May 7, 2018

Herand Der Sarkissian
520 E. Glendale Blvd., Suite D
Glendale, CA 91207

RE: 1621 Capistrano Avenue
Administrative Design Review Case PDR 1806624

The Director of Community Development will render a final decision on or after May 21, 2018, for the following project:

PROJECT DESCRIPTION: The applicant is proposing to construct an approximately 522 square-foot, one-story addition at the front and a 366 square-foot, one-story addition at the rear of an existing one-story, 1,863 square-foot, single-family residence with an existing detached two-car garage (constructed in 1937) on a 13,875 square-foot lot, zoned R1, Floor Area Ratio District I. The additions will match the existing house in terms of architectural style and materials.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Aileen Babakhan, at 818-937-8331 or ababakhanl@glendaleca.gov.

Comments must be received prior to May 21, 2018, in order to be considered by the Director.

DECISION: A decision letter will be posted on or after the date listed above and may be accessed online at: http://www.glendaleca.gov/planning/decisions

You may also request notification of the decision when the decision is rendered. Should you wish to file an appeal of the decision, the appeal must be filed within 15 days of the date of the decision as shown on the decision letter. Appeal applications are available in Permit Services, 633 E. Broadway, Room 101, Glendale, CA 91206.

Sincerely,

Aileen Babakhan
Planning Assistant
City of Glendale
Community Development Department
Design Review Staff Report – Single Family

Meeting/Decision Date: May 21, 2018
Address: 1621 Capistrano Avenue

Review Authority: ☑DRB ☑ADR ☑HPC ☑CC
APN: 5614-009-015

Case Number: PDR 1806624
Applicant: Heran Der Sarkissian
Prepared By: Alleen Babakhani, Planning Assistant
Owner: Anoosh Peroomian and Mehran Peroomian

Project Summary
The applicant is proposing to construct an approximately 522 square-foot, one-story addition at the front and a 366 square-foot, one-story addition at the rear of an existing one-story, 1,863 square-foot, single-family residence with an existing detached two-car garage (constructed in 1937) on a 13,875 square-foot lot, zoned R1, Floor Area Ratio District I. The additions will match the existing house in terms of architectural style and materials.

The proposed work includes:
- Construction of an approximately 888 square-foot addition consisting of 522 square-foot, one-story addition at the front (south) and 366 square-foot addition at the rear (north) of the existing house.
- Replacement of the existing attached 186 square-foot patio cover with a new 223 square-foot patio cover at the rear of the house.
- Window replacement.
- Interior remodeling.

Existing Property/Background
The project site is a 13,875 square-foot interior lot with frontage on Capistrano Avenue. The relatively flat lot was developed in 1937 with an existing single-family residence and a detached two-car garage. The applicant is proposing to construct a new 888 square-foot addition to the front and rear of the existing residence. The house has an existing detached two-car garage and there are no proposed changes to the garage or driveway. Approximately 34 percent of the existing roofs and exterior walls will be removed or abandoned in place as a result of the proposed additions.

There are two protected indigenous trees (Coast Live Oak) at the rear of the property. According to the City’s Urban Forestry Section, the proposed construction will not have a significant impact on the trees. There are two City street trees (mature American Sweetgum) located in the parkway in front of the property. The City’s Urban Forestry Section requires tree protection details to be provided and protective fences to be installed around the parkway in the front of property to prevent potential damage to the street trees during construction. The City’s Urban Forestry comment is attached to this report.

Design Review Case No. PDR 1703121 was previously approved with conditions by the Director of Community Development Department on April 25, 2017 for the construction of an approximately 930 square-foot, one-story addition at the side and rear of the existing house. The applicant decided not to pursue the Design Review Case No. PDR 1703121 and submitted the current Design Review Application (Design Review Case No. PDR 1806624).

