glendale california

City of Glendale
Community Development Department
Planning Division

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June 5, 2018

Genesis Consulting, Inc.
Attn: Mr. Alex Y. Woo
3530 Wilshire Boulevard, Suite 1170
Los Angeles, CA 90010

RE: 1100 NORTH BRAND BOULEVARD
ADMINISTRATIVE USE PERMIT NO. PAUP 1803133 (HOTEL)

Dear Mr. Woo:

Pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.49, the Director of Community Development processed your application for Administrative Use Permit No. PAUP 1803133 to allow the on-site sales, service, and consumption of alcoholic beverages at a new hotel, located at **1100 North Brand Boulevard** in the "C3" - (Height District III) – Commercial Services Zone, described as Lots 4 and 5 of Sobey Tract, in the City of Glendale, in the County of Los Angeles.

CODE REQUIRES

(1) The sales, service and on-site consumption of alcoholic beverages requires an administrative use permit in the "C3" - (Height District III) – Commercial Services Zone.

APPLICANT'S PROPOSAL

(1) To allow the on-site sales, service, and consumption of alcoholic beverages (Type 47) at the new hotel.

ENVIRONMENTAL DETERMINATION

Mitigated Negative Declaration (Resolution No. 16-116) and Mitigation & Monitoring Program adopted by City Council on June 14, 2016.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the above analysis by Community Development Department staff, and any comments received from the public with respect to this application, this Administrative Use Permit application is **APPROVED WITH CONDITIONS**, based on the following:

A. That the proposed use will be consistent with the various elements and objectives of the General Plan.

The subject site is located within the C3 Commercial Services Zone and the General Plan Land Use Element designation of the subject site is Commercial Services. The C3 zone is intended to offer a full range of goods and services to the community located

along commercial thoroughfares. This zone features a long list of permitted land uses; a hotel is a permitted use in this zone, while the on-site consumption of alcoholic beverages requires the approval of an Administrative Use Permit. The addition of sales and consumption of alcoholic beverages in conjunction with food services is an ancillary use for the hotel and provides an option for the guests and business travelers to enjoy alcoholic beverages with their meals during their stay at the hotel. The on-site sales, service, and consumption of alcoholic beverages at the new hotel will be consistent with the General Plan's nine (9) Elements (sections): Land Use, Housing, Circulation, Historic Preservation, Open Space and Conservation, Recreation, Noise, Safety and Air Quality.

- Land Use – The project site has a land use designation of Commercial Services. The purpose of the zone is to provide for a full range of functional commercial uses (service, retail, office, restaurant, etc.) for the community. A hotel with an onsite full-service restaurant that offers alcoholic beverages throughout the hotel is appropriate in this zone as it provides a complementary commercial use in the area for travelers for the neighboring commercial businesses and residents. The sale, service and consumption of alcoholic beverages will be an ancillary use to the hotel. Therefore, the proposal is consistent with the desired land use for this district.

- Housing – The project does not include any housing units, and does not impact any proposed development of housing in the nearby neighborhood other than to allow for the onsite sale, service and consumption of alcoholic beverages in conjunction with the operation of a hotel.

- Circulation – The City's General Plan Circulation Element identifies Brand Boulevard as a Minor Arterial at this location (between Glenoaks Boulevard and Kenneth Road) and Dryden Street as a Neighborhood Collector. The predominant use and character of frontage property specified in the plan for Brand Boulevard is community commercial, in addition to high density residential; for Dryden Street, it includes low and high density residential. The proposed on-site sales, service and consumption of alcoholic beverages in conjunction with the operation of a new hotel will not affect the movement of traffic from between the minor collector and the residential neighborhood.

- Historic Preservation – The proposed use is not addressed in the Historic Preservation Element.

- Open Space and Conservation –The project site is not located within or adjacent to any open space or natural resource. The activity being evaluated under this application, "on-site sales, service, and consumption of alcohol with the sale of alcoholic beverages for on-site consumption" does not directly impact resource conservation.

