



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

August 20, 2020

**Applicant:**

Allen Vardanyan  
5744 San Fernando Road  
Glendale, CA 91202

**RE: 5744 SAN FERNANDO ROAD  
ADMINISTRATIVE USE PERMIT NO. PAUP 2004536**

**(Glendale Rehabilitation Clinic)**

The Director of Community Development will render a final decision on or after **SEPTEMBER 4, 2020**, for the following project:

**Project proposal:** An application for an Administrative Use Permit to change the use from Office to Residential Congregate Care Facility, Medical (specifically a drug and alcohol treatment center.) The proposed facility is 13,369 square feet within two floors and includes a total of 56 beds within 13 rooms, kitchen, cafeteria, group rooms, therapy rooms and shower facilities. The existing site provides for 16 standard spaces, 4 tandem spaces, 14 compact spaces and 2 accessible spaces (total of 36 parking spaces). The proposed use will require 14 total parking spaces. The lot size is 13,520 square feet and is located in the IMU-R (Industrial Mixed Use – Residential) Zone.

**STAFF RECOMMENDATION: APPROVE WITH CONDITIONS**

**DRAFT 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 permits shall be obtained from the Building and Safety Section and Fire Department and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.

4. That any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, additional beds exceeding 56-beds, changes to the use or operation, or any physical change as determined by the Director of Community Development.
5. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
6. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.
7. That the medical residential congregate living facility shall be operated in full accord with applicable State, County, and local laws.
8. That patients of the medical residential congregate living facility shall not loiter outside of said premises.
9. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
10. That all signs require a separate sign permit.

### **PROJECT BACKGROUND**

**Project proposal:** An application for an administrative use permit to permit a Residential Congregate Care Facility, Medical (specifically a drug and alcohol treatment center) totaling 13,369 square feet within 2 floors located in the IMU-R (Industrial Mixed Use – Residential) Zone.

#### **Previous Permits for the Site:**

In 2015, a Building Permit was issued and received a final inspection for tenant improvement work to the building to included construction of new walls and restrooms. In 2016, a Building Permit was issued and received a final inspection to renovate the commercial façade of the building.

#### **Related Concurrent Permit Application(s):**

None.

**Environmental Determination:** The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to State CEQA Guidelines Section 15301.

**General Plan: Mixed Use**

**Zone: IMU-Residential (Industrial Mixed Use - Residential) Zone**

**Description of existing property and uses:** The subject site includes an existing two-story, 13,369 square-foot vacant building located on a 13,520 square-foot lot. Parking is located on the ground floor. The majority of the building area is located on the second floor.

The subject site is located on the northeast corner of San Fernando Road and Highland Avenue directly across the Grayson Power Plant. This location is close to the on/off ramp to the 134 Freeway and reflects a transition between the industrial land uses on San Fernando Road and residential development in the Pelanconi Neighborhood.

**Neighboring zones and uses:**

	Zoning	Existing Uses
North	IMU-R	Gasoline Station
South	IMU- R	Carwash
East	R1-II	Residential Neighborhood
West	IND	Grayson Power Plant
Project Site	IMU-R	Vacant Building

**COMMENTS FROM OTHER CITY DEPARTMENTS:** No major concerns were received from the various city divisions/departments regarding the proposed location of the Residential Congregate Living Facility, Medical (specifically a drug and alcohol treatment center). There are comments from Building and Fire as it relates to the construction of the project. These items will all be addressed once the plans are submitted for plan check.

**PROJECT ANALYSIS**

The applicant is requesting an approval of an Administrative Use Permit (AUP) to locate a Residential Congregate Care Facility, Medical (specifically a drug and alcohol treatment center) in a vacant, existing building in the IMU-R zone where the previous use was office. No changes to the exterior of the building are proposed as a result of the project. The proposed facility is 13,369 square feet within two floors and includes a total of 56 beds (13 bedrooms) with shared accommodations such as a kitchen, cafeteria, group rooms, therapy rooms and shower facilities all located on the second level of the building. The site provides 18 code-compliant parking spaces, although there are a total of 36 spaces on the site.