Staff Recommendation
☑ Approve ☑ Approve with Conditions ☐ Return for Redesign ☐ Deny

Last Date Reviewed / Decision
☑ First time submittal for final review.
☐ Other:
Zone: R1  FAR District: 1
Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals
☒ None
☐ Other:

CEQA Status:
☒ The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption pursuant to Section 15301 of the State CEQA Guidelines because the proposed addition to the existing structure will not result in an increase of more than 2,500 square feet of floor area; (15301(a)(1)).
☐ The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because
☐ Other:

Site Slope and Grading
☒ None proposed
☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
☐ 1500 cubic yards or greater of earth movement:
☐ 50% or greater current average slope:

Comparison of Neighborhood Survey:

<table>
<thead>
<tr>
<th></th>
<th>Average of Properties within 300 linear feet of subject property</th>
<th>Range of Properties within 300 linear feet of subject property</th>
<th>Subject Property Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size</td>
<td>12,350 sq.ft.</td>
<td>6,663 to 13,875 sq.ft.</td>
<td>13,875 sq.ft.</td>
</tr>
<tr>
<td>Setback</td>
<td>34''</td>
<td>25' to 43''</td>
<td>25'</td>
</tr>
<tr>
<td>House size</td>
<td>2,286 sq.ft.</td>
<td>1,461 to 4,350 sq.ft.</td>
<td>2,787 sq.ft.</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.15</td>
<td>0.07 to 0.28</td>
<td>0.20</td>
</tr>
<tr>
<td>Number of stories</td>
<td>1.15</td>
<td>1 to 2 stories (84% of homes are one-story)</td>
<td>one-story</td>
</tr>
</tbody>
</table>

DESIGN ANALYSIS

Site Planning
Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location
☒ yes  ☐ n/a  ☐ no

If "no" select from below and explain:
☐ Setbacks of buildings on site
☐ Prevailing setbacks on the street
☐ Building and decks follow topography

Garage Location and Driveway
☐ yes  ☒ n/a  ☐ no

If "no" select from below and explain:
☐ Predominant pattern on block
☐ Compatible with primary structure
Permeable paving material

Decorative paving

There are no proposed changes to the existing detached two-car garage and driveway.

**Landscape Design**

- **Yes**
- **N/A**
- **No**

If "No" select from below and explain:
- **Complementary to building design**
- **Maintains existing trees when possible**
- **Maximizes permeable surfaces**
- **Appropriately sized and located**

There are no proposed changes to the existing landscape except for the removal of the existing landscape (sawm) on the areas of the additions at the front and rear of the house.

There are two oak trees on the lot, which are proposed to retain. According to the City's Urban Forestry Section, the development will not have a significant impact on the trees.

**Walls and Fences**

- **Yes**
- **N/A**
- **No**

If "No" select from below and explain:
- **Appropriate style/color/material**
- **Perimeter walls treated at both sides**
- **Retaining walls minimized**
- **Appropriately sized and located**

There are no proposed changes to the existing wood fence along property line on the west side of the house. The existing block walls along property lines on the north and east side will also remain unchanged. A portion of the existing food fence at the front of the house will be removed to accommodate the proposed addition.

**Determinant of Compatibility: Site Planning**

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed addition to the front and rear of the existing one-story residence will not alter the site planning significantly.
- The front addition will infill the existing recessed portion at the front of the house (at the west side only) and continues the existing interior setback of 0'-4" and reduce the street front setback of 30 feet to 25 feet, less than the average front setback in the neighborhood of 34 feet. However, only a minimal portion of the proposed front addition will extend into the front setback.

**Massing and Scale**

Are the following items satisfactory and compatible with the project site and surrounding area?

