glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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July 15, 2015

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

**RE: 1225 REYNOLDS DRIVE**
**TENTATIVE PARCEL MAP GLN NO. 1629 – PPM 1311259**

Dear Mr. Boghossian:

The Planning Commission of the City of Glendale, at its meeting held on July 15, 2015, conducted a public hearing and **APPROVED WITH CONDITIONS,** your application for the property located at **1225 Reynolds Drive** (Tentative Parcel Map No. GLN 1629 – PPM 1311259) to subdivide one residential lot into three residential lots.

The existing single-family dwelling would remain on one of the lots and a new single-family dwelling would be developed on each of the other two lots, in the "R1"- (Low Density Residential), Floor Area Ratio District III Zone, described as Lot 14 of Tract No. 6047, in the City of Glendale, County of Los Angeles, subject to compliance with the State Subdivision Map Act and Chapter 16.32 (Final Maps) of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the **thirty-three (33)** additional conditions listed in the motion adopted by the Planning Commission on April 15, 2015.

ENVIRONMENTAL DETERMINATION
The Planning Commission adopted the Mitigated Negative Declaration prepared for Parcel Map GLN 1629.

A copy of the adopted motion and a copy of the Resolution adopting a certain Mitigated Negative Declaration (MND) are enclosed.

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (July 27, 2015),** following the date of the Planning Commission's action. Appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the ten (10) day period at the Building and Safety Division, 633 East Broadway, Room 101.

If you have any questions, please do not hesitate to call me at (818) 937-8182.

Sincerely,

Philip Lanzafame
Interim Director of Community Development Department

Chris Baghdikian
Planner

CB: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 (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); Sean Briski & Gayle Burns Briski-owners; Ingrid Wilcox; and case planner Chris Baghdikian.

## MOTION

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Manoukian, that upon consideration of Tentative Parcel Map No. GLN 1629, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative parcel map, that Tentative Parcel Map No. GLN 1629 is hereby approved subject to compliance with the thirty-three (33) conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

A. The parcel map is to facilitate a residential subdivision of one lot into three residential lots. The parcel map is consistent with the City's General Plan land use element; the land use designation of the subject site is Low Density Residential; the project is compatible with the goals and objectives of the Housing Element and is commensurate with local and regional needs for housing opportunities in that the parcel map will enable the subdivision of one residential lot into three residential lots and will be developed with one new single-family residence on the new lots that will provide increased opportunities for home ownership.

B. Provided the project's design and improvements are implemented in conformance with the conditions of approval, the project will be consistent with the approved and adopted General Plan Elements as cited in the preceding paragraph.

C. The site is physically suitable for the proposed development. The site is flat. The parcel map will subdivide one residential lot into three residential lots for the purpose of developing one new single-family residence on each of the two new lots. The existing single-family residence will remain.

E. Adherence to the development criteria and conditions of approval will provide for development of the project site consistent with City environmental standards.

F. Compliance with subdivision design standards and criteria of the Glendale Municipal Code and the conditions of approval will protect the public health and welfare, and prevent any serious health problems.

G. The project will not conflict with any easements acquired by the public at large for access through or use of property within the project site.

H. The sanitary sewer system is adequate to accommodate future new developments in this area.

## CONDITIONS

### *Public Works Department Requirements*

1. 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.

2. The applicant shall record a Covenant and Agreement to reserve drainage easements between the lots.

3. No sump pit shall be allowed in the slope area between the proposed retaining walls on Proposed Lot 1. Drainage from this slope area shall be collected and conveyed with approved drainage devices to Reynolds Drive.

4. A grading/drainage plan shall be submitted for the Engineering Division's review and approval, and shall be made part of the building plans, submitted with the shoring permit application, or if no shoring permit is required, with the retaining wall plans submitted for building permit application.

5. The method of discharge of all 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.

6. The applicant shall perform at its sole expense and at no cost to the City, the following street improvements along the entire frontages of the property on Reynolds Drive and Vista Court, 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 broken/damaged/deteriorated curb, gutter, sidewalk, landscaping and irrigation along the entire frontages 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.

b. 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.

c. 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.

d. 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 Public Works-Traffic and Transportation Division. In addition, the applicant shall restore al traffic lane striping, curb painting and markings, and pavement markings to the satisfaction of the City Engineer.

7. 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.

8. 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.

9. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

***<u>Community Development Department Requirements</u>***

10. The subject property shall be subdivided in full compliance with the conditions of this grant, the City of General Plan, the State Subdivision Map Act, Title 16 of the Glendale Municipal Code and any other regulation applicable to the subdivision of the subject property. Any modification to these plans must be approved by the

Community Development Department. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.

11. 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.

12. 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.

13. 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.

***GWP - Power***

14. The applicant shall contact GWP to request that the existing easement be quitclaimed/vacated. This shall be completed prior to approval of the final map.
15. All future electrical services to the future homes shall be fed underground.
16. New easements for the new underground electrical services shall be required. The location of the new easements shall be determined when construction plans are provided.