The subject site has a Mixed Use designation in the City's Land Use Element. Goals of this Element include improving the livability of the total community for all Glendale residents as expressed in living, working and shopping areas, as well as community facilities and expanding opportunities for the provision of needed social services by both public and service organizations. The proposed medical residential congregate living

facility will further these goals by offering adults with substance use disorders and dual diagnosis-related problems a facility in which to obtain treatment. This project is also consistent with other elements of the City's General Plan. The project should not impact the Circulation Element. Both San Fernando Road and Highland Avenue can accommodate traffic that this facility will generate and the Traffic and Transportation Section of the Public Works Department did not cite concerns. The Recreation and Open Space Element does not identify the subject site for parks or open space purposes. Consistent with the Land Use Element, the subject site is zoned IMU-R (Industrial Mixed Use - Residential). This zone allows for a mix of commercial, industrial, and residential land uses and provides for a full range of goods and services to the community. The IMU-R zone permits medical residential congregate living facilities with approval of an administrative use permit and this use will provide a service to a segment of the community requiring treatment for substance abuse and dual diagnosis issues.

The proposed medical residential congregate living facility will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property. The subject site is located on the northeast corner of San Fernando Road and Highland Avenue. The project site is surrounded by a gasoline station fronting San Fernando Road to the north, a carwash to the south, Grayson Power Plant to the west and a residential neighborhood to the east. The location is close to the on/off ramp to the 134 Freeway and reflects a transition between the largely industrial and commercial land uses on San Fernando Road and residential development in the Pelanconi neighborhood. The proposed facility will be located in an existing, vacant building. Building façade renovations were approved in 2016 and the building is well designed in terms of site planning, mass and scale, and style to provide a cohesive development with the surrounding properties. No exterior changes are currently proposed as a result of the project. The surrounding area is fully development and location of the facility should not impact normal development or redevelopment of the nearby area. As conditioned, the medical residential congregate living facility will be required to operate in compliance with Federal, State and local regulations.

The proposed project provides adequate public and private facilities for utilities, landscaping, parking spaces and traffic circulation. The subject site is adjacent to both San Fernando Road and Highland Avenue and accessed from the latter street. San Fernando Road is classified as a major arterial and Highland Avenue is classified as a local street by the City's Circulation Element. Both streets can service the proposed development. Access to the parking lot will be provided off an alley from Highland Avenue. The zoning code requires one parking space for every four beds for medical residential congregate living facilities. The project provides a bed count of up to 56 beds and would, therefore, require 14 parking spaces. The site provides 18 code-compliant parking spaces and a total of 36 spaces, which is significantly more than the minimum number of required spaces. Patients in treatment in the facility are restricted from driving to the site. Glendale Water and Power did not cite concerns related to providing services to the proposed facility. No reductions or changes to the existing landscaping are proposed.

Staff believes that all of the findings for the Administrative Use Permit can be made in a positive manner, and therefore, recommends approval of this entitlement. Staff suggests the Planning Hearing Officer consider the attached draft findings and conditions of approval.

DRAFT

**DRAFT FINDINGS**

**A. That the proposed use will be consistent with the various elements and objectives of the general plan.**

The proposed medical residential congregate living facility will be consistent with the various elements and objections of the Glendale General Plan because the subject site has a Mixed Use designation in the City's Land Use Element and is zoned IMU-R and the use is consistent with this land use designation and zoning classification. One goal of the Land Use Element includes improving the livability of the total community for all Glendale residents as expressed in living, working and shopping areas, as well as community facilities. Another objective of this Element is expanding opportunities for the provision of needed social services by both public and service organizations. The proposed medical residential congregate living facility is 13,369 square feet within two floors and includes a total of 56 beds (13 bedrooms) with shared accommodations such as a kitchen, cafeteria, group rooms, therapy rooms and shower facilities all located on the second level of the building. The proposed facility will further these General Plan goals by offering adults with substance use disorders and dual diagnosis-related problems a facility in which to obtain treatment. The project is also consistent with other elements of the City's General Plan. The project will not impact the Circulation Element. Both San Fernando Road and Highland Avenue can accommodate traffic that this facility will generate and the Traffic and Transportation Section of the Public Works Department did not cite concerns. The Recreation and Open Space Element does not identify the subject site for parks or open space purposes. The IMU-R zone (consistent with the land use element) allows for a mix of commercial, industrial, and residential land uses and provides for a full range of goods and services to the community. The IMU-R zone permits medical residential congregate living facilities with approval of an administrative use permit and this use will provide a service to a segment of the community requiring treatment for substance abuse and dual diagnosis issues.

