glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
Glendale, CA 91206-4311
Tel 818.548.2140 Tel 818.548.2115
Fax 818.240.0392 ci.glendale.ca.us

May 14, 2015

Alen Malekian
2255 Honolulu Avenue, Unit 1A
Montrose, CA 91020

RE: 1135 ELM AVENUE
VARIANCE CASE NO. PVAR 1428606

Dear Mr. Malekian:

On May 6, 2015, 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 a Variance to allow the construction of a second dwelling unit on the subject site without providing the minimum 400 square feet of common open space required, located at **1135 Elm Avenue**, in the "R-2250" - (Medium Density Residential) Zone, described as Lot 36, Tract No. 5424, in the City of Glendale, County of Los Angeles.

CODE REQUIRES
(1) A minimum common outdoor space of 200 square feet shall be provided per dwelling unit. There are two dwelling units on the lot and a minimum of 400 square feet of common outdoor space is required.

APPLICANT'S PROPOSAL
(1) To allow the construction of a second dwelling unit without providing any common outdoor space.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from environmental review as a Class 3: "New Construction or Conversion of Small Structures" exemption pursuant to State CEQA Section 15303.

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

The intent of the R-2250 zone is to promote efficient and attractive medium size garden type multiple dwelling residential developments. The intent of the common outdoor space requirement is to provide usable and attractive on-site outdoor space where residents of the site can gather. A maximum of two dwelling units can be situated on the lot because of the lot size and zoning. Given the density constraints, developing detached dwellings, as proposed, is reasonable, efficiently maintaining the attractive existing modest single-family residence.

The two residential units on the subject site will each have large private outdoor areas. The outdoor area for the existing unit will be located between it and the newly developed unit. The outdoor area for the proposed dwelling unit will be located adjacent to its front door, providing a courtyard-like entrance. The design of the project is such that both areas are truly private. It would be an unnecessary hardship to require common outdoor space in this project given its small scale nature and the fact that generous, usable private outdoor space is proposed for each of the units.

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.

Of the 26 properties fronting Elm Avenue between Glenoaks Boulevard and Glenwood Road, only six are developed to the same density as the subject site. The remainder of the properties are built to a density exceeding the current R-2250 zone, some by a significant amount. This is the exceptional circumstance applicable to the property that does not apply generally to other property in the same neighborhood. The narrow lot and location of the existing home also limit flexibility in providing usable common open space. Given the small scale nature of the project and the fact that detached residences typically have private yard areas, providing private outdoor areas for each of the two units is reasonable rather than the common outdoor area which would otherwise be required. The two dwelling unit limit when compared to the prominent higher density development pattern of the street is the exceptional circumstance which warrants granting the requested variance and the density standard, with which the applicant will comply, result in two detached residences where private outdoor areas provide more benefit than a common open area.

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.

The site plan includes at least 200 square feet of private, at-grade outdoor space for each unit. The lack of common outdoor space for the proposed project will not be materially detrimental to the public welfare because this space is for the benefit of on-site residents. Providing only private outdoor space should not be injurious to the property or improvements in the R-2250 zone or the neighborhood surrounding the subject site because common outdoor space provisions by design benefit on-site residents and have no impact on the surrounding neighborhood. Only two units are proposed on the site instead of a larger multi-family development where the benefits of providing a large common area (space for tables, benches, swing sets etc.) are more essential.

D. The granting of the variance will not be contrary to the objective of the ordinance.

One objective of the Zoning Ordinance is to accommodate reasonable development. The proposed project does this as it maintains the existing single-family residence in the front of the lot, increases the density of the neighborhood by only one unit and improves the on-site parking situation by providing three additional parking spaces. The intent of the R-2250 zone is to promote efficient and attractive medium size garden type residential developments. Common outdoor space requirements provide usable and attractive on-site outdoor space where residents of the site can gather. Because there will only be two units on the site the need for common "gathering space" is lessened. Further, site planning of the project is such that the residences function more like single-family homes on small lots. As such, the need for usable common outdoor space is not significant when compared to providing attractive private space for each of the units. The design and location of the proposed private outdoor spaces for each of the units meets the objectives of the ordinance.

CONDITIONS OF APPROVAL

APPROVAL of this 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 licenses (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.

3. That 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 building permit application.

4. That 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 inspection for work within the public right-of-way.

5. That the project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements, including filing 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.

6. That Design Review approval shall be obtained prior to the issuance of a building permit.

7. 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.

8. That the applicant shall comply with all the requirements of the Building and Safety Section, as specified in their memo dated March 31, 2015, to the satisfaction of the Department Director.

