



PRE-APPLICATION PROCESS

The purpose of the pre-application process is for applicants to demonstrate a thorough assessment of their project in relation to applicable City codes, Community Plans, Design Guidelines, and the General Plan, and for staff to provide feedback to the applicant to ensure a successful project.

This package is intended to assist applicants in preparing a meaningful project submittal that will save time and resources in the processing of entitlements and permits. The more information applicants provide and the more detailed the submittal, the more accurate and constructive staff's review and input will be toward a successful project.

The goal at the conclusion of the meeting(s) with Planning staff is to provide direction on next steps in the land use entitlement process including:

- Issues that will need to be addressed prior to entitlement submittal(s);
- Processing timeframe(s) and specific requirements for entitlement(s); and
- Additional information and studies or reports necessary for entitlement submittal(s)

How do I start?

Before contacting the Planning Division to begin the pre-application process, applicants need to review City Records, applicable Codes, Community Plans, Design Guidelines, and the General Plan. Below are links to information accessed from the City's website:

Zoning & Historic Status https://csi.glendaleca.gov/csipropertyportal/	Building and Safety – Permit Records Request https://www.glendaleca.gov/home/showdocument?id=18355
Zoning Requirements & Development Standards http://qcode.us/codes/glendale/ (GMC Title 30 – Zoning & GMC Title 16 - Subdivisions as applicable.)	Design Guidelines https://www.glendaleca.gov/government/departments/community-development/planning-division/codes-and-regulations/design-guidelines
City-Wide Plans (Strategic Plans) https://www.glendaleca.gov/government/departments/community-development/planning-division/city-wide-plans	Historic Preservation https://www.glendaleca.gov/government/departments/community-development/planning-division/historic-preservation
Specialty Maps (i.e. ridgelines, setbacks, hillside slopes, etc.) https://www.glendaleca.gov/government/departments/community-development/planning-division/services/specialty-maps-	Contact other City Departments (i.e. Building and Safety, Public Works, Fire, etc.) regarding specific requirements related to project proposal.

My research is complete, now what?

1. Prepare preliminary drawings/ sketches for your project.
2. Visit the Planning Counter at the Permit Services Center with preliminary drawings and photos of the property for staff to determine if the pre-application process is appropriate based on the scope of your project.
3. Obtain a Pre-application submittal packet from the Planner.
4. Prepare all necessary information from the checklist and contact Planning staff to have a case planner assigned. Requests for a specific case planner are not accommodated.
5. Schedule an appointment with the planner to submit your pre-application submittal package.
6. The planner will review the submittal package and verify the checklist has been completed.
 - If the package is incomplete per the checklist requirements, your application will be returned and an appointment will be necessary to resubmit.
7. If all necessary information has been provided, the planner will accept the application for review.

What happens once I have submitted for pre-application review?

Please be advised that once submitted, you will have a maximum of two meetings with your case planner regarding your project, prior to submitting any entitlement application(s).

Step 1: 1st Meeting	Step 2: Pre-Application Resubmittal
<ol style="list-style-type: none"> 1. Applicants should come prepared with questions related to the project or City requirements 2. Case planner will provide a letter to the applicant approximately 2 weeks after the meeting summarizing staff's feedback in relation to the Zoning Code, design guidelines, and community plans. 	<ol style="list-style-type: none"> 1. Applicants will provide a formal written response to staff's letter and identify how all comments have been addressed 2. Case planner will review the resubmittal and contact applicant within approximately 2 weeks. If there are no additional comments, staff will provide information for entitlement submittal(s). 3. If there are remaining issues, the case planner will schedule a second, and final, meeting.
Step 3: 2nd Meeting (if necessary)	Step 4: Final Pre-application Submittal
<ol style="list-style-type: none"> 1. Case planner will discuss outstanding items with applicant and identify solutions. 2. Case planner will provide a letter to the applicant approximately 2 weeks after the meeting summarizing staff's feedback. 	<ol style="list-style-type: none"> 1. Applicants will provide a formal written response to staff's letter and identify how all remaining comments have been addressed. 2. Case planner will review the resubmittal and will contact the applicant within approximately 2 weeks and provide information on entitlement submittal(s).