- **Yes**
- **N/A**
- **No**

If "No" select from below and explain:
- **Appropriate proportions and transitions**
- **Relates to predominant pattern**
- **Impact of larger building minimized**

**Building Relates to Existing Topography**
If "no" select from below and explain:
☐ Form and profile follow topography
☐ Alteration of existing land form minimized
☐ Retaining walls terrace with slope

Consistent Architectural Concept
☐ yes ☐ n/a ☐ no

If "no" select from below and explain:
Concept governs massing and height

Scale and Proportion
☐ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Scale and proportion fit context
☐ Articulation avoids overbearing forms
☐ Appropriate solid/void relationships
☐ Entry and major features well located
☐ Avoids sense of monumentality

Roof Forms
☐ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Roof reinforces design concept
☐ Configuration appropriate to context

Determination of Compatibility: Mass and Scale
The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The addition’s roof, building mass, and proportions are consistent with the existing volume of the house and surrounding neighborhood.
- The alteration of the front elevation includes the addition of two new front gable roofs consistent with the overall mass and scale of the house.
- The new gable and shed roofs at the rear of the house integrate with the existing roof forms, mass, and scale of the house.
- There is no change to the overall building height of 18'-4" since the ridgeline of the new roof will not be raised to be above the existing roof ridge.

Design and Detailing
Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing
☐ yes ☐ n/a ☐ no

Entryway
☐ yes ☐ n/a ☐ no

If "no" select from below and explain:
Wall integrated into design
Avoids sense of monumentality
Design provides appropriate focal point
Doors appropriate to design

There is no change to the primary entryway of the house.

Windows
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Appropriate to overall design
☐ Placement appropriate to style
☐ Recessed in wall, when appropriate

Privacy
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Consideration of views from "public" rooms and balconies/decks
☐ Avoid windows facing adjacent windows

Finish Materials and Color
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Textures and colors reinforce design
☐ High-quality, especially facing the street
☐ Respect articulation and façade hierarchy
☐ Wrap corners and terminals appropriately
☐ Natural colors used in hillside areas

Paving Materials
☐ yes ☒ n/a ☐ no

If "no" select from below and explain:
☐ Decorative material at entries/driveways
☐ Permeable paving when possible
☐ Material and color related to design

Equipment, Trash, and Drainage
☒ yes ☐ n/a ☐ no

If "no" select from below and explain:
☐ Equipment screened and well located
☐ Trash storage out of public view
☐ Downspouts appropriately located
☐ Vents, utility connections integrated with design, avoid primary facades

Ancillary Structures
☐ yes ☒ n/a ☐ no

If "no" select from below and explain:
Design consistent with primary structure

Design and materials of gates complement primary structure

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed architectural style and details including wall finish (stucco, stucco, and new horizontal wood siding (shiplap siding) at the gable ends, roof rafter tails, and new roof material (concrete tile with realistic wood appearance-Weatherite 600) are consistent with the existing design and architectural details of the house. The new brick veneer, decorative shutters, and new vents will match the existing material and details.
- The new aluminum-clad wood windows throughout the house will be casement, awning, double hung, slider, and fixed windows with external grids. According to the proposed window section drawing, the new windows will be recessed within the walls appropriately and follow the sill details of the existing windows.
- There are no proposed changes to the existing brick chimney on the east elevation and to the brick veneer wainscot on the front and east elevations. The proposed brick veneer matches the existing brick veneer and wraps the proposed corner of the west elevation appropriately.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends approval of the project with conditions, as follow:

Conditions
1. Provide tree protection details for the city street trees and adhere to tree protection guidelines required by the City's Urban Forestry section.
2. A withdrawal letter for the previously approved Design Review Case No. PDR 1703121 shall be provided.

Attachments
1. Location Map
2. Neighborhood Survey
3. Photos of Existing Property
4. Redoed Plans
5. Urban Forestry Comments dated April 10, 2018
<table>
<thead>
<tr>
<th>Number</th>
<th>Street</th>
<th>House Name</th>
<th>Lot Size</th>
<th>Foundation Type</th>
<th>Basement Type</th>
<th>Roof Material</th>
<th>Photo</th>
<th>Plan</th>
<th>V.F. Mill</th>
<th>Elevator</th>
<th>Common Area</th>
<th>Wood Stakes</th>
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- Percentage: 17.87%
OVERALL STREET VIEW
ONLY VISIBLE CHANGE WILL BE THE RAISING OF THE REAR RIDGES