**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 medical residential congregate living facility and the existing building in which it will be located, will not be detrimental to the public health or safety, the general welfare or the environment because the facility will serve a use needed by a segment of the adult population and, as conditioned, will operate in accordance with Federal, State and local requirements for such use and the exterior of the physical facility will not be changed as a result of the project. The medical residential congregate living facility will provide adults with substance use disorders and dual diagnosis-related problems a place to obtain treatment. This type of use is not only beneficial to individuals enrolled in the facility but also to the public welfare in general. The proposed facility, as conditioned, will be required to comply with Federal, State and local regulations related to this type of use. The building in which the medical residential congregate living facility will be located is existing and has been for a number of years. Façade improvements to the building were approved and constructed in 2016. No changes to the exterior of the building are proposed.

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

The medical residential congregate living facility will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property because of its transitional location, its location in an existing building with no proposed changes and the fact that the surrounding area is already developed. The subject site is located on the northeast corner of San Fernando Road and Highland Avenue and surrounded by a gasoline station fronting San Fernando Road to the north, a carwash to the south, Grayson Power Plant to the west and a residential neighborhood to the east. The location reflects a transition between the largely industrial and commercial land uses on San Fernando Road and residential development in the Pelanconi neighborhood. The proposed facility will be located in an existing, vacant building. Building façade renovations were approved in 2016 and the building is well designed in terms of site planning, mass and scale, and style to provide a cohesive development with the surrounding properties. No changes to the exterior of the building are proposed as a result of the project. The surrounding area is fully development and location of the facility, as conditioned, should not impact normal development or redevelopment of the nearby area. As conditioned, the medical residential congregate care facility will be required to operate in compliance with Federal, State and local regulations.

**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.**

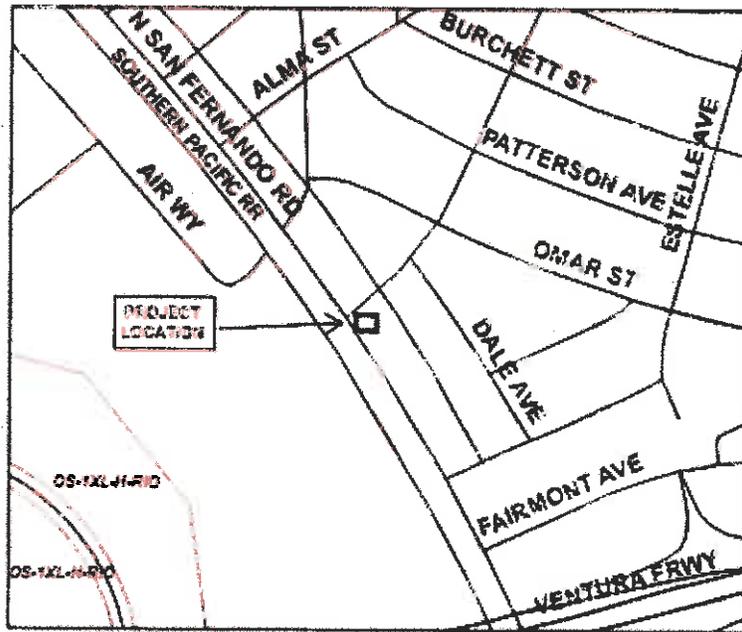
Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed medical residential congregate living facility because adjacent streets can serve the facility, parking requirements are met and utilities already serve the site. The subject site is adjacent to San Fernando Road and Highland Avenue and accessed from the latter street. San Fernando Road, a major arterial, and Highland Avenue, a local street, can accommodate any traffic resulting from the proposed development. The zoning code requires one parking space for every four beds for medical residential congregate living facilities. The project provides a bed count of up to 56 beds and would, therefore, require 14 parking spaces. The site provides 18 code-compliant and a total of 36 existing parking spaces (16 standard spaces, 4 tandem spaces, 14 compact spaces, and 2 accessible spaces), which is significantly more than the minimum number of required spaces. Patients in treatment in the facility are restricted from driving to the site. Access to the parking lot is provided off an alley from Highland Avenue. Glendale Water and Power did not cite concerns related to providing services to the proposed facility. No reductions or changes to the existing landscaping are proposed.