- Recreation – The site is not identified for recreational use in the Recreation Element.

- Noise – The City of Glendale Noise Element of the General Plan includes community noise equivalent level (CNEL) noise contours along roadways within the City. As shown in the City's 2003 Noise Element, the project site is located "70 CNEL and over" noise contour area. The project site would be located within a normally acceptable noise level for the nature of the proposed hotel use and its activities. Mitigation measures were adopted as part of the Final Mitigated Negative Declaration to address construction-related noise impacts. Conditions have been

included to address potential noise impacts to the community from the activities associated with the on-site sale, service and consumption of alcoholic beverages at the hotel. Lastly, all activity must comply with the City's Noise Ordinance as noted in Municipal Code Chapter 8.36, which limit the exterior noise level to 60 dbA for hotel uses at all times, and 52.5 dbA at nighttime at the property line between the hotel use and the adjacent residential zone to the east (arithmetic average of the presumed ambient noise levels of 60 dbA for hotel uses and 45 dbA for residential zones at night, per GMC 8.36.050).

- Safety – The Safety Element calls for ongoing management of local crime by the Police Department. The Police Department reviewed this project. According to the Glendale Police Department, the subject property is located in a census tract that is below the recommended maximum concentration of alcohol beverage control licenses and below the citywide average of Part 1 crime statistics, as noted in Finding B. The Police Department has suggested conditions of approval that have been included in the staff recommendation to ensure there are no negative impacts to the public health, safety, and general welfare. Furthermore, the site is not located in a fault hazard area, liquefaction zone, flood zone or high fire zone.

- Air Quality – The on-site sales, service, and consumption of alcohol with the sale of alcoholic beverages for on-site consumption is not a source of or contributor to air pollution. Nonetheless, Condition #15 requires the project to comply with the City's Fresh Air Ordinance.

B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

The sales, service, and consumption of alcoholic beverages at the new hotel will not be detrimental to the public safety and welfare of the neighborhood. According to the Glendale Police Department, the subject property in census tract 3011, which allows for six On-Sale establishments. There is currently one On-Sale license in this tract. Based on arrests and Part 1 crime statistics for census tract 3011 in 2017, there were 106 crimes, which is well below the city-wide average of 180. Hotels and restaurants customarily serve alcoholic beverages as part of their food service. In addition, this ancillary service is not typically associated with public drunkenness or other alcohol-related crimes. Therefore, this request to sell alcoholic beverages is a reasonable extension of the primary use of the hotel and provides an option for the hotel guests and business travelers to enjoy drinks with their meals. The Glendale Police Department did not cite any major concerns related to the proposed Administrative Use Permit for the on-site sales, service, and consumption of alcoholic beverages at this hotel.

Twelve letters were received from neighbors during the 10-day noticing period for the Administrative Use Permit. Many of letters identified concerns regarding possible noise impacts associated with the sale, service and consumption of alcoholic beverages on the rooftop deck, and also requested limited hours of operation and use of the rooftop deck, as well as reduced hours for live entertainment and amplified music. The City acknowledges the interface between the existing C3 (Commercial Services) zone along North Brand Boulevard and adjacent R-1250 (High Density Residential) zone to the east, and the adjacency of residences, churches and schools, though the City's Noise Ordinance (GMC 8.36) prescribes limits for all noise to ensure the public health and welfare between different uses. The hotel building is setback approximately 45 feet from the rear (easterly) property line adjacent to the multifamily buildings. The rooftop deck is approximately 77 feet above grade and is setback approximately 10 feet

