



City of Glendale
Community Development
Planning & Neighborhood Services

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February 5, 2014

8200 Fountain LLC
3346 Oakmont view Drive
Glendale, CA 91208

&

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

**RE: 118 SOUTH KENWOOD STREET
TENTATIVE TRACT MAP NO. 72490
(New 35-Unit Condominium)**

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on February 5, 2014, conducted a public hearing and **APPROVED** your application for the property located at **118 Kenwood Street**, Tentative Tract No. 72490, in the City of Glendale, County of Los Angeles, subject to compliance with the State Subdivision Map Act, Chapters **16.32**(Final Maps) and 16.16 (New Condominiums) 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 February 5, 2014.

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 18, 2014)**, 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 18, 2014**, 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) 937-8152.

Sincerely,

Hassan Haghani, AICP
Director of Community Development Department



Roger Kiesel
Senior Planner

RK:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt. S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/M.Yun); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (R.Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); 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);and case planner-Roger Kiesel.

MOTION

Moved by Planning Commissioner Astorian, seconded by Planning Commissioner Lee, that upon consideration of Tentative Tract No. 72490, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 72490 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-three (33) 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 103 dwelling units per acre, which is consistent with the mixed-use high density residential standards of the Land Use Element; the site is fronting South Kenwood Street. The proposed improvements meet the standards for streets stated in the Circulation Element; on-site noise levels will comply with the City's Noise 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 high density residential uses in close proximity to public transportation and services to meet the needs of current and future residents; the proposed project provides increased opportunities for home ownership (Goal 3) and provides equal housing opportunities. 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 Water and Power Department.
- 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.

CONDITIONS

Public Works Department Requirements

1. The subdivision shall comply with all provisions of applicable State laws, Subdivision Ordinance 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 to be paid prior to recording of the final map. Fees shall be based from the fee schedule in effect at such respective times.
2. 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.
3. A grading/drainage plan for Engineering Division's review and approval shall be submitted and made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building plans.
4. The existing sanitary sewer system downstream of the project may not have the capacity to handle the additional sewage discharge generated by the proposed project. The proposed sewer lateral connections shall be of adequate size to accommodate the needs of the proposed development. A sewage capacity increase fee will be assessed if no sewer system upgrades are required. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.
5. 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 Kenwood Street, in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under a separate permit, and to the satisfaction of the City Engineer:
 - a. Remove all existing curb, gutter, sidewalk and driveway apron, and construct new Portland Cement Concrete integral curb and gutter and sidewalk.

- b. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter and sidewalk.
 - c. The entire proposed driveway fronting the alley shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code.
 - d. Construct new full-width Portland cement Concrete sidewalk between the property line and the back of curb.
 - e. The entire asphaltic concrete roadway pavement 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 California Department of Transportation 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.
6. The applicant shall remove the entire existing asphaltic concrete pavement of the alley east of Kenwood along the entire frontage of the property, and construct new 6-inch Portland Cement Concrete alley pavement to join the existing Portland Cement Concrete alley pavement on the northern terminus of the alley.
 7. The contractor shall not store trash bins, construction equipment or construction vehicles on City's right-of-way without first obtaining a "Street-Use" permit from the Public Works – Engineering Division. This permit must be displayed at the job site.
 8. If the underground garage is protected by security gate(s), the distance between the security gate(s) and the back of the property line shall provide adequate storage to accommodate a queue of one vehicle (20 feet minimum). This is to prevent vehicles entering the subterranean garage from blocking the alley.

Urban Forester Requirements

9. The applicant shall remove the existing Washington robusta tree and replace with three camphor trees, as shown on the plans. The trees shall be 24" box size and planted in new 8' x 6' tree wells installed by the contractor at 40' to 4' on center. The new tree wells shall be installed with drip irrigation on an isolated valve. Planting shall follow City planting and nursery stock specification. The applicant shall contact the Urban Forester 48 hours prior to trees being delivered in order to arrange for inspection and the trees shall be in good condition at the time of project completion.

Building and Safety Requirements

10. 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. The applicant shall apply to modify the building permit as a new condominium.

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 permit are complied with.
12. That State Accessibility Standards be met for all parking requirements and building accessibility as required by the Building and Safety Section.

Community Development Department Requirements

13. The project approved herein shall be constructed as depicted on those sets of drawings, elevations, etc. and that were reviewed by the Planning Commission. 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 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. The project shall be completed prior to the Director of Community Development signing the final map
14. The project shall be designed to accommodate a maximum of 35 residential dwelling units and in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
15. All ground and roof-mounted equipment is required to be fully screened from view. Prior to final occupancy, upon final inspection, Planning Division staff may require additional screening, if warranted, through landscaping, wall or combination thereof.
16. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
17. The parking spaces required for each condominium unit shall be assigned and specified in the Covenant, Conditions and Restrictions (CC&R's) and condominium plan to the satisfaction of the Director of Community Development.
18. Each residential unit shall have 90 cubic feet of private storage space per the Glendale Municipal Code, designated in the CC and Rs.
19. The CC and Rs for the project shall include a residential parking agreement and maintenance of the gates to the parking garage.
20. Each unit shall have installed drip pans and down drains as required in Section 16.28 of the Glendale Municipal Code.
21. Appropriate impact fees shall be paid prior to final map approval.

Water and Power Department Requirements

22. The developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
23. Individual water meters are required for each unit per GMC Chapter 13.12. The water meters shall be installed by the applicant as per GWP specifications. Meter locations must be approved by both the Community Development Department and the Department of Water and Power. Meters shall be installed on the ground level only and accessible to GWP personnel.

24. Plumbing plans and fire sprinkler plans shall be submitted for review to GWP Water Engineering and approved prior to request of new domestic water service and new fire line respectively.
25. Any water service or fire line connection, when no longer needed by the customer, shall be permanently abandoned (disconnected at water main and water meter removed) by GWP following payment of the necessary fee.
26. Any water service or fire line shall have a separate connection to the potable water main. Single connection combining domestic and fire protection uses is not allowed.
27. 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 off-site water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.
28. Water facilities shall be protected in place during construction of the project. All water valves, meter boxes, vaults and fire hydrants must be relocated and set to finished grade at applicant's expense.
29. Installation of a recycled water irrigation system for ground level irrigation only is required, initially connected to the potable water system if the recycled water system is not available. The recycled water irrigation system must be inspected and approved by the Los Angeles County Department of Public Health (LACDPH) and GWP prior to receiving recycled water. Irrigation plans must be submitted to the LACDPH and GWP for review and approval prior to construction. Contact GWP at 818-548-2062 for recycled water application, specification, standard drawings and additional information and LACDPH at 626-430-5290 for more information on the Recycled Water Plan Check application and fee.
30. 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. Refer to the GWP Cross-Connection Control Program and Chapter 13.32 of the Glendale Municipal Code to determine the type of device required. BFP device locations must be approved by both GWP and Community Development Departments prior to installation. The backflow installation must be inspected prior to burying or covering the pipes to confirm no cross connection exists. GWP will also need to inspect the installed facilities prior to receiving water to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the LACDPH before service can be granted.
31. A separate fire line is required for this project. The applicant must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved Double Check Detector Check backflow assembly.

Miscellaneous

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 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 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 tentative tract map approval shall be valid for 36 months or until approval of the final map, whichever occurs first, in accordance with local and state laws.

Adopted this 5th day of February, 2014.

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

VOTE

Ayes: Astorian, Landregan, Lee, Yesayan, Manoukian

Noes: None

Absent: None

Abstain: None