***For more information or to submit comments, please contact Roger Kiesel, at (818) 937-8152 or [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov).***

**ATTACHMENT:**

1. Location Map
2. Reduced Plans
3. Departmental Comments

DRAFT

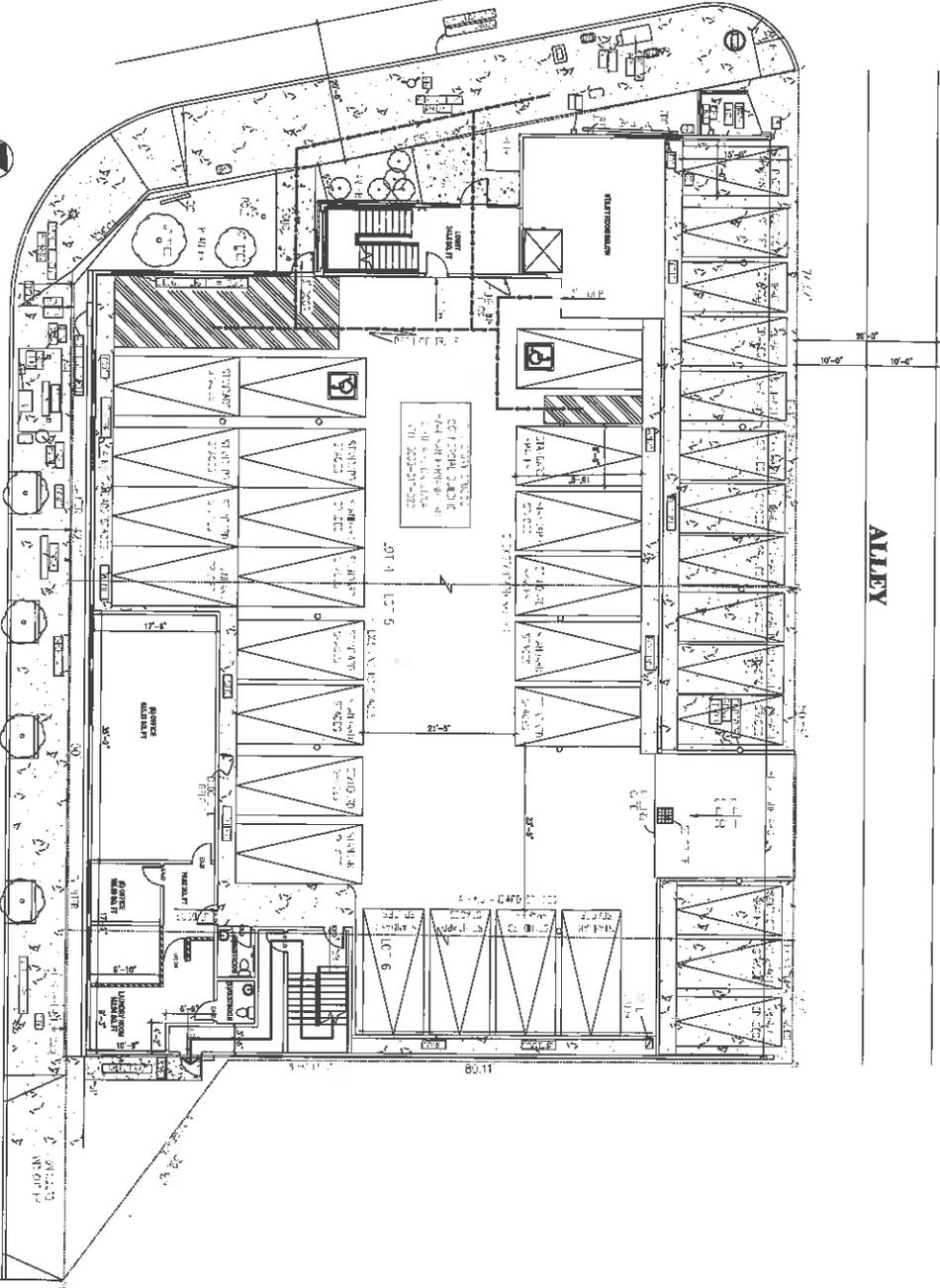


**5744 SAN FERNANDO  
CHANGE OF USE FROM GENERAL OFFICE TO RESIDENTIAL CONGREGATE LIVING / MEDICAL**

**LEGAL DESCRIPTION**  
 ASSESSORS ID NO: 5635-017-022  
 AREA OF LOT: 13,520 SQ. FT.  
 1st FLOOR: 1532.23 SQ. FT.  
 2nd FLOOR: 11837.24 SQ. FT.  
 ZONE: MU R  
 OCCUPANCY TYPE: 12  
 TYPE OF CONSTRUCTION: V/B  
 TYPE OF EX USE: OFFICE SPACE  
 TYPE OF NEW USE: RESIDENTIAL  
 CONGREGATE LIVING / MEDICAL

