glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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October 7, 2015

PFL Investment Group, LLC
1209 Old Phillips Road
Glendale, CA 91207

RE: 463-465 SALEM STREET
TENTATIVE TRACT NO. 72800 - PTMMCP NO. 150809

Dear Ladies and Gentlemen:

The Planning Commission of the City of Glendale, at its meeting held on October 7, 2015, conducted a public hearing and **APPROVED WITH CONDITIONS,** your application for the property located at **463-465 Salem Street** (Tentative Tract Map No. 72800 – PTMMCP 150809) for a proposed development of land for the purposes of creating a new 10-unit condominium development, in the "R-1650"- Medium-High Density Residential, described as Lots 38 and 39, Tract No. 839 in the City of Glendale, County of Los Angeles, State of California, and.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-seven (37)** additional conditions listed in the motion adopted by the Planning Commission on October 7, 2015.

ENVIRONMENTAL DETERMINATION
The Negative Declaration for the project was adopted by the Design Review Board on November 21, 2013.

A copy of the adopted motion is enclosed.

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (October 19, 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) 937-8152.

Sincerely,

Philip Lanzafame
Interim Director of Community Development Department

Roger Kiesel
Senior Planner

RK:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); 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 (S. Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); Hayk Martirosian – civil engineer on the project; and case planner Roger Kiesel

MOTION

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Manoukian, that upon consideration of Tentative Tract No. 72800, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 72800 is hereby approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.32 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the thirty-seven (37) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

A. The density of the subject tract is 31 dwelling units per acre, which is consistent with the medium-high density residential standards of the Land Use Element; the site is fronting Salem Street. The proposed improvements meet the standards for streets stated in the Circulation Element. 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 development contributes to the provision of a wide range of housing types, it provides medium-high density residential uses in close proximity to public transportation and services to meet the needs of current and future residents (Goal 1); the proposed project provides increased opportunities for home ownership (Goal 3) and provides equal housing opportunities (Goal 6). The Historic Preservation Element does not identify any historic sites in the project area; the Safety Element does not identify major hazards that could impact development in the subject area.

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 cited in the preceding paragraph.

C. The site is physically suitable for the proposed development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the progression of private redevelopment in the neighborhood. On-site drainage will be channeled into the existing storm drainage system in a manner satisfactory to the Public Works Department. Water and power facilities for this project exist on and adjacent to the project site and will be provided to the development in accordance with requirements of the Department of Water and Power.

D. The site is physically suitable for the proposed density. The project density will be consistent with the recommendations of the Land Use Element.

E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage.

F. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the residential living environment, 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 new developments in this area, and discharge of waste into the system from this project will not violate water quality standards.

I. The water and power demands that will be generated by the project will not alter the City's ability to serve the project or any other areas of the community nor would the project impact available fiscal resources of the community.

J. The project provides for future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design and configuration, etc.

K. The Design Review Board adopted a mitigated negative declaration on November 21, 2013 pursuant to the California Environmental Quality Act.

CONDITIONS

Public Works Department Requirements

1. The subdivision project shall comply with all provisions of applicable State laws and Subdivision Ordinances of the City of Glendale. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances to be paid in connection with the filing of the final map or to be paid prior to recording of final map shall be based on the fees which are in effect at such respective times. 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.
2. 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 (SPPWC) manual, and under separate permit.

c. All on-site 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.

3. 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 Salem Street, in accordance with the SPPWC manual, 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. Construction of curb and gutter shall extend westerly past the property frontage to the existing catch basin. The unpaved portion of the parkway adjacent to the new sidewalk shall be landscaped and irrigated to the satisfaction of the Director of Public Works.

   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 driveways shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code. A new driveway apron shall be constructed for the easterly adjacent property.

   c. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping, and irrigation.

   d. Grind 2-1/2 inches off the existing AC pavement on the northerly half of Salem Street along the entire frontage of the property and replace the same with 1-1/2 inches of asphalt concrete pavement (match the existing mix of asphalt) over 1-inch AC pavement leveling course.

   e. The entire asphaltic concrete roadway pavement and concrete alley within the vicinity of the property will be inspected after 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 CALTRANS Standards, at no cost to the City and to the satisfaction of the Director of Public Works.

   f. 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 pf Public Works, Glendale Water and Power, and all 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.

4. 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.
5. 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 to the satisfaction of the Director of Public Works. In addition, the applicant shall submit an approved LID to be integrated into the design of the project.
6. A dual sump pump design is required for basement or subterranean parking.
7. Contractor shall not store trash bins, construction equipment, construction materials or construction vehicles on City's right-of-way without first obtaining a "Street Use" permit from the Public Works – Engineering Division. Permits must be displayed at job site.
8. An approved Construction Traffic Control plan shall be required for use during project construction. The plans 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.
9. The applicant shall comply with all Engineering requirements for Grading Permit No. 1760.
10. Additional requirements may apply after the initial submittal of the final engineering plans for the building plan checking as required by and to the satisfaction of the Director of Public Works.
11. Provide a site plan that shows the location and dimensions of the trash and recycling enclosures for approval of the Director of Public Works.

<u>Building Division Requirements</u>

12. 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.
13. 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 Tentative Tract Map are complied with.
14. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.

15. 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 as required by the Glendale Municipal Code or other acts of law.

Planning and Neighborhood Services Division Requirements

16. The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. Any modification to these plans must be approved by the Planning and Neighborhood Services Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by 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.
17. The project shall be designed to accommodate a maximum of ten (10) dwelling units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
18. All ground and roof-mounted equipment shall be fully screened from view.
19. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
20. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
21. Appropriate impact fees shall be paid prior to final map approval.
22. All electrical, communication, fire alarm, and television service shall be provided underground.
23. That backflow prevention devises shall be installed in a location to the satisfaction of the Director of Community Development.

GWP (Electric) Requirements

24. The existing electrical facilities (vaults, pull boxes, power poles) shall be protected in place and be accessible to GWP personnel at all times.
25. Project personnel are responsible for maintaining a ten foot radial clearance from all overhead electrical lines during construction, including construction equipment. Any work required by GWP to maintain proper clearance shall be done at the project's expense.
26. There are power poles and overhead conductors in the rear property line. GWP has a recorded easement for these facilities. No excavation shall be permitted within a 5-foot radius of the existing power poles. The power poles and overhead conductors shall be protected in place.

GWP (Water) Requirement

27. That 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.

28. A complete set of plumbing plans and fire sprinkler plans shall be submitted to GWP Water Engineering for review and approval prior to request of new domestic water servce and new fire line respectively.

29. 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.

30. Any water service or fire line shall have a separate connection to the portable water main. A single connection that combines domestic and fire protection uses is not allowed.

31. Fire Department approval/exemptions shall be obtained when determining if the 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 off-site water facility improvements necessary to provide fire flow as required by and to the satisfaction of the Glendale Fire Department.

32. 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 the project's expense.

33. Backflow prevention (BFP) devices are required. Location of these devices must be approved by both GWP and Planning and Neighborhood Services Department.

34. A separate fire line is required for this project. A Double Check Detector Assembly (DVDA) is required to be installed as close as practical to the point of connection and the property line.

35. A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the potable service.

Miscellaneous Requirements

36. 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 should interest on such monies remain unspent at the conclusion of litigation, the City

shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.

37. This tentative tract map approval shall be valid for thirty-six (36) months or until approval of the final map, whichever occurs first, in accordance with local and state laws.

Adopted this 7th day of October, 2015.

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

VOTE

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