



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

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July 25, 2012

Mr. Roman Hovsepien
333 Burchett St., No. 304
Glendale, CA 91203

**RE: Tentative Tract No. 71626
730 South Maryland Avenue
Four-Unit Condominium Conversion**

Dear Mr. Hovsepien:

The Director of Community Development of the City of Glendale, after reviewing and considering the records, files, reports and all documentary evidence for the application for condominium conversion, being Tentative Tract No. 71626 located at 730 South Maryland Avenue in the R-1650 Zone, approved this subdivision, subject to compliance with the Subdivision Map Act, Chapters 16.20 (Condominium Conversions), 16.24 (Tentative Maps) and 16.32 (Final Maps) of Title 16 of the Glendale Municipal Code, and the twenty-four (24) additional conditions of approval:

Findings:

A. The density of the subject tract is consistent with the General Plan Land Use Element residential density provided at the time of construction; Maryland Avenue fronts the site and meets the desirable minimum roadway width standards for a local street with a right-of-way width of 50 feet and a roadway width of 30 feet as stated in the Circulation Element; on-site noise levels for the existing apartment building fall within the range of 60-65 db CNEL noise contour level (normally acceptable), and pursuant to the Noise Element findings, on-site acoustical characteristics would be acceptable for residential living as this is an existing multi-family building constructed in 1977 in compliance with the existing Uniform Building Code and the Zoning Code at the time; the project is compatible with the goals and policies of the Housing Element and is commensurate with local and regional needs for housing opportunities in that the development provides for a wider range of housing types to meet the needs of future and current residents (Goal 1), helps promote home ownership which creates a City with high quality residential neighborhoods (Goal 2), increases a variety of housing types which provides opportunities for increased home ownership (Goal 3), provides equal housing opportunities for all persons (Goal 5), and provides a housing type that is sensitive to City's environmental and social needs (Goal 6); the Recreation Element places the existing apartment building in Recreation Planning Area No. 9 which has three parks distributed evenly throughout the Planning Area, but it is not well served because of the area's high density and size, however, this is an existing multi-family building constructed in compliance with the Zoning Code and the General Plan at the time of its construction in 1977; the Historic Preservation

Element does not identify any historical sites on the project site; the Seismic Safety and Safety Elements do not identify major hazards that could impact development in the subject area.

B. Provided the apartment building's 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. The subject property is located within the South Brand Boulevard Specific Plan area and its density is developed consistent with its R-1650 Medium-High Density Residential designation. No other specific plans are applicable to the project site and its environs.

C. The site is physically suitable for the proposed condominium conversion and will meet building code, fire department and zoning requirements as conditioned. 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 Department. 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 Water and Power Department.

D. The site is physically suitable for the proposed density. This project complies with current density requirements.

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.

H. The sanitary sewer system is adequately accommodating the existing four-unit multi-family development, and discharge of waste into the system from this project will not violate water quality standards.

I. The water and power demands that are 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 does not propose future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design and configuration. This is an existing multi-family building constructed in 1977 in compliance with the existing Uniform Building Code and Zoning Code at the time.

PUBLIC WORKS DEPARTMENT REQUIREMENTS

Engineering Division

1. The subdivision 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. In addition, 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.

GLENDALE WATER AND POWER DEPARTMENT REQUIREMENTS

GWP Water Division

2. Applicant is responsible for the current cost of a water service or fire line in accordance with the current water fee schedule at the time of installation.
3. 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 the GWP Water Department following payment of the necessary fee.
4. Any water service or fire line shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.
5. 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 offsite water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.
6. 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. Please refer to the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32) to determine the type of device required. BFP device locations must be approved by both GWP Water Department and Planning Divisions prior to installation. Final inspection and approval by the GWP Water Department of the installed facilities is required to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the local health agency before service can be granted.

GWP Electric Division

7. Contact GWP Customer Service Engineering to obtain an application for Permit to Encroach (PTE) and pay applicable fee. This fee shall be paid to GWP Electric Engineering.
 - A. Copies of Grant Deed and site and survey plans shall be provided by the developer when applying for a PTE.
 - B. The survey plan shall include all power poles adjacent to the property.
 - C. Permit to Encroach will be recorded on the property title with the Los Angeles County Assessor's Office by GWP.
8. Project to convey an easement to GWP for installation of overhead or underground lines, conduits, poles and any other appurtenances for the distribution of electric power through property as required by GWP. Contact GWP Customer Service Engineering to obtain an application for easement and pay applicable fee. This fee shall be paid to GWP Electric Engineering.