**CODES**  
 2019 CBC & CEC/CPC/CMC  
 2017 GRSC

**BUILDING SPRINKLER:** EX. 20 STANDARD STALLS  
**PARKING INFORMATION:** EX. 14 COMPACT STALLS  
 EX. 2 ACCESSIBLE STALLS  
**PARKING SPACES REQUIRED FOR CONGREGATE LIVING PER CODE 30.32.050 TABLE 30-32-A :** 14  
**PROVIDED PARKING SPACES :** 36



**SAN FERNANDO RD.**

**PROPOSED 1ST FLOOR PLAN  
SCALE: 1/8" = 1'-0"**

<b>REVISIONS</b> NO. ISSUE BY	DRAWING BY: [ ] EXAMINED BY: [ ] SCALE: [ ] SHEET NUMBER: [ ]	<b>OWNER</b> PROJECT: INTERIOR REMODELING OF AN (E) COMMERCIAL BLDG LOCATION: 5744 SAN FERNANDO RD. GLENDALE, CA 91202
	<b>A-1</b>	







## Castillo, Allen

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**From:** Kiesel, Roger  
**Sent:** Tuesday, April 21, 2020 2:57 PM  
**To:** Castillo, Allen  
**Subject:** FW: 5574 San Fernando request for comments

No comments from Police.

**From:** Newton, Jeff <JNewton@Glendaleca.gov>  
**Sent:** Tuesday, April 21, 2020 9:11 AM  
**To:** Kiesel, Roger <RKiesel@Glendaleca.gov>  
**Subject:** RE: 5574 San Fernando request for comments

Good morning Roger,  
I have no police comments.

Lieutenant Jeff Newton  
Special Investigations Bureau  
818-937-8575

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**From:** Kiesel, Roger  
**Sent:** Wednesday, April 15, 2020 5:44 PM  
**To:** Hairapetian, Sarkis; Platt, Jay; Demirjian, Sita; Mclean, Foster; Newton, Jeff; Avila, Zazil; Jouharian, Jacqueline; Sada, Rene; Sardarian, Seda; Casanova, Pastor; Pangilinan, Willie  
**Cc:** Castillo, Allen  
**Subject:** 5574 San Fernando request for comments

Hi, all. Please see the attached request for comments and associated material for a preliminary review of a project located at 5574 San Fernando Road. Thanks for your assistance. -Roger

**CITY OF GLENDALE**  
**INTERDEPARTMENTAL COMMUNICATION**  
**Community Development Department**  
**Request for Comments Form (RFC)**

**DATE:** April 15, 2002

**DUE DATE:** April 30, 2020

**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Roger Kiesel **Tel. #** 818-937-8152

**PROJECT ADDRESS:** 5744 San Fernando Road

**Applicant:** Allen Castillo (representing the applicant and owner)

**Property Owner:** \_\_\_\_\_

**PROJECT DESCRIPTION:**

Change of use from Office to Residential Congregate Care Facility, Medical (specifically a drug and alcohol treatment center). The proposed facility is 13,369 SF and includes a total of 56 beds within 13 rooms, kitchen, cafeteria, group rooms, therapy rooms, and shower facilities. Attached are the preliminary plans and photos of the building.

**PLEASE CHECK:**

- |  |   |
|--|---|
| <p><input type="checkbox"/> <b>A. CITY ATTORNEY</b></p> <p><input checked="" type="checkbox"/> <b>B. COMMUNITY DEVELOPMENT:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> (1) Building &amp; Safety</li> <li><input type="checkbox"/> (2) Economic Development</li> <li><input type="checkbox"/> (3) Housing</li> <li><input checked="" type="checkbox"/> (4) Neighborhood Services</li> <li><input checked="" type="checkbox"/> (5) Planning &amp; Urban Design<br/>EIF/Historic District</li> </ul> <p><input type="checkbox"/> <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p><input checked="" type="checkbox"/> <b>E. FIRE ENGINEERING (PSC)</b></p> <p><input type="checkbox"/> <b>F. GLENDALE WATER &amp; POWER:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> (1) Water</li> <li><input checked="" type="checkbox"/> (2) Electric</li> </ul> | <p><input type="checkbox"/> <b>G. INFORMATION SERVICES</b><br/>(Wireless Telecom)</p> <p><input type="checkbox"/> <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> (1) Engineering &amp; Land Development</li> <li><input checked="" type="checkbox"/> (2) Traffic &amp; Transportation</li> <li><input type="checkbox"/> (3) Facilities (city projects only)</li> <li><input type="checkbox"/> (4) Integrated Waste</li> <li><input type="checkbox"/> (5) Maintenance Services/Urban Forester</li> </ul> <p><input checked="" type="checkbox"/> <b>J. GLENDALE POLICE</b></p> <p><input type="checkbox"/> <b>K. OTHER:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)</li> <li><input type="checkbox"/> (2) Tribal Consultations (EIFs)</li> <li><input type="checkbox"/> (3) City Clerk's Office</li> </ul> |
|--|---|