Please Note:

1. Failure to furnish any of the requested information will delay action on the request. Only complete applications will be accepted.
2. Applicant is responsible for compliance with all applicable codes, guidelines, and community plans, whether or not described in this submittal packet.
3. Failure to address comments provided by staff may result in recommendation of denial for requested entitlement(s).
4. Additional information may be required based on the scope of work and changes to project.
5. The Permit Services Center is open Monday thru Friday from 7 am to 12 pm (except holidays) and is located at 633 East Broadway, Room 101, Glendale, CA 91206.

Planning Application Process

Pre-Application

Application

1

Applicant Research

- City records
- Zoning, Design Guidelines, City plans
- Site conditions
- Other City Department requirements



2

Initial Review

- Prepare preliminary drawings
- Consult with planner at counter
- Receive pre-application checklist



3

Prepare Submittal Packet

- Prepare packet per checklist
- Request Case Planner
- Submit pre-application packet



4

Pre-Application Review

- Planner reviews, gives feedback
- Applicant addresses feedback
- Applicant resubmits (1x max)



5

Entitlement Application

- Planner provides checklist
- Applicant prepares and submits
- Planner deems application complete



6

Prepare for Public Review

- Hearing date scheduled
- Planner prepares staff report
- Applicant posts public notice sign



7

Hearing and Decision

- Public and Board feedback
- Final decision letter issued
- 15-day appeal period



8

Plan Check

- Planner approves for submittal
- Applicant submits to Building Division
- Plan check feedback
- Applicant corrects and resubmits





PRE-APPLICATION SUBMITTAL FORM

STAFF USE ONLY

Pre-Application Case No.: _____

Case Planner: _____

Date Submitted: _____

All submittal requirements for pre-application must be discussed with a planner at the Permit Services Center (633 E. Broadway, Rm. 101) prior to submittal. After you have completed your application packet and are ready to submit, call the Planning Division at (818) 548-2140 to request a case planner assignment. Please complete (PRINT or TYPE) the following information:

PART 1 – PROPERTY INFORMATION

Project Address: _____ Zone(s): _____

APN No(s): _____ Lot Size: _____

Property Legal Description: _____

PART 2 – APPLICANT INFORMATION

First Name

Last Name

Company

Street Address

City

State

Zip Code

Area Code - Phone Number

Email Address

PART 3 – PROJECT INFORMATION

Project Type (check one):

- Single-Family
- Single-family Hillside
- Multi-family Residential
- Commercial
- Industrial
- Mixed-Use
- Other, please specify: _____

Scope of Work: Provide a detailed scope of work for your project (i.e., existing and proposed uses, square footages, architectural style change, demolition, etc.). For additions, indicate change in height/number of stories if applicable.

PART 4 – DEVELOPMENT STANDARDS FORM

Applicant is responsible for completing the development standards spreadsheet and including it with the pre-application submittal package. Review the requirements outlined in the Zoning Code (GMC Title 30) to complete the form: <http://gcode.us/codes/glendale/>

PART 5 – ENTITLEMENTS

Please indicate which entitlements you intend to apply for based on the scope of your proposal (i.e. Design Review, Variance, Parking Reduction Permit, etc.) Depending on the scope of your project, more than one entitlement may be required.

- Administrative Exception (GMC 30.44)
- Administrative Use Permit (GMC 30.49)
- Conditional Use Permit (GMC 30.42)
- Density Bonus (GMC 30.36)
- Design Review (GMC 30.47)
- Parking Exception Permit (GMC 30.32.020)
- Parking Reduction Permit (GMC 30.50)
- Parking Use Permit (GMC 30.51)
- Subdivision (i.e. Raw Land, Condominiums, etc.) (GMC 30.11, and GMC Title 16)
- Variance (Use, Setback, or Standards) (GMC 30.43)
- Other, please specify: _____

PART 6 – ENVIRONMENTAL CONCERNS

Please answer the questions below. This information will be necessary for staff to determine if additional environmental review will be required in accordance with the California Environmental Quality Act (CEQA).