***Street Lighting***

17. The existing street light facilities shall be protected in place and be accessible to GWP personnel at all times.
18. In any new subdivisions, the subdivider shall provide a street lighting system in accordance with plans approved by GWP Street Light Engineering at their cost. The new Street Light Standards shall be fed from underground circuits.
19. Relocation of any existing street light underground substructure in conflict with project will be at owner's expense. All connections, splices, and relocations of any street light substructure shall be done by GWP street light crew.
20. Any work to be done by Glendale Water & Power, as a result of this project, shall be coordinated with GWP Street Light Engineering Department in advance at the owner's expense.

## ***GWP - Water***

### ***Potable Water***

21. The developer shall be responsible for the current cost of a water service or fireline in accordance with the current water fee schedule at the time of installation.

22. Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed by the applicant per City specifications. Meters must be installed on the ground level only and be accessible to GWP personnel.

23. Any water service or fireline connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by the GWP Water Department following payment of the necessary fee.

24. 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.

25. All water facilities shall be protected in place during construction. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at applicant's expense.

26. Water meters shall not be permitted in the driveways. The frontage of proposed Lot 2 is all driveway area. GWP shall be contacted for approval of the location of the water meter.

### ***Recycled Water***

27. Installation of backflow devices may be required for the irrigation system.

### ***Backflow Prevention***

28. Backflow prevention (BFP) devices are required for each separate irrigation and fire service connection(s) from the City of Glendale. A BFP device may be required if multiple service lines are needed for domestic service. Please refer to the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32) to determine the type of device required. BFP device locations must be approved by both GWP Water Department and Planning Departments prior to installation. Final inspection and approval by the GWP Water Department of the installed facilities is required to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the local health agency before service can be granted.

***Community Services and Parks***

29. The project is subject to the appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts to parks, recreation and library facilities.

***Miscellaneous***

30. Upon submittal of any development review application on Lot 1, the applicant shall submit for review and approval by the Director of Public Works an addendum to the Indigenous Tree Report prepared by Craig Crotty Arbor Culture, LLC dated November 6, 2013. The addendum shall evaluate impacts associated with any future development of Lot 1 to the existing Coast Live Oak located along Vista Court.

31. A Construction Traffic Control plan shall be required and developed for use during project construction. The plan shall identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of demolition and construction. The plan shall also identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route.

32. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or interest on such monies remain unspent at the conclusion of litigation; City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.

33. This approval shall expire in 36 months, on July 15, 2018, unless the applicant files for an extension prior to that date or the applicant demonstrates that all conditions have been met and has filed a final parcel map prior to the expiration date.

Adopted this 15th day of July, 2015.

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

VOTE

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

**RESOLUTION NO. 2015-002**

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GLENDALE, CALIFORNIA,
ADOPTING A CERTAIN MITIGATED NEGATIVE DECLARATION
PREPARED PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT

**WHEREAS,** the Proposed Mitigated Negative Declaration was made available for a 20-day public review and comment period; and

**WHEREAS,** a Final Mitigated Negative Declaration has been prepared incorporating any comments received during the review period and any responses to those comments; and

**WHEREAS,** the Mitigated Negative Declaration reflects the independent judgment of the City of Glendale; and

**WHEREAS,** the Planning Commission has read and considered the Mitigated Negative Declaration attached as Exhibit A; and

**WHEREAS,** the Glendale Planning Division has been identified as the custodian of record for the Mitigated Negative Declaration.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Glendale finds on the basis of the whole record including the Initial Study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, and that the Planning Commission adopts the attached Mitigated Negative Declaration.

Adopted this 15 day of July, 2015.

Stephanie V. Landry
Chairperson

**RECORD OF DECISION**

Approved on: JULY 15, 2015

D90(7/96)

## Exhibit A

## MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

The following mitigation measures shall apply to the Parcel Map GLN 1629 project located at 1225 Reynolds Drive to reduce identified impacts to less than significant levels.

### BIOLOGICAL RESOURCES

1. The applicant shall submit for review and approval by the Director of Public Works an addendum to the Indigenous Tree Report prepared by Craig Crotty Arbor Culture, LLC dated November 6, 2013. The addendum shall evaluate impacts associated with any future development of Lot 1 to the existing Coast Live Oak located along Vista Court.

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|---|---|
| **Monitoring Action:** | Preparation of addendum to Indigenous Tree Report dated November 6, 2013 |
| **Timing:** | Upon submittal of any development review application on Lot 1 |
| **Responsibility:** | Director of Public Works |

### TRANSPORTATION/TRAFFIC

2. A Construction Traffic Control plan shall be required and developed for use during project construction. The plan shall identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of demolition and construction. The plan shall also identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route.

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| **Monitoring Action:** | Preparation of a Construction Traffic Control Plan |
| **Timing:** | Upon submittal of a building permit application on Lot 1, Lot 2, or Lot 3. |
| **Responsibility:** | Director of Public Works |