glendale california

City of Glendale
Community Development
Planning & Neighborhood Services

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February 3, 2016

Hovsep Kiramittchian
12122 Santa Monica Boulevard
Los Angeles, CA 90025

&

Techna Land Co.
Attn: Hayk Martirosian
1545 North Verdugo Road #2
Glendale, CA 91208

RE: 2700 PIEDMONT AVENUE
TENTATIVE TRACT MAP NO. 73764 - PTTMMCP 1525071
(5-Unit Multi-Family Residential Condominium)

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on February 3, 2016, conducted a public hearing and **APPROVED WITH CONDITIONS,** your application and the twenty-seven (27) additional conditions listed in the motion adopted by the Planning Commission on February 3, 2016, for the property located at **2700 Piedmont Avenue - Tentative Tract Map No. 73764** – PTTMMCP 1525071 for a tentative subdivision map filed showing a proposed development of land at 2700 Piedmont Avenue, for the purpose of creating a five-unit multi-family residential condominium project (one existing single-family residence and four new attached, town-house style units), in the "R-1650" Medium High Density Residential Zone, described as Portion of Lot 181 and Easterly 4 Feet of Lot 182, Tract No. 2535 (APN: 5610-023-058), as per map recorded in Book 24, Pages 72-73 of Maps, in the Office of the Los Angeles County Recorder, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL DETERMINATION
Exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption, pursuant to State CEQA Guidelines Section 15303.

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 (FEBRUARY 16, 2016),** following the date of the Planning Commission's action. Information regarding appeals and appeal forms will be provided by the Building and Safety Section or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 10-day period, on or before **FEBRUARY 16, 2016,** at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

If you have any questions, please do not hesitate to call me at (818) 937-8181.

Sincerely,

Phil Lanzafame
Director of Community Development Department

Vilia Zemaitaitis

Vilia Zemaitaitis, AICP
Senior Planner

VZ:sm

cc: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); 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/8. 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); and case planner-Vilia Zemaitaitis.

MOTION FOR TENTATIVE TRACT 73764

Moved by Planning Commissioner Landregan, seconded by Planning Commissioner Manoukian, that upon consideration of Tentative Tract No. 73764, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 73764 is hereby approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.24 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the twenty-seven (27) 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 20 dwelling units per net acre, which is consistent with the medium-high density residential standards of the Land Use Element; Piedmont Avenue has been designated as a local street according to the 1998 Circulation Element; the project site is located in an area where the ambient noise contour is 65-70 CNEL, as shown on the map of the 2030 Noise Contours of the City's Noise Element and on-site acoustical characteristics will be suitable for residential living with utilization of special insulation techniques; 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 high density in proximity to public transportation, services and recreation to meet the needs of current and future residents (Goal 1); and the proposed project provides increased opportunities for home ownership (Goal 3); the Recreation Element places the property in Recreation Planning Area No. 4, and it does not identify the subject site for public park needs; the Historic Preservation Element does not identify any historical sites in the project area; the Seismic Safety and Safety Elements do not identify major hazards that could impact development in the subject area; the Open Space Element does not designated this site as open space.

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. No Specific Plans are applicable to the project site and its environs.

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 Seismic Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the natural progression of private redevelopment in the neighborhood. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and power facilities for this project exist adjacent to the project site and will be provided to the development in accordance with requirements of the Power and Water Division.

D. The site is physically suitable for the proposed density. The project will provide for a density below that allowable under the existing R-1650 zoning classification and the density will be consistent with the recommendations of the Land Use Element. The density will be comparable to that of apartments and condominiums already existing in the area.

E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage. This development is exempt from environmental review according to the California Environmental Quality Act.

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.

CONDITIONS

Planning Division staff recommends that Tentative Tract No. 72149 be approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 (Final Maps) and 16.28 (New Condominiums) of Title 16 of the Glendale Municipal Code, and the following additional 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, and shall comply with all current NPDES regulations. All drainage inlet devices including down spouts shall be equipped with fossil filters or approved equal. In addition, 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. Remove all existing curb, gutter, sidewalk, landscaping, and irrigation, and construct new Portland Cement Concrete (PCC) integral curb and gutter, sidewalk, landscaping, and irrigation in accordance with the Standard Plans for Public Works Construction (SPPWC) manual, match existing street improvements, and constructed to the satisfaction of the Director of Public Works.

4. All unused driveway aprons shall be removed and replaces with new PCC integral curb and gutter, sidewalk, landscaping, and irrigation. Construct the proposed driveway apron with 6-inch PCC in accordance with Chapter 30.32.0130 of the Glendale Municipal Code.

5. Grind 2-1/2 inches off the existing asphaltic concrete pavement on the westerly half of Piedmont 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.

6. A dual sump pump design is required for the subterranean parking.

7. The applicant shall comply with all Engineering requirements for Building Permit No. BB 1304293.

8. The applicant shall comply with all Engineering requirements for Grading Permit No. 1718.

9. 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.

Building Division Requirements

10. That Plans are under plan check and 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 current Glendale Building Code and all other applicable regulations.
11. 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.
12. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
13. 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.

Planning Division Requirements

14. 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 Division staff prior to the changes on the working drawings or in the field. Changes considered substantial 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.

15. The project shall comply with the Tree Report and Oak Tree Mitigation Measures from Maintenance Services, dated November 7, 2012.

16. The existing Storybook single-family residence will be preserved and maintained according to the Secretary of the Interior's Standards for Rehabilitation, and the historic preservation plan submitted by the applicant and approved by the Urban Design Studio staff.

17. The project shall comply with the conditions of approval for PVAR 2009-039, as approved on June 24, 2010, including Condition #17 requiring the maintenance and preservation of the existing low-scale river rock wall along the Piedmont property line, in order to allow for the construction of the 4-unit multi-residential development with reduced front setbacks along Piedmont Avenue on the east

18. All ground and roof-mounted equipment shall be fully screened from view.

19. All required impact fees shall be paid prior to final map approval.

20. All electrical, communication, fire alarm, and television service shall be provided underground.

21. The gas meters shall be installed in a location to the satisfaction of the Director of Community Development.

22. That the applicant shall provide the following information in the CC & R's to the satisfaction of the Director of Community Development:
    a. Each unit shall be assigned at least two parking spaces.
    b. Each unit shall be assigned a minimum of 90 cubic feet of lockable storage space outside of the unit, as per Section 30.16.040B.
    c. HOA to maintain common areas including but not limited to: Maintenance of security gates, guest intercom, mailboxes, and security gates.
    d. Any changes to CC & R's will require the approval of the Director of Community Development.

GWP (Electric - Street Lighting) Requirements

23. In all new subdivisions, the subdivider shall provide a street lighting system in accordance with the plans approved by GWP Street Light Engineering at the project's expense. The new street light standards shall be fed from an underground circuit. Any work to be done by Glendale Water & Power shall be coordinated with GWP Street Light Engineering Division in advance at the project's expense.

GWP (Water) Requirement

24. 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.

Community Services and Parks Requirements

25. 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. This project will also be responsible for completing the required Development Impact Fee forms and for paying in full any required Mitigation and Quimby Fees.

Miscellaneous Requirements

26. 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.

27. 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 3rd day of February, 2016.

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

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