FIRE DEPARTMENT REQUIREMENTS

Fire Prevention Bureau

9. Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road, alley, and walkways giving access to and within the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4-inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke width shall be increased as needed for legibility based on visibility distance.
10. A complete automatic fire sprinkler system shall be installed throughout the structure in accordance with the recommendations of NFPA 13 and the requirements of the Glendale Fire Department. Plans and permit application shall be submitted for Fire Department approval. Riser and all sprinkler piping shall be concealed; no exposed piping on exterior permitted. Quick response sprinkler heads are required throughout the structure unless contra-indicated. Flat concealed sprinkler heads are required in all habitable areas. Installation of an automatic fire sprinkler system will be required if valuation increase is greater than or equal to 50%.
11. Provide a fire alarm system capable of notifying the occupants, audibly and visually, upon activation of the automatic fire sprinkler system. Plans and permit application shall be submitted within 30 days of issuance of the building permit.
12. Show location of automatic fire sprinkler riser, backflow preventer (not visible from the street), and Fire Department Connection (FDC – must remain visible from the street). Coordinate locations with GFD staff; provide a 3-foot clear pathway from FDC to sidewalk.
13. Smoke detectors shall be wired to the building electrical system, be equipped with battery backup, and emit a signal when batteries are low. Smoke alarms shall be interconnected, so that the activation of one alarm will activate all other alarms.
14. Installation of fire line is required; provide receipt from GWP prior to approval of architectural plans.

COMMUNITY DEVELOPMENT DEPARTMENT REQUIREMENTS

Planning Division Requirements

15. The project shall is designed to accommodate a maximum of four (4) dwelling units, one (1) recreation room and (7) seven parking spaces in substantial conformance with the tentative tract map and development plans submitted.
16. Required notification of the conversion application in compliance with Section 16.20.050 (D-H) titled Tenants' Rights, Glendale Municipal Code, shall be given to all prospective tenants prior to execution of any rental or lease agreements.
17. Notice of conversion to prospective tenants as stated in Section 66452.51 of Government Code shall be followed.

18. Include in the language of the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements (DCCRRE) that the recreation room, water heater and washers and dryers for the building shall be accessible through an exclusive easement and include these items in Articles II, III and XV, as a minimum.
19. That language in Article XV-3 titled Requirements of the City of Glendale in the DCCRRE shall make the following revisions to the satisfaction of the Director of Community Development:
 - A. Section 1 shall also include the water heater, recreation room and the washers and dryers for the building and state that units 1, 2, 3 have two parking spaces and unit 4 has one space.
 - B. Section 2 shall clarify that there are seven parking spaces and state that each storage space shall have 60 cubic feet and be an enclosed lockable area with a minimum horizontal surface of 24 square feet.
 - C. Section 3 shall remove the words "Article XV-3" and replace with the word "Declaration".
20. That the number of parking spaces and their assignment in the Parking and Storage Designation List attached to the back of the Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements shall be corrected to show seven spaces.
21. Revise the architectural building plans submitted with this subdivision application to identify the recreation room location and square footage and include it in the total square-footage calculations.
22. The Planning Division shall review the locations and screening techniques of the backflow prevention device, automatic fire sprinkler riser, and Fire Department connection prior to condominium conversion plans being approved and permits issued.

Building and Safety Section

23. A site inspection by Building and Safety Division staff on April 3, 2012 identified Building Code deficiencies that need to be corrected to the satisfaction of the Building Official as noted below. A final inspection report shall be made by the Building Official prior to final map approval, indicating the compliance with all requirements imposed by Chapter 16.20 Glendale Municipal Code.
 - A. Obtain a building permit for the exterior south facing sliding glass door in Unit No. 4;
 - B. The water heater floor drain has been improperly plugged and the opening needs to be restored to a code compliant condition.
 - C. Fire caulk the penetrations and openings in the laundry room and the water heater room to a code compliant condition; and
 - D. Repair the water heater vent in the water heater room by connecting the vent to the vent collar to a code compliant condition.

Miscellaneous Requirements

24. 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

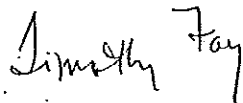
estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same 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.

Under the provisions of Section 30.62, Glendale Municipal Code, any persons affected by the above decision may appeal said determination to the City Council within ten (10) days following the date of the Director of Community Development's action on August 6, 2012. If no appeal is filed, the Director of Community Development's decision is final.

The approval or conditional approval given by the Director of Community Development on this tentative tract map expires thirty-six (36) months from the date of the Director of Community Development's action (expires July 25, 2015) unless a final tract map has been recorded within said thirty-six (36) month period. An extension of the approval may be granted for a period not to exceed six (6) additional years if requested prior to the expiration of the original thirty-six (36) month approval period.

Sincerely,

Hassan Haghani, AICP
Director of Community Development



Timothy M. Foy
Assistant Director of Community Development

cc: City Clerk; Permit Services (Howard Malis); Glendale Water & Power-Water & Electric; Fire Engineering; Glendale Unified School Dist. (Eva Rae Lueck); Public Works-Environmental Management, Engineering, Integrated Waste Management, Traffic & Transportation, Building & Safety Division; Southern CA Gas Company; Community Dev. Dept.-Neighborhood Services Div.; Hayk Martirosian.