



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

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November 17, 2011

Brian Duran
2900 Graceland Way
Glendale, CA 91206

Bill Nicoll
1671 Chevy Knoll Pl.
Glendale, CA 91206

**RE: 2425 CASCADIA DRIVE
APPEAL OF CONDITIONAL USE PERMIT CASE NO. PCUP 2005-054**

Dear Mr. Duran and Mr. Nicoll:

The Planning Commission of the City of Glendale, at its meeting held on November 16, 2011, conducted a public hearing on your appeal regarding Conditional Use Permit Case No. PCUP 2005-054 for a property located at 2425 Cascadia Drive. After due consideration, the Planning Commission **SUSTAINED** the Zoning Administrator's decision of approval for said conditional use permit application and **APPROVED** said application, subject to the findings and conditions listed in the motion adopted by the Planning Commission on November 16, 2011. Copy of the motion is attached.

Under the provisions of Chapter 30.62.060 of the Glendale Municipal Code, any person affected by the decision of the Planning Commission has the right to appeal said determination to the City Council if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented at the hearing. Any appeal must be filed within fifteen (15) days following the actual date of such action (**December 1, 2011**). Appeal forms will be provided upon request and must be filed in the Building and Safety Division, 633 East Broadway, Room 101, together with the required filing fee for such appeal, prior to expiration of the fifteen (15) day period.

If you have any questions, please call Christopher Baxter, Senior Planner at (818) 937-8162.

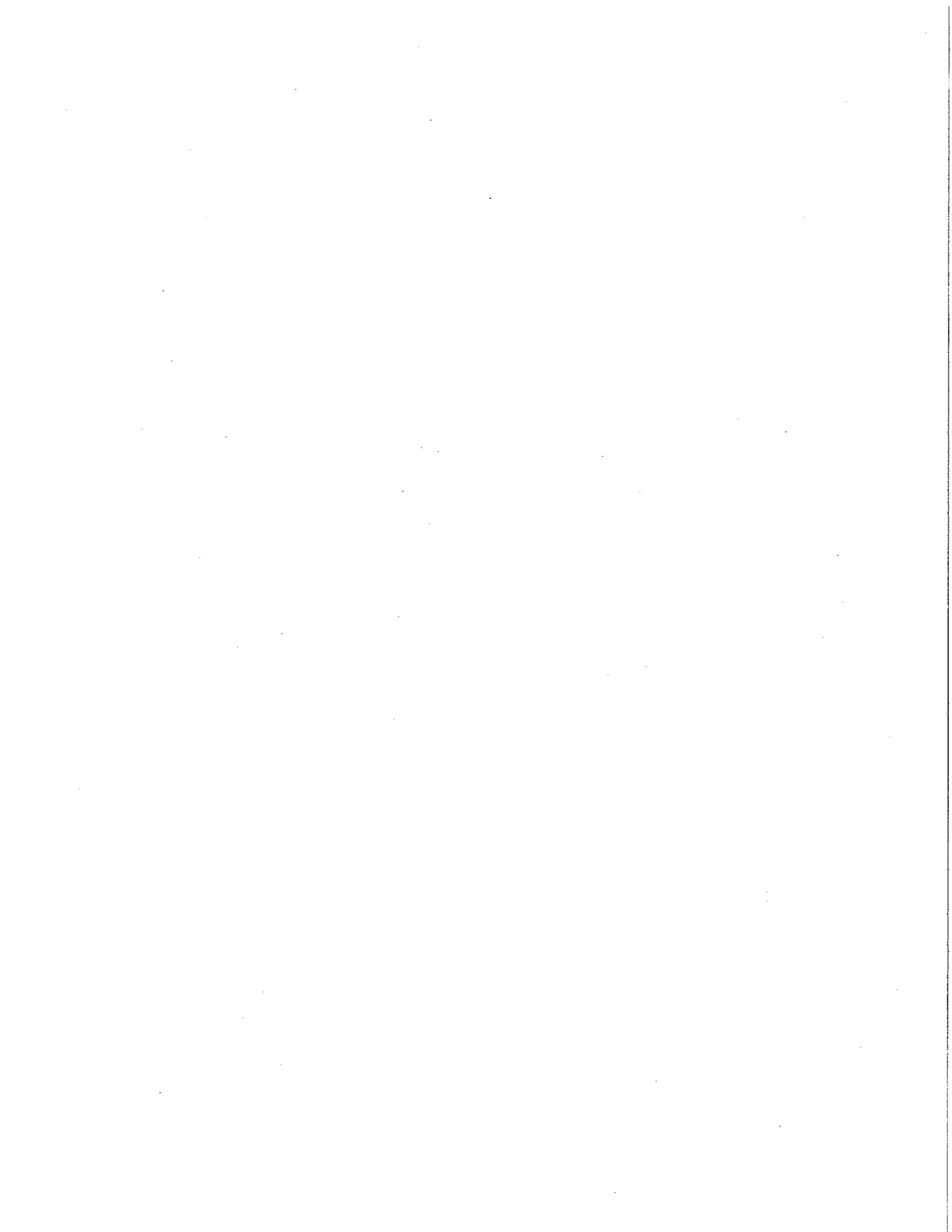
Sincerely,
Hassan Haghani, AICP
Director of Community Development Department