1. Is the subject property located in any of the following areas?
Primary Ridgeline: Yes No Secondary Ridgeline: Yes No Blueline Stream: Yes No
2. Is the subject property located in any of the following Landslide Hazard-Prone areas?
Liquefaction Zone: Yes No Landslide Hazard Zone: Yes No
 • If yes to either of the above, have you prepared a Geotechnical Study? Yes No
3. Are there any Indigenous Trees (oak, bay, sycamore) on or within 20 feet of site? Yes No
If you answered yes:
 - Removal Proposed? Yes No
 - Have you consulted with the Public Works Urban Forestry Division? Yes No
 - Have you prepared an Indigenous Tree Report yet? Yes No
4. The following information will be required to determine if the property is a historic resource.
 - Year Built (existing development): _____ Demolition Proposed Yes No
 - Located in a Historic District? Yes No If yes, is it a contributor? Yes No
 - Is this a National, State, or Glendale Register property? Yes No
 - Property previously identified/surveyed as a historic resource by the City? Yes No
5. The following information is required for single-family development on hillside properties.
 - Topographic Survey Prepared Yes No
 - Average Current Slope (GMC 30.70. 200) Yes No
 - Anticipated Amount of Grading: _____ CY (Import: _____CY Export: _____ CY)

Note: Failure to furnish any of the requested information will delay action on the request. Only Complete Applications will be accepted. Attach additional pages as needed.



DEVELOPMENT STANDARDS FORM

Single-Family Residential Development (R1, R1R, ROS zoned properties)

Applicant is responsible for providing the following zoning information as part of the pre-application packet. Please note, this form is not entirely inclusive, rather it addresses general zoning information required to review the project at a preliminary stage. Additional standards may apply for future review, and the applicant is responsible for researching and addressing these standards as part of the project proposal. Failure to complete this form in its entirety will prohibit Planning staff from accepting the application.

For those features not applicable to the project, indicate this with "N/A". For those features marked with a *, provide the information as square footage and percentage of lot.

Residential District General Development Standards		
Development Feature (Table 30.11-B)	Zoning Code Requirement	Project Proposal
Lot Area		
Residential Density		
Floor Area Ratio *		
Lot Coverage *		
Street-Front Setback		
Street-Side Setback		
Interior Setback		
Primary Building Height		
Accessory Building(s) Height		
Accessory Building(s) Floor Area (GMC 30.11.020, Table 30.11-A)		
Accessory Structure(s) Height		
Permanently Landscaped Open Space *		
Ungraded Open Space * (GMC 30.11.040)		
Parking and Loading (GMC 30.32)	Zoning Code Requirement	Project Proposal
Number of Spaces		
Garage Dimensions and Size (sq. ft.)		
Garage Door Width & Vertical Clearance		
Driveway Width and Length		
Driveway Slope (%)		



PRE-APPLICATION SUBMITTAL CHECKLIST

Single-Family Residential Development (Additions & New Construction)

All submittal requirements for pre-application must be discussed with a planner at the Permit Services Center (633 E. Broadway, Rm. 101) prior to submittal. After you have completed your application packet and are ready to submit, call the Planning Division at (818) 548-2140 to request a case planner assignment.

Zoning Information/ Project Data
<input type="checkbox"/> Provide a full tabulation of all existing and proposed : <ul style="list-style-type: none"> <input type="checkbox"/> Floor Area (measured from the exterior walls)* <input type="checkbox"/> Lot Coverage* <input type="checkbox"/> Landscaping* <input type="checkbox"/> Ungraded Open Space* (For properties with an ACS over 30%) <p><i>*Show as square feet and percent of lot (ratio).</i></p>
Staff Comment(s):
Topographic Survey
<input type="checkbox"/> For properties that have a hillside slope and are not relatively flat, provide a topographic survey of the subject property prepared by a licensed Land Surveyor or Registered Civil Engineer at a horizontal map scale of 1"=100' or larger. This will include most R1R and ROS, and some R1 zoned properties. <ul style="list-style-type: none"> <input type="checkbox"/> Survey shall include calculation of the "average current slope" as defined by GMC 30.70.200. <input type="checkbox"/> Survey shall use a contour level no greater than two (2) feet. <input type="checkbox"/> Shall be wet stamped and signed by the engineer/surveyor. <p><i>Note: Restrictive development standards apply for properties in the R1R and ROS zones with an average current slope of 30% or greater. (GMC 30.11)</i></p>
Staff Comment(s):
Existing Site Plan
<input type="checkbox"/> Provide an existing site plan that is fully dimensioned at a minimum 1/16" scale that includes: <ul style="list-style-type: none"> <input type="checkbox"/> Property lines and dimensions, street name(s), north arrow, and graphic scale. <input type="checkbox"/> Existing development with all building to property line distances. <input type="checkbox"/> Areas (structures, building, etc.) to be demolished. <input type="checkbox"/> Sidewalk, parkway, driveway apron, street(s) and/or alleys. <input type="checkbox"/> Parking – Provide dimensions for the interior clear space of the garage, garage door width and vertical clearance, and driveway width & length. <input type="checkbox"/> Landscape and hardscape areas (i.e. walkways and driveways) and other property features (i.e. existing walls, fences, gates, etc.). <input type="checkbox"/> Mechanical and service areas (i.e. AC unit(s), pool equipment, trash location, etc.) <input type="checkbox"/> For retaining walls, show existing and finished grade (on both sides of the wall) and top of wall elevations at various points along the wall. <input type="checkbox"/> Identify location and type of existing trees on the property and within 20 feet of site. <input type="checkbox"/> Oak, Bay, and Sycamore trees are protected indigenous trees and their location and dripline must be identified if on or within 20 feet of site. Contact Urban Forestry at 818 548-3950 for additional information. <ul style="list-style-type: none"> <input type="checkbox"/> If none present, provide the following note: "There are no oak, bay or sycamore trees on the lot or within twenty (20) feet of the site."
Staff Comment(s):