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
 AUP/CUP Case No.: \_\_\_\_\_  
 ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_  
 Zone Change/GPA: \_\_\_\_\_  
 Other: Preliminary review of a future AUP \_\_\_\_\_



**INTER-DEPARTMENTAL COMMUNICATION  
PROJECT CONDITIONS AND COMMENTS**

<b>Project Address:</b> <u>5744 San Fernando Road</u>	<b>Project Case No.:</b> <u>none at this time</u>
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***If project comments are not received by the due date, it will be assumed that your department has no comments.***

***NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.***

**COMMENTS:**

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions.  (See attached Dept. Master List)

<b>Date:</b> <u>4/20/2020</u>
<b>Print Name:</b> <u>Jackie Jouharian</u>
<b>Title:</b> <u>CSr</u> <b>Dept.:</b> <u>ns</u> <b>Tel.:</b> <u>3700</u>

**a. ADDITIONAL COMMENTS:**

- 1.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1.

CASE No.: \_\_\_\_\_ Property Address: \_\_\_\_\_

Name/Signature \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Dept. \_\_\_\_\_ Tel. (Ext.): \_\_\_\_\_

## POINT PERSON – DEPARTMENTS/DIVISION

**CITY ATTORNEY** – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

**CITY CLERK** – KAREN CRUZ

**COMMUNITY DEVELOPMENT:**

Building and Safety – SARKIS HAIRAPETIAN

Neighborhood Services –JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK and MIKE FORTNEY

**COMMUNITY SERVICES AND PARKS** – ARSINE ISAYAN

**INFORMATION SERVICES DEPT.**

Wireless Communications – GORDON ARNOLD

**FIRE ENGINEERING** – SITA DEMIRJIAN and FOSTER MCLEAN

**GLENDALE WATER AND POWER:**

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate) and FAUSTINO GARCIA

Electric – DARRELL HAHN and SEDA BOGHOSIAN and FAUSTINO GARCIA (Hovsep Barkhordian, Alternate)

**POLICE** – LT. JEFF NEWTON and ZAZIL AVILA, C.S.O.

**PUBLIC WORKS:**

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation – PASTOR CASANOVA and WILLIE PANGILINAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and LOREN KLICK

Facilities (City projects) – KEVIN TODD

**OTHERS:**

**STATE ABC** – PATRICIA HALPIN ([Patricia.Halpin@abc.ca.gov](mailto:Patricia.Halpin@abc.ca.gov)),

**TRIBAL CONSULTATION (EIF Applications) –**

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\\..\\..\\Environmental\\Tribal Consultation Sample Letters](#))

**CITY OF GLENDALE**  
**INTERDEPARTMENTAL COMMUNICATION**  
**Community Development Department**  
**Request for Comments Form (RFC)**

**DATE:** April 15, 2020

**DUE DATE:** April 30, 2020

**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Roger Kiesel **Tel. #** 818-937-8152

**PROJECT ADDRESS:** 5744 San Fernando Road

Applicant: Allen Castillo (representing the applicant and owner)

Property Owner: \_\_\_\_\_

**PROJECT DESCRIPTION:**

Change of use from Office to Residential Congregate Care Facility, Medical (specifically a drug and alcohol treatment center). The proposed facility is 13,369 SF and includes a total of 56 beds within 13 rooms, kitchen, cafeteria, group rooms, therapy rooms, and shower facilities. Attached are the preliminary plans and photos of the building.