Christopher E. Baxter
Planner

Attachment: Motion

CC: City Clerk; City Attorney's Dept. (M.Garcia); CDD-Redevelopment; CDD-Housing; Fire Prevention Engineering Section- (D.Nickles); CDD-(H.Malis); City Engineer; Dir. of Public Works; GWP-Water (R.Takidin); GWP-Electric (M.Kelley/M.Jackson); Community Services & Parks (M.Stirdivant); CDD-Neighborhood Services (S. Delis); PW-Int. Waste Management (D.Hartwell/T.Brady); PW-Maintenance Services (D.Hardgrove); PW-Street and Field Services; PW-Environmental Management (M.Oillataguerra); PW-Traffic & Transp. (T.Mitchell); Andre Badalian, project engineer; Martin Torossian, applicant/owner.

CEB:ar



MOTION

Moved by Commission Member Scheetz, seconded by Commission Member Landregan, that upon review and consideration of all materials and exhibits of current record relative to Conditional Use Permit Case No. PCUP 2005-054, located at 2425 Cascadia Drive, and after having conducted an appeal hearing on said matter, that the Planning Commission hereby **Sustains** the Zoning Administrator's decision and **Approves** said Conditional Use Permit Case No. PCUP 2005-054 with the amended conditions noted below:

Conditions:

1. The street vacation process shall be approved and completed before any building permit application is made by the applicant.
2. A grading/drainage plan shall be submitted for the Engineering Division's review and approval, and shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
3. The subject property and this development must be connected to the City's Sanitary Sewer system. All costs involved in extending the sewer main line to serve the subject property shall be borne solely by the applicant at no cost to the City and to the satisfaction of the City Engineer.
4. The method of discharge of the onsite drainage shall be approved by the City Engineer:
 - a. All roof and on-site drainage shall be conveyed to the street via sheet flow through the driveway apron or cast iron pipes/parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction, and under separate permit.
 - b. All onsite drainage inlet devices shall be equipped with approved fossil filters or equal, and 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. This Covenant and Agreement shall be recorded against the property and shall be binding upon its owners, future owners, encumbrances, and successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owner, and based on the evidence that the terms of the Covenant and Agreement has been satisfied or is no longer necessary.
5. 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.

That flag persons shall be present at either end of that street when there are deliveries and excavations occurring and when heavy equipment is on the street. That the schedules that the developer and contractor have shall be shared with the Chevy Chase Estates Association so the members will have a local person or group that they can go to find out that information, or the developer and contractor can publish this information to the neighbors.

6. The applicant shall perform at its sole expense and at no cost to the City, the following street improvements along the entire frontage of the property on Cascadia Drive, in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer:

- a. Construct new Portland Cement Concrete integral curb and gutter two feet from the new property line location.
- b. Construct the proposed driveway apron with new five (5)-inch Portland Cement Concrete pavement. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code.
- c. The entire asphaltic concrete roadway pavement within the vicinity of the property will be inspected after the 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 (CALTRANS) Standards, at no cost to the City and to the satisfaction of the Director of Public Works.
- d. 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 that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including Glendale Water and Power, and the Public Works-Traffic and Transportation Division.

7. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.

8. Separate street, storm drain, and sanitary sewer improvement plans prepared by a Registered Civil Engineer licensed in the State of California shall be submitted to the Engineering Division for review and approval. In addition, the improvement plans shall show the location and/or the relocation/reconstruction of all existing and proposed utilities, including their underground structures (i.e. water meters, pull boxes, valves, manholes, street lights, fire hydrants, etc.).

9. The existing slopes above the proposed project may be subject to surficial slumping and sliding during the rainy season or with landscape watering. The Geotechnical and Geological reports shall provide an assessment of surficial stability of the slope and a determination as to whether mitigation measures are necessary for the protection of life and property associated with this project.

10. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

11. Show the location of the existing storm drain on the site plan. The applicant shall remove and abandon the exiting corrugated metal pipe storm drain system located within the property, and construct a new storm drain on Barnett Drive to capture storm water from the street, and connect to the existing storm drain system on Cascadia Drive located in front of the property. A 10-foot wide storm drain easement running along the westerly property line of Lot 24, shall be granted to the City to allow the new storm drain to be partially located along the westerly portion of the property. Storm drain improvements plans prepared by or under the supervision of a Registered Civil Engineer licensed in the State of California showing all the proposed on-site and off-site storm drain improvements shall be submitted to the City for review and approval.

12. The applicant shall submit a revised plan to clearly show and properly identify the new property lines, including how they transition to and join the adjacent properties to the southwest and southeast. The new property lines created for the two adjacent properties shall be clearly shown, properly identified, and labeled with its curve data, bearing and distance.

13. Retaining walls, if any, which may be required as a result of the new proposed street improvements transitioning and joining the existing street improvements along the two southerly most corners of the property shall be shown on the site plan. In addition, provide existing and finish grade contours showing the limits of grading required as a result of the retaining walls being constructed. No permanent structures, its footings and foundations shall be located within the public right-of-way.

Vote as follows:

Ayes: Astorian, Landregan, Scheetz, Yesayan, and Lee

Noes: None

Abstain: None