Proposed Site Plan

- Provide a proposed site plan that is fully dimensioned at a minimum 1/16" scale that includes:
 - Property lines and dimensions, street name(s), north arrow, and graphic scale.
 - Sidewalk, parkway, driveway apron, street(s) and/or alleys.
 - Parking – Provide dimensions for the interior clear space of the garage, garage door width and vertical clearance, and driveway width & length.
 - Proposed development with building to property line distances identified, measured perpendicular to property line.
 - Landscape, hardscape (i.e. walkways and driveways) and other property features (i.e. existing walls, fences, gates, etc.). Existing features should be identified as (E) to remain.
 - Mechanical and service areas (i.e. AC unit(s), pool equipment, trash location, etc.)
 - For new retaining walls, show existing and finished grade (on both sides of the wall) and top of wall elevations at various points along the wall. *Note: Additional sections may be required.*
 - Oak, Bay, and Sycamore trees are protected indigenous trees and their location and dripline must be identified if on or within 20 feet of the site. Contact Urban Forestry at 818 548-3950 for additional information.
 - If none present, provide the following note: "There are no oak, bay or sycamore trees on the lot or within twenty (20) feet of the site."

Staff Comment(s):

Neighboring Properties

- On a separate drawing, provide the proposed site plan drawing and include the following:
 - Two immediately adjacent properties on either side of the subject property and across the street. Sidewalk, parkway and street shall be shown.
 - Properties adjacent at the rear shall also be shown.
 - Window locations for all properties, including the proposed project.
 - Second-story projects: window locations shall be shown with a different color than those for the first floor with a legend provided.
 - Identify the approximate street-front and street-side setbacks of neighboring properties.

Prints showing location of building footprints may be obtained from the Public Works, Engineering Section located at 633 E. Broadway, Room 204.

Staff Comment(s):

Floor Plan

- Fully dimensioned floor plans drawn to a minimum scale of 1/8" to include:
 - Proposed floor plan(s) of residence with window/door locations and interior layout/rooms clearly identified.
 - For single-family additions, key drawings to and provide a legend for walls being demolished, new, and existing to remain.

Staff Comment(s):