\_\_\_\_\_

**PLEASE CHECK:**

- |   |  |
|---|--|
| <p>_____ <b>A. CITY ATTORNEY</b></p> <p>_____ <b>B. COMMUNITY DEVELOPMENT:</b></p> <p><u>  x  </u> • (1) Building &amp; Safety</p> <p>_____ • (2) Economic Development</p> <p>_____ • (3) Housing</p> <p><u>  x  </u> • (4) Neighborhood Services</p> <p><u>  x  </u> • (5) Planning &amp; Urban Design<br/>EIF/Historic District</p> <p>_____ <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p><u>  x  </u> <b>E. FIRE ENGINEERING (PSC)</b></p> <p>_____ <b>F. GLENDALE WATER &amp; POWER:</b></p> <p><u>  x  </u> • (1) Water</p> <p><u>  x  </u> • (2) Electric</p> | <p>_____ <b>G. INFORMATION SERVICES</b><br/>(Wireless Telecom)</p> <p>_____ <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <p>_____ • (1) Engineering &amp; Land<br/>Development</p> <p><u>  x  </u> • (2) Traffic &amp; Transportation</p> <p>_____ • (3) Facilities (city projects only)</p> <p>_____ • (4) Integrated Waste</p> <p>_____ • (5) Maintenance Services/Urban<br/>Forester</p> <p><u>  x  </u></p> <p>_____ <b>J. GLENDALE POLICE</b></p> <p>_____ <b>K. OTHER:</b></p> <p>_____ • (1) STATE-Alcohol Beverage<br/>Control (ABC)</p> <p>_____ • (2) Tribal Consultations (EIFs)</p> <p>_____ • (3) City Clerk's Office</p> |
|---|--|

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
AUP/CUP Case No.: \_\_\_\_\_  
ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_  
Zone Change/GPA: \_\_\_\_\_  
Other: Preliminary review of a future  
AUP \_\_\_\_\_



**INTER-DEPARTMENTAL COMMUNICATION  
PROJECT CONDITIONS AND COMMENTS**

**Project**  
Address: 5744 San Fernando Road **Project**  
Case No.: none at this time

***If project comments are not received by the due date, it will be assumed that your department has no comments.***

***NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.***

**COMMENTS:**

This office ~~DOES NOT~~ have any comment.

This office **HAS** the following comments/conditions.  (See attached Dept. Master List)

Date: 4/29/20  
Print Name: Foster McLean  
Title: Asst. Fire Marshal Dept. \_\_\_\_\_ Fire \_\_\_\_\_ Tel.: 818-937-7706

**a. ADDITIONAL COMMENTS:**

Unable to provide complete comments due to inconsistencies on the plans with the occupancy type and intended use:

1. Occupancy type on plans as an I-2. Does the applicant intend for this to be an OSHPD facility?
2. Specified use as a Resident Congregate Care Facility may be closer to an R-2.1 occupancy type.

There are significant differences in fire code requirements between an I-2 and an R-2.1 occupancy types. Also need confirmation from with Building and Safety if this will be an OSHPD facility.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1.

CASE No.: \_\_\_\_\_ Property Address: \_\_\_\_\_

Name/Signature \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Dept. \_\_\_\_\_ Tel. (Ext.): \_\_\_\_\_



## POINT PERSON – DEPARTMENTS/DIVISION

**CITY ATTORNEY** – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

**CITY CLERK** – KAREN CRUZ

**COMMUNITY DEVELOPMENT:**

Building and Safety – SARKIS HAIRAPETIAN

Neighborhood Services – JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK and MIKE FORTNEY

**COMMUNITY SERVICES AND PARKS** – ARSINE ISAYAN

**INFORMATION SERVICES DEPT.**

Wireless Communications – GORDON ARNOLD

**FIRE ENGINEERING** – SITA DEMIRJIAN and FOSTER MCLEAN

**GLENDALE WATER AND POWER:**

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate) and FAUSTINO GARCIA

Electric – DARRELL HAHN and SEDA BOGHOSIAN and FAUSTINO GARCIA (Hovsep Barkhordian, Alternate)

**POLICE** – LT. JEFF NEWTON and ZAZIL AVILA, C.S.O.

**PUBLIC WORKS:**

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation – PASTOR CASANOVA and WILLIE PANGILINAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and LOREN KLINK

Facilities (City projects) – KEVIN TODD

**OTHERS:**

**STATE ABC** – PATRICIA HALPIN ([Patricia.Halpin@abc.ca.gov](mailto:Patricia.Halpin@abc.ca.gov)),

**TRIBAL CONSULTATION (EIF Applications) –**

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [.\\A.A.A.\Environmental\Tribal Consultation Sample Letters](#))

**CITY OF GLENDALE**  
**INTERDEPARTMENTAL COMMUNICATION**  
**Community Development Department**  
**Request for Comments Form (RFC)**

**DATE:** April 15, 2002

**DUE DATE:** April 30, 2020

**NOTE:** If project comments are not received by the due date, it will be assumed that your department has no comments.

**FROM:** Roger Kiesel **Tel. #** 818-937-8152

**PROJECT ADDRESS:** 5744 San Fernando Road

**Applicant:** Allen Castillo (representing the applicant and owner)

**Property Owner:** \_\_\_\_\_

**PROJECT DESCRIPTION:**

Change of use from Office to Residential Congregate Care Facility, Medical (specifically a drug and alcohol treatment center). The proposed facility is 13,369 SF and includes a total of 56 beds within 13 rooms, kitchen, cafeteria, group rooms, therapy rooms, and shower facilities. Attached are the preliminary plans and photos of the building.