from the edge of building (55 feet from easterly property line). The maximum exterior noise level for hotel uses is 60 dbA at all times, while 52.5 dbA would be the limit at nighttime at the property line between the hotel use and the adjacent residential zone to the east (arithmetic average of the presumed ambient noise levels of 60 dbA for hotel uses and 45 dbA for residential zones at night, per GMC 8.36.050). Noise from the rooftop deck must adhere to these limits, and conditions have been included to specifically address potential noise impacts related to the activity on the rooftop deck, including live entertainment and amplified music. Per Condition #8, the rooftop deck will have to close at 10 p.m., seven days a week, unless the applicant/operator can demonstrate through construction noise attenuation features, such as laminated glass panels and acoustical sound curtains, that the project will be within the allowable nighttime noise limits pursuant to GMC Chapter 8.36. Acoustical analysis and documentation must be provided to the Director of Community Development and/or the Building Official to demonstrate that the activity on the roof top deck would be in compliance with the City's Noise Ordinance. If live entertainment is proposed, a Live Entertainment permit must be obtained in accordance with GMC 5.60 and must comply with the Noise Ordinance; this would be for a guitarist, jazz quartet or the like. If sound-amplifying equipment is required for the live entertainment, or if amplified music is proposed (speaker system), the City's Noise Ordinance requires the registration of the sound-amplifying equipment and adherence to the Noise standards. Amplified Sound regulations prohibit amplified sound after 10:00 p.m., and on Sundays; such regulations are codified, "recognizing that the use of sound-amplifying equipment is protected by the constitutional rights of freedom of speech and assembly, the council nevertheless feels obligated to reasonably regulate the use of sound-amplifying equipment in order to protect the constitutional rights of the citizens of this community to privacy and freedom from public nuisance of loud and unnecessary noise" (GMC 8.36.230). Any violations of the Noise Ordinance would be enforced by the Police Department and Neighborhood Services Division.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

The proposed on-site sales, service, and consumption of alcoholic beverages at the hotel will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding properties. The project site is surrounded by commercial development (various retail and office uses) and religious institutions along Brand Boulevard, as well as multi-family residential developments to the east along Dryden Street and North Maryland Avenue. Public facilities located in the immediate area of the subject site include Casa Verdugo Library at 1151 North Brand Boulevard, Fire Station 26 at 1145 North Brand Boulevard, one private (Incarnation Parish School) elementary school at 123 West Glenoaks Boulevard, located less than one-quarter mile of the project site, and a preschool and daycare (St. Mark's Pre-School & Daycare) located directly south across Dryden Street from the project site at 1020 North Brand Boulevard. While these facilities and uses are located within close proximity of the subject site, given the nature of consumption of alcoholic beverages within hotel establishments, primarily with meal service in the restaurant area, in private hotel rooms, and with meal service on the proposed rooftop deck, it is not anticipated that the applicant's request will impede their existing operations or impact the adjacent school, church or public institutional uses. The recommended conditions of approval for this Administrative Use Permit will also ensure the ancillary service of alcoholic beverages will not conflict with the nearby and above-mentioned uses. Conditions #8, 12, and 13 specifically address potential noise impacts to the community from this project, including live entertainment and amplified music associated with the service of alcoholic beverages on the rooftop deck; the deck and all activity on the rooftop deck must cease at 10:00 p.m., unless otherwise modified for sound

attenuation, as conditioned and in compliance with the City's noise ordinance. Therefore, it is not anticipated that the approval of this Administrative Use Permit will negatively impact these public facilities or impede their existing operations.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