9. That the applicant shall comply with all the requirements of Glendale Water and Power, as specified in their memo dated April 14, 2015, to the satisfaction of the Department Director.

10. That the applicant shall comply with all the requirements of Public Works Department, as specified in their memo dated April 15, 2015, to the satisfaction of the Department Director.

11. That the applicant shall comply with all the requirements of the Community Services and Parks Department, as specified in their memo dated April 14, 2015, to the satisfaction of the Department Director.

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 (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **MAY 29, 2015**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (COD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: http://www.glendaleca.gov/appeal

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

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.

Cessation: A Variance may be terminated by the review authority upon any interruption or cessation of the use permitted by the Variance for one year or more in the continuous exercise in good faith of such right and privilege.

Extension: Variances 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 variance.

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 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.

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 (*Roger Kiesel at 818-937-8152*) first and then, the Planning 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,

Laura Stotler
Planning Hearing Officer

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 (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/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); 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); Robert Harand; Sarkis Nazarian; and case planner - Roger Kiesel.

Building & Safety

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

DATE: March 30, 2015 **DUE DATE: April 13, 2015**
(PLEASE submit your response by above DATE)

TO: __ __

FROM: **Roger Kiesel**, Case Planner **Tel. #** 8152

PROJECT ADDRESS: **1135 Elm Street**
Applicant: **Alen Malekian**
Property Owner: **Sinoush Amirian**

PROJECT DESCRIPTION: The applicant is requesting the approval of variances to allow the development of a second dwelling unit on the subject site. Variances are requested for the interior setback on the north property line, average setback at the first floor and the common open area requirements.

PLEASE CHECK:

x **A. CITY ATTORNEY**

B. COMMUNITY DEVELOPMENT:
- x **(1) Building & Safety**
- x **(2) Economic Development**
- x **(3) Housing**
- x **(4) Neighborhood Services**
- x **(5) Planning & Urban Design EIF/Historic District**
- ___ •

x **D. COMMUNITY SERVICES/PARKS:**

x **E. FIRE ENGINEERING (PSC)**

F. GLENDALE WATER & POWER:
- x **(1) Water**
- x **(2) Electric**

___ **G. INFORMATION SERVICES (Wireless Telecom)**

H. PUBLIC WORKS (ADMINISTRATION):
- x **(1) Engineering**
- x **(2) Environmental Management**
- ___ **(3) Facilities (city projects only)**
- x **(4) Integrated Waste**
- x **(5) Maintenance Services/Urban Forester**
- x **(6) Traffic & Transportation**

x **J. GLENDALE POLICE**

K. OTHER:
- ___ **(1) STATE-Alcohol Beverage Control (ABC)**
- ___ **(2) CO Health dept.**
- ___ **(3) City Clerk's Office**

ENTITLEMENT(S) REQUESTED

Variance Case No.: 1428606
CUP Case No.: ___
DRB Case No.: ___
Tentative Tract/Parcel Map No.: ___
Zone Change/GPA: ___
Other ___

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address:_1135 Elm Street	**Project Case No.: PVAP 1428606**

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. *For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.*

COMMENTS:

☐ **This office DOES NOT have any comment.**

☒ **This office HAS the following comments/conditions.** ☐ (See attached Dept. Master List)

Date:3/31/2015
Print Name: Sarkis Hairapetian.
Title: Pr. Bld'g Code Sp. Dept. Bld'g & Safety. Tel.: X-3209

Conditions:

☒ 1. 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.

☒ 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.

☐ 3. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.

☒ 4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plans check and permit.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: April 08, 2015

TO: Roger Kiesel, Community Development Department

FROM: Gerald Tom, GWP Water Engineering
Varoojan Avedian, GWP Electrical Engineering

SUBJECT: **PVAP 1428606**
1135 Elm St.

Glendale Water & Power (GWP) Engineering has reviewed the plans for variances to allow the development of a second dwelling unit on the subject site.

Requirements are as follows:

Electric Engineering

Customer Service (818) 548-3921

- The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky. Contact GWP Customer Service Engineering to obtain pole height and line clearance requirements.
- Additional comment(s) and/or attachment(s).
  Project to contact GWP Customer Service Engineering to determine if overhead electrical clearances will be met. Project must grant GWP an easement for electrical lines.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- No Conflict

Transmission & Distribution (818) 548-3923

- The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.
- Project personnel are responsible for maintaining a ten foot (10') radial clearance from all overhead electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance cannot be met, contact GWP Electrical Engineering Department to determine the appropriate actions. Any work required by GWP to maintain proper clearance shall be done at the project's expense.
- Additional comment(s) and/or attachment(s).
  There is a power pole on the northwest corner and overhead power lines in the rear property line of this lot. Required clearance shall be maintained for the proposed building. Customer must grant a recorded utility easement to the City for the power lines in the rear property line.