**PLEASE CHECK:**

- |  |  |
|--|--|
| <p><u>      </u> <b>A. CITY ATTORNEY</b></p> <p><u>      </u> <b>B. COMMUNITY DEVELOPMENT:</b></p> <ul style="list-style-type: none"> <li><u>  x  </u> • (1) <b>Building &amp; Safety</b></li> <li><u>      </u> • (2) Economic Development</li> <li><u>      </u> • (3) Housing</li> <li><u>  x  </u> • (4) Neighborhood Services</li> <li><u>  x  </u> • (5) Planning &amp; Urban Design<br/>EIF/Historic District</li> </ul> <p><u>      </u> <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p><u>  x  </u> <b>E. FIRE ENGINEERING (PSC)</b></p> <p><u>      </u> <b>F. GLENDALE WATER &amp; POWER:</b></p> <ul style="list-style-type: none"> <li><u>  x  </u> • (1) Water</li> <li><u>  x  </u> • (2) Electric</li> </ul> | <p><u>      </u> <b>G. INFORMATION SERVICES</b><br/>(Wireless Telecom)</p> <p><u>      </u> <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <ul style="list-style-type: none"> <li><u>      </u> • (1) Engineering &amp; Land Development</li> <li><u>  x  </u> • (2) Traffic &amp; Transportation</li> <li><u>      </u> • (3) Facilities (city projects only)</li> <li><u>      </u> • (4) Integrated Waste</li> <li><u>      </u> • (5) Maintenance Services/Urban Forester</li> </ul> <p><u>  x  </u></p> <p><u>      </u> <b>J. GLENDALE POLICE</b></p> <p><u>      </u> <b>K. OTHER:</b></p> <ul style="list-style-type: none"> <li><u>      </u> • (1) STATE-Alcohol Beverage Control (ABC)</li> <li><u>      </u> • (2) Tribal Consultations (EIFs)</li> <li><u>      </u> • (3) City Clerk's Office</li> </ul> |
|--|--|

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
AUP/CUP Case No.: \_\_\_\_\_  
ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_  
Zone Change/GPA: \_\_\_\_\_  
Other: Preliminary review of a future AUP \_\_\_\_\_



**INTER-DEPARTMENTAL COMMUNICATION  
PROJECT CONDITIONS AND COMMENTS**

**Project**

**Address: 5744 San Fernando Road**

**Project**

**Case No.: none at this time**

***If project comments are not received by the due date, it will be assumed that your department has no comments.***

***NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.***

**COMMENTS:**

This office **DOES NOT** have any comment.

This office **HAS** the following comments/conditions.  (See attached Dept. Master List)

**Date: 4-28-2020**

**Print Name: Sarkis Hairapetian**

**Title: Pr. B.C.S. Dept. B&S Tel.: X-3209**

**Conditions:**

**Unable to respond for comments due to incomplete submitted plans.**

**Please see below;**

Project Summary? CBC 2019 & GBSC 2020?

Building summary justification per, CBC 2019 & GBSC 2020?

Shall include the followings;

Occupancy classification, Ch-3

Special detailed requirements based on occupancy and use, Ch-4

General building height and area limitations, Ch-5.

Type of construction, fire resistance rating, Ch-6

General building height and area limitations, Ch-5.

Fire and smoke protection features, Ch-7.

Interior finishes, Ch-8.

Fire protection and life safety systems, Ch-9.

Means of egress, Ch-10.

Accessibility, Ch-11. Privately/federally funded?

Interior environment, Ch-12.

Energy efficiency, Ch-13.

Exterior walls, Ch-14.

Roof assemblies and rooftop structures, Ch-15

**Additional comments.**

1. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plan check and permit.

A. Electric vehicle (EV) charging for new construction. New construction shall comply with Glendal's CalGreen Sections 4.106.4.2 (items #6 ) to facilitate the future installation and use of electric vehicle (EV) chargers. Electric

vehicle supply equipment (EVSE) when installed, shall be in accordance with the California Electrical Code.

- 2. Comply with GBSC 2017, section 117 for “Refuse and Recycling Storage” rooms.