Adequate public and private facilities, such as utilities, landscaping, and traffic circulation measures will be provided at the subject site. The hotel is currently under construction and will be a six-story building above a two-level subterranean parking garage. The Mitigated Negative Declaration (MND) adopted by the City Council in 2016, determined that environmental impacts associated with various topics including transportation/traffic would be less than significant. The hotel was approved with 85 parking spaces. Access to the subterranean parking will be provided from the main access driveway located on the Dryden Street at the south-east portion of the site. The loading area for the hotel will be located within the at-grade parking area on the easterly half of the site and would have an access from the two-way driveway. The total of 85 spaces provided on-site complies with Code and is sufficient in meeting the parking demand by employees and visitors, as supported by International Traffic Engineers (ITE) parking generation database and Land Use 310 definition for hotels, as well as the Urban Land Use Institute's (ULI) projections. The demand for parking is not anticipated to be significantly impacted by the proposed on-site sales, service and consumption of alcoholic beverages at this hotel. This Administrative Use Permit application does not propose any added floor area or modifications to the approved floor plans for this hotel to increase the parking required by Code, while the onsite service of alcoholic beverages is not anticipated to significantly increase the amount of guests to the hotel. The original Design Review Board conditions of approval included two conditions to address traffic circulation that remain in effect: 1) Provide a curb and sidewalk to replace the existing wide driveway on Brand Boulevard and use this area for passenger drop-off, and 2) Consider passenger drop-off and/or valet spaces at grade level parking area at the east side of the project. The City's General Plan Circulation Element identifies Brand Boulevard as a Minor Arterial at this location (between Glenoaks Boulevard and Kenneth Road) and Dryden Street as a Neighborhood Collector. Both streets are fully developed and provide adequate service to handle the existing traffic circulation around the site.

Required Additional Findings Of Fact For An Administrative Use Permit For Alcohol Sales, Service And Consumption

That all the criteria set forth in Section 30.42.030(E) to be considered in making the findings in subsection a. through d. above have all been met and thoroughly considered:

1) That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or that where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of off-site uses, both as recommended by the California Department of Alcoholic Beverage Control, such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration. As noted in Finding B above, the subject property is located in census tract 3011, which allows for six On-Sale establishments. There is currently one On-Sale license in this tract and the new ABC license would be the second one in the census tract. The sales, service, and consumption of alcoholic beverages at the new hotel is intended to augment the

hotel experience for guests staying at the hotel, and will not tend to encourage or intensify crime within this reporting district as noted in Finding B above. The Glendale Police Department had no concerns with this proposal, as noted in finding B above.

2) That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 20 percent of the city average for Part 1 crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district. As noted in Finding B above, the crime rate in census tract 3011 in 2017 (106 crimes reported) was well below the citywide average of 180. No evidence has been presented which would indicate that the on-site sales, service, and consumption of alcoholic beverages at the hotel would encourage or intensify crime within the district. Conditions of approval are recommended by the Police Department to ensure that the approval of this Administrative Use Permit will not tend to encourage or intensify crime within the district.

3) That such use will not adversely impact any other uses within the surrounding area (churches, public or private schools or college, day care facilities, public parks, libraries, hospitals or residential uses). As noted in Finding C above, there are two churches with associated schools, a library and a fire station within the immediate area of the subject site. The proposed on-site sales, service, and consumption of alcoholic beverages at this hotel is not anticipated to adversely impact other neighboring uses in this area since it will be ancillary to the primary use. Additionally, the Administrative Use Permit is conditioned to ensure that the function of this hotel, including the use of the rooftop deck, and the sale of alcoholic beverages will not impede or negatively impact the existing public facilities and their operations.

4) That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use. As noted in Findings C and D above, the applicant's request is not anticipated to increase the need for public or private facility. As noted in Finding D above adequate access, parking, and loading spaces will be available to serve the hotel and its users.

5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, alcoholic beverage sales for on-site consumption does serve a public convenience for the area. The sales, service, and consumption of alcoholic beverages at the hotel will serve a public necessity or public convenience for the area due to this being an added amenity for the guests of the hotel. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and uses.

CONDITIONS OF APPROVAL

APPROVAL of this Administrative Use Permit shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.

2. That all necessary licenses as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.

3. That sufficient measure shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.

4. That the on-site sales, service, and consumption of alcoholic beverages shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control (ABC).

5. That the sale of alcoholic beverages for consumption off the premises is strictly prohibited.

6. That the hotel shall operate a bona fide restaurant with a menu containing an assortment of foods normally offered in full-service restaurants. Food service must be available at all times and in all areas of the premises where and when alcohol is sold and consumed. At no time shall the hotel's ground floor restaurant, meeting rooms or rooftop deck be solely and exclusively used for the sale, service and consumption of alcohol.

