glendale california
City of Glendale
Community Development
Planning & Neighborhood Services

633 E. Broadway, Room 103
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December 7, 2016

Vazrik (Rick) Bonyadi
C/o Dunamis Architects
3467 Ocean View Boulevard, Suite 'B'
Glendale, CA 91208
&
Serge Adamian
220 South Kenwood Street, Suite 305
Glendale, CA 91205

RE: 2116 RIMCREST DRIVE
TENTATIVE PARCEL MAP GLN 1631 – PPM 1426304, &
PEIF 2010-013

Dear Messrs. Bonyadi and Adamian:

The Planning Commission of the City of Glendale, at its meeting held on December 7, 2016, conducted a public hearing and **DENIED** your application for a Subdivision of one lot (with an average current slope that exceeds 20%) into three lots, to allow the development of two single-family dwelling units in the "R1R" - (Restricted Residential) Zone, Floor Area District III, described as Parcel 'C', GLN 1335A, Bk. 120-13-14, located at **2116 Rimcrest Drive,** in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL RECOMMENDATION
Mitigated Negative Declaration No. EIF 2010-13 was prepared for a three lot subdivision on the same lot (GLN 1628).

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 (DECEMBER 19, 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 **DECEMBER 19, 2016,** at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner who acted on this case. This would include clarification and 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.

If you have any questions, please do not hesitate to call me at (818) 548-3210.

Sincerely,

Phil Lanzafame
Director of Community Development Department

Bradley Collin
Senior Planner

BC: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); Hamlet Zohrabians,- architect on the project, H. Arutunian; N. Desai; Steve Iskenderian (represented by Charles Santos); T.Matta; K.Nelson; and case planner Bradley Collin.

MOTION

Moved by Planning Commissioner Landregan, and seconded by Planning Commissioner Lee, that upon review and consideration of all materials and exhibits of current record relative to Tentative Parcel Map No. GLN 1631, located at 2116 Rimcrest Drive, and after having conducted a hearing on said matter, that the Planning Commission hereby **DENIES** said Tentative Parcel Map No. GLN 1631 in accord with the findings set forth below.

A. The parcel map is to facilitate a residential subdivision of one lot into three residential lots. Due to the steepness of lot 3 and the fact the house on lot 3 does not comply with the Hillside Design Guidelines the project will not be consistent with the City's General Plan land use 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 parcel map will enable the subdivision of one residential lot into three residential lots and will be developed with one single-family residence on the new lots that will provide increased opportunities for home ownership (Goal 3).

B. The project as designed with three lots will not be consistent with the approved and adopted General Plan Elements as cited in the preceding paragraph.

C. The site is not physically suitable for the proposed development. The site slopes up from the southwest to the northeast. The parcel map will subdivide one residential parcel into three residential parcels for the purpose of developing one new single-family residence on two of the new lots. The existing single-family residence will remain. The proposed home on lot three does not comply with the Hillside Design Guidelines by not following the slope of the lot or being built into the hillside.

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.

Adopted this 7th day of December, 2016.

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

VOTE
Ayes: Landregan, Lee
Noes: Shahbazian
Absent: Manoukian
Abstain: Astorian (due to conflict of interest)