



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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February 6, 2019

My California, LLC
c/o Robert Longuryan
5144 Los Caballeros Way
Los Angeles, CA 90027

**RE: 364 WEST CALIFORNIA AVENUE
TENTATIVE TRACT MAP NO. 82226 (PTTMCP 1820377)**

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on February 6, 2019, conducted a public hearing on your application and **APPROVED WITH CONDITIONS** (thirty-one conditions), for a tentative subdivision map filed showing a proposed development of land, located at **364 West California Avenue**, for the purpose of creating a new five (5)-unit residential condominium project, in the "R-1250" – High Density Residential Zone, described as Lot 18, Block 2, Moore's Resubdivision of a Portion of Block 9 of Glendale Boulevard Tract per Map Book 9-135a, in the City of Glendale, as recorded in the Office of the Recorder in the County of Los Angeles.

ENVIRONMENTAL DETERMINATION

This project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures", pursuant to State CEQA Guidelines Section 15303(b) because the development results in six or fewer units.

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 19, 2019)**, 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 ten (10)-day period, on or before **FEBRUARY 19, 2019**, at the Building and Safety Section, 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 p.m.

If you have any questions, please do not hesitate to call me at (818) 937-8181.

Sincerely,

Phil Lanzafame
Director of Community Development Department



Vista Ezzati
Planner

VE:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); 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 – Vista Ezzati.

MOTION

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Lee, // that upon review and consideration of Tentative Tract No. 82226, and after reviewing the records, files, report, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 82226 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-one (31) 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 thirty-four (34) dwelling units per acre, which is consistent with the R-1250 Zone, and the high density residential standards of the Land Use Element; West California Avenue has been designated as an urban collector street according to the Circulation Element; the project site is located in an area where the ambient noise contour level is 60-65 CNEL, as shown on the map of the 2030 Noise Contours of the City's Noise Element, and therefore, conditionally acceptable for multi-family uses and will be constructed to reduce interior noise to acceptable levels; the project is compatible with the goals and objectives of the Housing Element as it contributes to the provision of a wide range of housing types to meet the needs of current and future residents (Goal 1), it provides increased opportunities for home ownership (Goal 3), it provides equal housing opportunities for all persons (Goal 5), and provides housing that is sensitive to environmental and social needs (Goal 6); the Recreation Element places the subject property in Recreation Planning Area No. 6 that is underserved by parks with only three located in the area, the applicant is subject to payment of park fees to offset impacts to parks; the Historic Preservation Element does not identify any historical sites in the project area; the Safety Element does not identify major hazards that could impact development in the subject area; the Open Space Element does not designate this site as open space.
- 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. No Specific Plans are applicable to the project site and its environment.
- C. The site is physically suitable for the proposed multi-family residential 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 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 Division. 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 Division.
- D. The site is physically suitable for the proposed density. The project will provide for a density equal to that allowable under the existing R-1250 zoning classification and the density will be consistent with the recommendations of the Land Use Element. The density will be comparable to that of apartments and condominiums already existing in the area.

- E. Adherence to the development criteria and conditions of approval will prevent substantial environmental damage and any impact to fish or wildlife or their habitat. This development is exempt from environmental review in accordance with the California Environmental Quality Act.
- 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 public 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

Planning Division staff recommends that Tentative Tract No. 82226 be approved 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, and the following additional conditions:

Public Works Department Requirements

1. A Tract map shall be required. The subdivision project shall comply with all provisions of applicable State laws and Subdivision Ordinances of the City of Glendale, and the Glendale Municipal Code. 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. Survey monuments shall be set in accordance with the standards of the Director of Public Works Office and to the satisfaction of the Director of Public Works. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
2. The applicant shall comply with all the requirements under Grading Permit No. 1811.
3. All onsite drainage devices shall meet NPDES requirements. The applicant shall enter into a Covenant & Agreement with the City for the replacement, installation, and maintenance of all NPDES related drainage devices and grant inspection rights to the City.
4. 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 along California Avenue, in accordance with the Standard Plans for Public Works Construction Manual, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer:
 - a. Remove and replace all broken curbs, gutters, sidewalks, landscaping, and irrigation. Install new irrigation if necessary.

- b. Any unused driveway apron shall be removed and replaced with curb, gutter, sidewalk, landscaping, and irrigation.
 - c. The entire asphalt concrete roadway pavement within the vicinity of the property shall 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 application 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 the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division.
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.