LIVING ROOM ELEMENT
NORTH (REAR) VIEW OF EXISTING HOUSE

LOCATION OF FRONT ADDITION

ADDITION TO THE RESIDENCE OF
Mr. & Mrs. M. PEROOMIAN
1621 CAPISTRANO AVE.,
GLENDALE, CA 91408

PHOTO SURVEY
APPLICANT:
HERAND DER SARKISSIAN
520 E. GLENDALE BLVD., UNIT D
GLENDALE, CA 91407
TEL: 818-500-0415

2/14
SOUTH (STREET) VIEW OF HOUSE
(PROPOSED FRONT ADDITION IS INVISIBLE FROM STREET)

LIVING ROOM WINDOW & BRICK PIER @ ENTRY
EXIST. WINDOWS ARE SINGLE PANE STEEL CASEMENTS

ADDITION TO THE RESIDENCE OF
Mr. & Mrs. M. PEROOMIAN
1621 CAPISTRANO AVE.,
GLENDALE, CA 91408

PHOTO SURVEY
APPLICANT:
HERAND DER SARKISSIAN
500 E. GLENOAKS BLVD., UNIT D
GLENDALE, CA 91407
TEL: 818.506.0418
INTERIOR WALLS SCHEDULED TO BE DEMOLISHED—EXTERIOR WALLS TO BE DEMOLISHED ARE SPECIFICALLY INDICATED AND COMPUTED ON PLAN "B"

NEW WALLS

THIS SEGMENT OF THE EXISTING WALL THAT REMAINS IS 31'-3"

EXISTING EXTERIOR WALLS

TOTAL OF EXISTING EXTERIOR WALLS OF THE RESIDENCE: 234'

TOTAL OF EXISTING EXTERIOR WALLS OF THE RESIDENCE SCHEDULED TO BE REMOVED: 52'-6" OR 22%

TOTAL OF EXISTING WALLS THAT ARE REMOVED: 52'-6"

TOTAL OF EXISTING WALL THAT REMAIN: 187'

TOTAL OF EXISTING EXTERIOR WALLS OF THE RESIDENCE SCHEDULED TO BE REMOVED: 52'-6" OR 22%

ADDITION TO THE RESIDENCE OF MR. & MRS. M. PERCOMIAN

D-1
<table>
<thead>
<tr>
<th><strong>Boral Cedarlight 600</strong></th>
<th><strong>MATCH EXISTING STUCCO COLOR</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Color:</strong> Heartwood</td>
<td>(Similar to EXPO STUCCO)</td>
</tr>
<tr>
<td><strong>#2CLCL3783</strong></td>
<td><strong>color:</strong> #57</td>
</tr>
</tbody>
</table>

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<tr>
<th><strong>DIVIDED LIGHTS</strong></th>
<th><strong>MARVIN CLAD WINDOWS</strong></th>
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</thead>
<tbody>
<tr>
<td>(surface mounted</td>
<td><strong>COLOR</strong>: WHITE</td>
</tr>
<tr>
<td>simulated divided</td>
<td></td>
</tr>
<tr>
<td>lights)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>MATCH EXISTING</strong></th>
<th><strong>FLASHED BRICK</strong></th>
</tr>
</thead>
</table>
DATE: 3/29/2018
TO: See below.
FROM: Aileen Babakhan, Planning Assistant  Tel. # 818-937-6331
PROJECT ADDRESS: 1621 CAPISTRANO AVENUE
Applicant: Herand Der Sarkissian
Property Owner: Anoosh Peroomian and Mehran Peroomian
PROJECT DESCRIPTION: A total of 887.5 square-foot, one-story addition to the front, side, and rear of the existing one-story single-family residence built in 1937.