Water Engineering

Potable Water (818) 548-2062

- Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
- 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.
- Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall pay the cost of any necessary fire or domestic water services and recycled water service to the property, as well as offsite water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.
- 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.

Varoojan Avedian
Senior Electrical Engineer

Gerald Tom
Senior Civil Engineer

VA/GT:bo

Public Works- Engineering

PUBLIC WORKS: ENGINEERING
- ROUBIK GOLANIAN

☑ Comments ☐ No Comments

1. The applicant shall dedicate to the City for alley use purposes, a strip of land 2.5 feet wide along the northwesterly property line fronting the alley. All existing private improvements within the 2.5 feet alley dedication shall be removed.

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 width, 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 2.5 feet wide. **(See Comment No. 1)**

☐ 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 Director of Public Works:

☑ 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 Elm Street 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 Director of Public Works:

☐ 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, driveway, landscaping and irrigation along the entire frontage of the property and construct new concrete integral curb and gutter, sidewalk, driveway, landscaping and irrigation per the Standard Plans for Public Works Construction manual, under separate permit, and to the satisfaction of the Director of Public Works.

☐ 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 _____.

☐ 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 <u>southerly half of Fairview Avenue</u> 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 <u>dedicated portion of the new</u> ~~entire width of the~~ alley fronting the property shall be constructed 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 and concrete alley 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 (_____ 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.: **PAUP 1428606**

Address: **1135 Elm Street**

Case Planner: **Roger Kiesel**

Name: _____ Date: 4/15/15
Title: Director of Public Works
Dept. Tel. (Ext.): Public Works/Engineering – X 3945

Parks

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

DATE: March 30, 2015 **DUE DATE: April 13, 2015**
(PLEASE submit your response by above DATE)

TO: __ __

FROM: **Roger Kiesel,** Case Planner **Tel. #** 8152

PROJECT ADDRESS: **1135 Elm Street**
Applicant: **Alen Malekian**
Property Owner: **Sinoush Amirian**

PROJECT DESCRIPTION: The applicant is requesting the approval of variances to allow the development of a second dwelling unit on the subject site. Variances are requested for the interior setback on the north property line, average setback at the first floor and the common open area requirements.

PLEASE CHECK:

x **A. CITY ATTORNEY**

B. COMMUNITY DEVELOPMENT:
- x **(1) Building & Safety**
- x **(2) Economic Development**
- x **(3) Housing**
- x **(4) Neighborhood Services**
- x **(5) Planning & Urban Design EIF/Historic District**
- ____ •

x **D. COMMUNITY SERVICES/PARKS:**

x **E. FIRE ENGINEERING (PSC)**

F. GLENDALE WATER & POWER:
- x **(1) Water**
- x **(2) Electric**

____ **G. INFORMATION SERVICES (Wireless Telecom)**

H. PUBLIC WORKS (ADMINISTRATION):
- x **(1) Engineering**
- x **(2) Environmental Management**
- ____ **(3) Facilities (city projects only)**
- x **(4) Integrated Waste**
- x **(5) Maintenance Services/Urban Forester**
- x **(6) Traffic & Transportation**

x **J. GLENDALE POLICE**

K. OTHER:
- ____ **(1) STATE-Alcohol Beverage Control (ABC)**
- ____ **(2) CO Health dept.**
- ____ **(3) City Clerk's Office**

ENTITLEMENT(S) REQUESTED

Variance Case No.: 1428606
CUP Case No.: ____
DRB Case No.: ____
Tentative Tract/Parcel Map No.: ____
Zone Change/GPA: ____
Other ____

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address:_1135 Elm Street	**Project Case No.: PVAP 1428606**

NOTE: *Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments.* Please do not recommend APPROVAL or DENIAL. *For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.*

COMMENTS: This project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation and library facilities. Developer should complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based upon the net new square footage and/or new units added.

☐ **This office DOES NOT have any comment.**

☐ **This office HAS the following comments/conditions.** ☐ (See attached Dept. Master List)

Date:_____4/14/15_____

Print Name:__Tereza Aleksanian_____
Title:_Comm Services Manager_____Dept._Comm Srvs & Parks__Tel.:___x4303_____

a. ADDITIONAL COMMENTS:

☐ 1.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

☐ 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

☐ 1.