<p>Roof Plan</p> <ul style="list-style-type: none"> <input type="checkbox"/> Fully dimensioned roof plan drawn to a minimum scale of 1/8" to include: <ul style="list-style-type: none"> <input type="checkbox"/> Proposed roof plan with pitches, dormer(s), downspouts, vents and skylight(s) identified as applicable. <input type="checkbox"/> Identify the roof eaves and provide dimensions. <input type="checkbox"/> For single-family additions, identify existing roof areas to remain.
<p>Staff Comment(s):</p>
<p>Demolition Plan (Single-Family Additions)</p> <p><i>If demolition of the total outside wall and roof area exceeds 50% of existing, the project is considered new construction and must comply with all Zoning requirements for a new single-family residence, including but not limited to setbacks, garage dimensions, and Design Review Board approval.</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Fully dimensioned drawings at a minimum scale of 1/8" with area calculations that identify existing wall and roof area to remain and to be demolished. <ul style="list-style-type: none"> <input type="checkbox"/> Drawings shall include an existing floor plan, roof plan, and elevations. <input type="checkbox"/> Demolition Calculation: $(A + B) / (C + D) = X$ **If X is 0.5 or greater, property loses all non-conforming rights. A = Area of existing walls to be demolished. B = Area of existing roof to be demolished. C = Total area of the existing walls (to remain and demolish). D = Total area of the existing roof (to remain and demolish). <p><u>Demolition includes sister-framing, replacing an existing wall or portion of a wall or a roof rafter, and abandoning in place the wall or roof (i.e. California Roof). Refer to GMC 30.60.040.B for additional information.</u></p>
<p>Staff Comment(s):</p>
<p>Building Elevations</p> <ul style="list-style-type: none"> <input type="checkbox"/> Fully dimensioned elevation views of all sides of the building drawn to a minimum scale of 1/4" to include: <ul style="list-style-type: none"> <input type="checkbox"/> For single-family additions, clearly identify the existing and new addition on the drawing. <input type="checkbox"/> Specifications of all exterior materials, with color reference names and numbers <input type="checkbox"/> Detail materials, boundary walls, doors, and exterior façade features.
<p>Staff Comment(s):</p>
<p>Windows and Exterior Doors</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide as detailed information as possible related to the windows and exterior doors, such as schedules, materials, and section details. Windows shall comply with the City's Window Design Guidelines.
<p>Staff Comment(s):</p>
<p>Building Cross Sections</p> <ul style="list-style-type: none"> <input type="checkbox"/> Two (2) representative building sections (N/S and E/W) at an appropriate scale to indicate: <ul style="list-style-type: none"> <input type="checkbox"/> Overall height of the development, measured from the lowest elevation point. Clearly show the highest and lowest point of the development. <input type="checkbox"/> Floor to ceiling heights of each floor, including basement and attic areas.
<p>Staff Comment(s):</p>

<p>Site Sections</p> <ul style="list-style-type: none"> <input type="checkbox"/> If property exceeds a 20 percent average current slope, a section through the building, entire site and immediately adjacent properties must be shown at an appropriate scale. <ul style="list-style-type: none"> <input type="checkbox"/> If the site slopes in two directions, two sections are required <input type="checkbox"/> Grade level – refer to GMC 30.70.080 for definition of grade.
<p>Staff Comment(s):</p>
<p>Photographs</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provide one set of printed color photographs on 8 ½" x 11" paper of the following: <ul style="list-style-type: none"> <input type="checkbox"/> Photo survey of the property keyed to the existing site plan that clearly shows all existing conditions on the property including existing building elevations and yard areas. <input type="checkbox"/> Photos of the existing house as seen from the street(s) from varying angles. This should also include contextual photos of any adjacent neighboring properties. <p><i>All photos must be current. Google Street View images will not be accepted. Photographs should show both the general character and condition of the property, as well as specific features involved in applicant's request.</i></p>
<p>Staff Comment(s):</p>
<p>Architectural Guidelines</p> <ul style="list-style-type: none"> <input type="checkbox"/> Submit a typed description or statement (on an 8 ½" by 11" sheet of paper) describing your project and how it does or how it will comply with the Comprehensive Design Guidelines and/or adopted Community Plans; available online at www.glendaleca.gov/planning. The description or statement should address the following topics: <ul style="list-style-type: none"> • <u>Site Planning</u>: Involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, prevailing setbacks on the street, neighborhood patterns, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking. • <u>Mass and Scale</u>: New projects should fit well with surrounding building fabric, with an architectural concept that governs massing and height. While new proposals need not copy existing development, mass and scale should respect adjacent building context and topography. • <u>Design and Detailing</u>: Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building must be well designed on all sides.
<p>Staff Comment(s):</p>

Note: Failure to furnish any of the requested information will delay action on the request. Only Complete Applications will be accepted. Attach additional pages as needed.

<p>STAFF USE ONLY</p> <p>Pre-Application Case No.: _____ Case Planner: _____</p> <p>Date Submitted: _____</p>
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