Planning Division Requirements

6. The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. 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 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.
7. The project shall be designed to accommodate a maximum of five (5) dwelling units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
8. All ground and roof-mounted equipment shall be fully screened from view.
9. The applicant shall modify the building permit for construction of a new condominium, not an apartment building. The building shall comply with new condominium standards in GMC Chapter 16.16.
10. The modified building permit shall be revised to reflect the bedroom counts for each unit accurately.
11. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
12. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
13. The applicant shall pay all appropriate development impact fees established by City ordinance and resolutions to the satisfaction of the Building Official.
14. All electrical, communication, fire alarm, and television service shall be provided underground.

15. That backflow prevention devices shall be installed in a location to the satisfaction of the Director of Community Development.
16. That the Final Tentative Tract Map shall be revised to reflect the bedroom counts for each unit accurately to the satisfaction of the Director of Community Development.
17. That the applicant shall revise the CC&R's to reflect the bedroom counts for each unit accurately to the satisfaction of the Director of Community Development.

GWP (Water) Requirements

Backflow Prevention

18. Backflow prevention (BFP) devices are required for the following water services:
 - a. Potable Water, Irrigation
 - b. Potable Water, Fire
 - c. Potable Water, Multi-family (4 units +)
19. Backflow prevention (BFP) devices are required for each service connection(s) listed above from the City of Glendale, per the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32). BFP device locations must be approved by both GWP and Planning Departments prior to installation. All BFP's are required to be installed as close as practical to the point of connection for meter service/water distribution system protection on the domestic, irrigation, and fire services. Installation of the BFP's must meet the 12" MIN – 36" MAX above finished street grade, 24" minimum front clearance, 12" minimum back and side clearance, and in a manner where it is readily accessible for inspection, testing and maintenance. The backflow installation must be inspected prior to burying or covering the pipes to confirm no cross-connection existing. GWP will also need to inspect the installed facilities prior to receiving service to ensure adequate backflow protection. The BFP device must be tested immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health before service can be granted. All work shall be to the satisfaction of the Director of Water and Power.
20. A separate fire line is required for this project. A Double Check Detector Assembly (DCDA) is required to be installed as close as practical to the point of connection and the property line. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved DCDA. GWP's Cross-Connection Control Program must approve the BFP installation location, and all work shall be to the satisfaction of the Director of Water and Power. The applicant shall schedule a final inspection by the GWP Cross-Connection Control Program prior to the final map.
21. A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the potable service for multi-family (4 units +), commercial and irrigation use. A RP Backflow Prevention Assembly is required to be installed as close as practical to the recycled water service for dual plumbed, commercial and irrigation use. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved RP and must GWP's Cross-Connection Control Program must approve the BFP installation location. The applicant shall schedule a final inspection by the GWP Cross-Connection Control Program prior to the final map.

22. Insert STD Detail Drawings 6561-A, 6528-A & 6762-A on plans and specify location/manf/model/size of backflow prevention assembly and adhere to clearance requirements. All backflow prevention assemblies are required to be installed at street grade and as close as practical to property line/service connection. Sub-level installations are not allowed. All installations shall be to the satisfaction of the Director of Water and Power.

Potable Water

23. Developer is responsible for the cost of a water service or fire line installation in accordance with the water fee schedule applicable at the time of installation.
24. Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
25. A complete set of plumbing plans and fire sprinkler plans shall be submitted to GWP Water Engineering for review and approval prior to request of new domestic water service and new fire line respectively
26. 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 GWP following payment of the necessary fee.
27. 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.
28. 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 and to the satisfaction of the Fire Chief.
29. All water facilities shall be protected in place during construction of the subject project. All water valves, water meter boxes, water vaults and fire hydrants must be relocated and set to finished grade when necessary at project's expense and to the satisfaction of the Fire Chief and the Director of Glendale Water and Power.

Miscellaneous Requirements

30. 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.

31. This tentative tract map approval shall be valid for thirty-six (36) months or until approval of the final map, whichever occurs first, in accordance with local and state laws.

Adopted this 6th day of February, 2019.

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

VOTE

Ayes: Astorian, Chraghchian, Lee, Shahbazian

Noes: None

Absent: None

Abstain: None