7. That the sales, service or consumption of alcoholic beverages shall be permitted only between the hours of 9:00 a.m. to 2:00 a.m. seven days per week.

8. That the rooftop deck shall be closed to the public, including hotel guests, at 10:00 p.m., seven days a week, unless the applicant can demonstrate through construction noise attenuation features, such as laminated glass panels and acoustical sound curtains, that the project will be within the allowable nighttime noise limits pursuant to GMC Chapter 8.36. The applicant shall provide an acoustic analysis as part of the building permit process or other approval procedures to the Director of Community Development and/or the Building Official to demonstrate that the operation of the roof top deck would be in compliance with the City's Noise Ordinance.

9. That no area in the hotel establishment shall be operated as a tavern. Taverns include bars, pubs and cocktail lounges. Any establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a separate Conditional Use Permit.

10. That no area in the hotel establishment shall be operated as a nightclub, having a dance floor area greater than 200 square feet. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and requires approval of a separate Conditional Use Permit.

11. That the hotel's ground floor restaurant and rooftop deck shall not be operated as a banquet hall. According to the definition of a "Restaurant, full service", the restaurant may not have greater than thirty (30) percent of the serving area available for private party rental where access by the general public is restricted.

12. That live entertainment may be allowed on the premises, provided that a Live Entertainment permit be obtained in accordance with GMC 5.60. Live entertainment on the rooftop deck shall not be allowed after 10:00 p.m. seven days a week, unless the applicant can demonstrate through construction noise attenuation features, such as laminated glass panels and acoustical sound curtains around the rooftop deck, that the

project will be within the allowable nighttime noise limits pursuant to GMC Chapter 8.36. The applicant shall provide an acoustic analysis as part of the building permit process or other approval procedures to the Director of Community Development and/or the Building Official to demonstrate that the operation of the roof top deck would be in compliance with the City's Noise Ordinance.

13. That an amplified sound permit shall be obtained, if required, and in compliance with GMC 8.36. No speaker systems shall be installed at the rear of the building on the ground floor or in the parking area along the easterly property line. Speakers on the rooftop deck shall not be oriented to the east towards the residential neighbors. No amplified music shall allowed after 10:00 p.m. and on Sundays in compliance with GMC 8.36.

14. That the business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace, including GMC 8.36 Noise Control of the Glendale Municipal Code.

15. That the hotel establishment shall adhere to the City's Fresh Air (smoking) Ordinance, Title 8, Chapter 8.52 of the Glendale Municipal Code.

16. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.

17. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.

18. That a Business Registration Certificate be applied for and issued for a hotel establishment with the sale, service, and consumption of alcoholic beverages, subject to the findings and conditions outlined in this decision letter.

19. That any expansion or modification of the facility which intensifies the existing business shall require a new Administrative Use Permit application. Expansion shall constitute changes to the use or operation, or any physical changes as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.

20. That authorization granted herein shall be valid for a period of ten (10) years until ***JUNE 5, 2028.***

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission 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. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections and incompleteness may be corrected before the appeal period expires. Any appeal must be filed on

the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **June 20, 2018,** at the Permit Services Center (PSC), 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 5:00 p.m.

APPEAL FORMS available on-line: http://www.glendaleca.gov/appeals

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars ($1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars ($500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCATION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, administrative use permits, and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a conditional use permit at least ten (10) days' notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

GMC CHAPTER 30.41 PROVIDES FOR

Termination
Every right or privilege authorized by an administrative use permit shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

Extension
An extension of the administrative use permit may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and

demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of the administrative use permit.

Cessation
An Administrative Use Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Use Permit for one year or more in the continuous exercise in good faith of such right and privilege.

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. This would include clarification, 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Vilia Zemaitaitis at (818) 937-8154 or vzemaitaitis@glendaleca.gov.

Sincerely,
Phil Lanzafame
Director of Community Development

Bradley Collin, Senior Planner
Planning Hearing Officer

BC:VZ:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); 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/B. 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); and case planner – Vilia Zemaitaitis.