasterly curb return of the intersection of Brand Boulevard and Fairview Avenue.

☐ 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 and alley 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 (_____ 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 (Burbank 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.: PCUP 1314877, PCUP 1311290 & PAE 1311289

Address: 101 E Glenoaks Boulevard

Case Planner: Vilia Zemaitaitis

Name: _____ Date: 7/17/13

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