

May 20, 2020

Patrick Chraghchian  
245 South Los Robles Avenue, Suite 100  
Pasadena, CA 91101  
&  
Techna Land Co.  
Attn: Hayk Martirosian  
1545 North Verdugo Road, # 2  
Glendale, CA 91208

**RE: 520 NORTH CENTRAL AVENUE, and  
521 NORTH ORANGE STREET  
VESTING TENTATIVE TRACT MAP NO. 82713**

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on May 20, 2020, conducted a public hearing on your application and **APPROVED WITH CONDITIONS [thirty-four (34) conditions]**, for a vesting tentative subdivision map has been filed showing a proposed development of land at 520 North Central Avenue and 521 North Orange Street, for the purposes of creating a new 98-unit residential condominium, and a one (1) unit commercial condominium project, located at **520 North Central Avenue and 521 North Orange Street**, in the "DSP"- Downtown Specific Plan / "OC" - Orange Central District, described as Lots 8, 9, 10, 11, 12 and 13; Tract No.614, in the Office of the Los Angeles County Recorder, City of Glendale.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 32 "In-fill Development Projects" exemption pursuant to Section 15331 of the State CEQA Guidelines and the project meets all the conditions for an infill development project.

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 (JUNE 1, 2020)**, following the date of the Planning Commission's action.

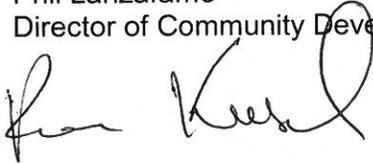
Information regarding appeals and appeal forms will be provided by the Building and Safety Section or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the ten (10)-day period, on or before **JUNE 1, 2020**, at the Building and Safety 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.

**NOTE:** Due to the current COVID-19 social distancing and work from home orders issued by federal, state and local governmental agencies, in order for any appeal to be considered timely, **the appeal must be postmarked by the JUNE 1, 2020 deadline (mailed to Community Development Department – Planning Division, Attention Roger Kiesel, 633 East Broadway, Room 103, Glendale, CA 91206) OR emailed to the case planner (Roger Kiesel at [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov)) prior to the close of said business day.** The prescribed fee must be included along with the appeal application and may be submitted either in the form of a check or credit card payment. For credit card payment, please contact the case planner to make arrangements with the cashier.  
Note: The standard 2.5% fee for credit card payment applies.

If you have any questions, please do not hesitate to call me at (818) 937-8152.

Sincerely,

Phil Lanzafame  
Director of Community Development Department



Roger Kiesel  
Senior Planner

RK:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Glendale Public Works (Y.Emrani) 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 – R.Kiesel.

**MOTION FOR VESTING TENTATIVE TRACT MAP NO. 82713**

Moved by Planning Commissioner Shahbazian, seconded by Planning Commissioner Lee, that upon consideration of Vesting Tentative Tract No. 82713, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said vesting tentative tract, that Vesting Tentative Tract No. 82713 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-four (34) 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 78 dwelling units per acre which is consistent with the residential standards of the Land Use Element; North Central Avenue and North Orange Street abut the site and their improvements meet the standards for a major arterial street and an urban collector street, respectively, as stated in the Circulation Element; on-site noise levels are 70 CNEL and above, and the Building Code regulates interior noise levels and established uniform minimum noise insulation performance standards for the purposes of protecting persons within dwellings from the effects of excessive noise and exterior noise levels apply only to areas where there is an expectation of privacy and none of the private yards or balconies has an expectation of privacy and thus the noise standards do not apply; the project is compatible with the goals and objectives of the Housing Element and is commensurate with local and regional needs for housing opportunities in that the development contributes to the provision of a wide range of housing types, provides high density residential uses in close proximity to public transportation, services and employment to meet the needs of current and future residents (Goal 1); and provides housing that is livable and sustainable (Goal 6); the Recreation Element places the property in Recreation Planning Area No. 6, and it does not identify the subject site for recreational purposes; the Historic Preservation Element does not identify any historical sites on the project site; the Safety Element does not identify hazards that could impact development in the subject area.
- 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 as well as the Downtown Specific Plan.
- C. The site is physically suitable for the proposed 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. 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 Power and Water Division.