PLEASE CHECK:

A. CITY ATTORNEY

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

C. INFORMATION SERVICES
   (Wireless Telecom)

D. COMMUNITY SERVICES/PARKS:

E. FIRE ENGINEERING (PSC)

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

G. INFORMATION SERVICES
   (Wireless Telecom)

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

I. GLENDALE POLICE

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: 
AUP/CUP Case No.: 
ADR/ORB Case No.: PDR 1806624
Tentative Tract/Parcel Map No.: 
Zone Change/GPA: 
Other

Revised 16 January 2018–VE
Inter-Departmental Communication

Project Conditions and Comments

Project: 1821 Capistrano Avenue  Case No.: PDR 180624

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, MSU 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: April 10, 2018

Print Name: Jeremy Cawn
Title: Arborist Technician Dept. PW/MS & FPB Tel.: 7716

Additional Comments:

1. The project is located on a developed property with an existing house and garage in the Verdugo Woodlands neighborhood. The property is generally level and contains two open space areas. A maintained yard in the front vegetated with turf grass and ornamental plants, and a maintained yard and landscaped areas at the rear of the property that is vegetated with a mix of ornamental plants and bushes. There are mature shade trees at the front and rear of the property. Several of the trees at the rear of the property are native Oak trees. The following comments are based on a review of the submitted site plans and visits to the property in 2016 and 2018.

Indigenous Tree Ordinance: There are two protected indigenous trees on or near the property; a pair of mature Coast Live Oak trees located along the property lines at the rear of the house. The Oak trees are accurately labelled and drawn on the site plans. The proposed additions to the house have a low potential for harming any of the nearby protected Oak trees; there is no encroachment within the dripline of either tree, both trees are located behind a stone wall, and neither tree is located along an access route to the site. No protective measures will be required beyond ensuring the trees are not damaged by carelessness. No indigenous tree permit is required.

Street Tree Ordinance: There are two City street trees located in the parkway in front of the address. Both trees are mature American Sweetgum trees. The site plans show the parkway but not the City trees in the parkway. The project does not encroach within the dripline of either tree and there is approximately twenty feet between the trees and of the proposed additions. The main concern is that these street trees are located in an open parkway that sits along the major access paths to the project site and the trees will be damaged by movement between the street and project site and the storage of construction materials in the parkway. To prevent this potential damage the installation of protective fencing around the parkway in front of address will be required. There are no new street tree sites in the parkway at the address.
Forestry can support the project as proposed; the protected indigenous trees at the rear are not likely to be impacted by the construction and the potential for damage to the street trees in front can be mitigated with protective measures. No permits are required from Forestry.

**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.
INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS
(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location:

☐ The project would not have adverse environmental effects on areas regulated by this Division/Section.

☐ The project would have potential environmental impacts on areas regulated by this Division/Section identified below.

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):
The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

CASE No.: Property Address: 

Name/Signature: Date: 

Title: Dept.: Tel. (Ext.): 

Revised 16 January 2018—VE
POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternate), MICHAEL GRANT (For Massage CUP Applications only)

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:
- Building and Safety - SARKIS HAIRAPETIAN
- Neighborhood Services – JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)
- Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT
- Economic Development – DARLENE SANCHEZ
- Housing – PETER ZOVAK

COMMUNITY SERVICES AND PARKS – ARSINE ISAYAN

INFORMATION SERVICES DEPT.
- Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – JEFF HALPERT

GLENDALE WATER AND POWER:
- Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate)
- Electric – HOVSEP BARKHORDARIAN, BELINDA ORTIZ and MIGUEL NAVARRETE

POLICE – LT. ANDREW JENKS (Zazil Avila, C.S.O., Alternate)

PUBLIC WORKS:
- Engineering (Land Development) – CHRIS CHEW and RUEL VILLALUNA
- Traffic & Transportation – PASTOR CASANOVA and LARRY TAY
- Integrated Waste – CHRIS MARCARELLO
- Maintenance Services/Street & Field/Urban Forester – DAN HARDGROVE and JEREMY CAWN
- Facilities (City projects) – KEVIN TODD

OTHERS:
- STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov)
- VILMA RIVERA (Vilma.Rivera@abc.ca.gov)
- BEATRICE LENES (Beatrice.Lenes@abc.ca.gov)

LA Co. Health Dept. –

TRIBAL CONSULTATION (EIF Applications) –
- CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and
- JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseño Indians)

(Sample Letters on Planning Share: \Enviromental\Tribal Consultation Sample Letters)