- D. The site is physically suitable for the proposed density. The project will have a density of 78 units per acre, below other similar downtown developments, which ranges from approximately 110 to 170 units per acre.
- E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage. This development was exempt from CEQA review as a Class 32 "In-fill Development Projects" exemption pursuant to Section 15332 of the State CEQA Guidelines; the project meets all the conditions for an in-fill development project because it is consistent with the General Plan designation and zoning regulations, the project site is less than 5 acres and surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, would not result in significant effects relating to traffic, noise, air or water quality and is adequately served by all utilities and public services.
- 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 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**

### **Public Works Department Requirements**

1. The subdivision shall comply with all provisions of applicable State laws, Subdivision Ordinances and the Glendale Municipal Code. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances shall be paid in connection with the filing of the final map or 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 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 proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development. A sewage capacity increase fee in the amount of \$14,485 will be assessed. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.
3. The applicant shall dedicate to the City for street purposes, a strip of land 3-foot wide, along the entire frontage of the property on Orange Street. The dedicated portion shall be paved with new PCC sidewalk pavement to match and join the new adjacent PCC.
4. Remove and reconstruct all broken curb, gutter, sidewalk and driveway apron in accordance with the Standard Plans for Public Works Construction manual.
5. The entire asphalt 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 asphalt concrete pavement and the restoration of all parking restrictions, curb painting, traffic delineation, striping and pavement markings, at no cost to the City and to the satisfaction of the Director of Public Works.
6. 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.
7. Awnings shall not extend more than 2/3 the width of the sidewalk.
8. No doorways shall swing open into the public right-of-way.
9. No balconies shall be allowed within the public right-of-way.
10. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

#### **Planning Division Requirements**

11. 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 by staff shall 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.
12. The project shall be designed to accommodate a maximum of ninety-eight (98) dwelling units and one commercial unit in substantial conformance with the vesting tentative tract map and preliminary development plans submitted therewith.
13. All ground and roof-mounted equipment shall be fully screened from view.
14. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
15. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
16. Impact fees shall be paid prior to final map approval.

17. All electrical, communication, fire alarm, and television service shall be provided underground.
18. That backflow prevention devices shall be installed in a location to the satisfaction of the Director of Community Development.

### **GWP Requirements**

19. Existing street light facilities shall be protected in place and be accessible to GWP personnel at all times.
20. Relocation of any existing underground street light system in conflict with the project shall be at the applicant's expense. All connections, splices and wiring of the system shall be done by Glendale Water and Power. The relocation of the street light substructure shall be done by the project in accordance with the plans approved by GWP Street Light Engineering.
21. Backflow prevention (BFP) devices are required for each service connection(s) per the GWP Cross-Connection Control Program and Glendale Municipal Code. BFP device locations shall be approved by both Glendale Water and Power and the Planning Division prior to their installation. BFP are required to be installed as close as practical to the point of connection for meter service/water distribution system projection on the domestic, irrigation, and fire services. Installation of the BFPs must meet the 12" minimum – 36" maximum 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 exists. GWP will also need to inspect the installed facilities prior to receiving service to ensure adequate backflow protection. The BFP device shall be tested immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health.
22. A separate fire line is required. 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 shall submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer and model number of the approved DCDA.
23. A Reduced Pressure Principle (RP) Backflow Prevention Assembly shall be installed as close as practical to the potable service for multi-family, 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 shall submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer and model number of the approved RP.
24. STD Detail Drawings 6561-A, 6528-A and 6762-A shall be inserted on plans and specify location/manufacturer/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.

25. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
26. Individual water meters are required for each residential unit per Glendale Municipal Code Chapter 13.12. If the developer elects to read, invoice and maintain individual meters, GWP will require a master meter which will be installed at the curb side per GWP specifications. The water meters are to be installed per GWP specifications. Meter locations must be approved by GWP.
27. A complete set of plumbing plans and fire sprinklers 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.
28. Any water service or fire line connection must be permanently abandoned by Glendale Water and Power when no longer needed by the customer.
29. Water service or fire line service shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.
30. 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 recycling water service to the property as well as offsite water facility improvements necessary to provide fire flow as require.
31. 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.

### **Community Services and Parks**

32. The project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset the impacts on parks, recreation and library facilities. The developer shall complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based on the net new square footage and/or new units added.

### **Miscellaneous Requirements**

33. 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.

34. 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 20<sup>th</sup> day of May 2020.

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

VOTE

Ayes: Lee, Shahbazian, Minassian

Noes: None

Absent: None

Abstain: Chraghchian