



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

April 22, 2024

Applicant:

Garo Nazarian
Domus Design
109 E Harvard St, Unit 306
Glendale, CA 91205

**RE: Administrative Design Review Case No. PADR-002143-2023
706 East Colorado Street**

The Director of Community Development will render a final decision on or after
May 6, 2024 for the following project:

PROJECT DESCRIPTION:

The applicant proposes to construct a new two-story, 5,124-SF general office commercial building with ground-floor parking, 10 spaces, on a 6,100-SF lot, located in the C3 I (Commercial Service, Height District I) zone.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

For more information or to submit comments, please contact the case planner, Alan Lamberg, at 818-937-8158 or ALamberg@GlendaleCA.gov.

Comments must be received prior to **May 6, 2024**, in order to be considered by the Director.

DECISION: A decision letter will be posted online on or after the date listed above and may be accessed online at GlendaleCA.gov/planning/decisions. You may also request notification of the decision when the decision is rendered.

Should you wish to file an appeal of the decision, all appeals must be filed using the City's online permit portal at GlendaleCA.gov/Permits. Create an account. Click "Apply" and "Planning/Zoning." Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before May 21, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read "AL", is written over a horizontal line.

Alan Lamberg, AICP
Planner

DRAFT



PENDING DECISION

CITY OF GLENDALE, CA

DESIGN REVIEW STAFF REPORT – COMMERCIAL / INDUSTRIAL / MIXED USE

May 6, 2024
Decision Date

706 East Colorado Street
Address

Administrative Design Review (ADR)
Review Type

5674-025-046
APN

PADR-002143-2023
Case Number

Garo Nazarian, Domus Design
Applicant

Alan Lamberg, Planner
Case Planner

Armen Manssourian, DMD
Owner

Project Summary

The applicant proposes to construct a new two-story, 5,124-SF general office commercial building with ground-floor parking on a 6,100-SF lot, located in the C3 I (Commercial Service, Height District I) zone.

Environmental Review

The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because the project is an office use in a new 5,124-SF building in an urbanized area on a site zoned for such use, not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Existing Property/Background

The project site originated as a 6,750-SF lot with 50-foot frontage on Colorado Street, by 1925 developed with two detached one-residential dwellings and a billboard in 1938. In 1990s the lot was cleared for a landscaped parking lot for a nearby restaurant. Thirteen feet was dedicated for the public right-of-way, resulting in the current 6,100-SF lot.

The project site is in a community-services commercial corridor, a significant thoroughfare that extends westward from Eagle Rock’s Colorado Boulevard, which is where, in 1935, U.S. Route 66 took a southern turn towards Los Angeles via Eagle Rock Boulevard. The project site is on the south side of East Colorado Street, east of Glendale Avenue, and west of Everett Street. It is in the northern end of the Mariposa neighborhood and features a combination of personal service, office, and restaurant uses, mostly one-story. The south-adjacent medium-density-residential district includes a variety of residential uses, predominantly two-story multifamily dwellings, some three-story, and some one-story single-family dwellings.

By 2007 the parking lot use was discontinued because the nearby restaurant was no longer extant. Since that time the project site has been primarily a vacant lot with occasional outdoor storage of vehicles.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: C3 - Commercial Services

Height District: I

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes. Two (2) inconsistencies have been identified pertaining to plan submittal requirements for lighting and landscaping.

Active/Pending Permits and Approvals

Concurrent application for an AB-2097 parking exception to allow ten (10) parking spaces, with four (4) vertical tandem spaces, instead of the required fourteen (14) spaces.

Site Slope and Grading

None proposed.

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Located at or near front property line
- ☐ Conforms to prevailing setbacks on the street
- ☐ Maintains appropriate sidewalk width

Usable Open Space

☒ **yes** ☐ **n/a** ☐ **no**

If "no" select from below and explain:

- ☐ Incorporates outdoor pedestrian space
- ☐ Integrated with design and overall context
- ☐ Appropriate relationship with adjoining properties

Access and Parking

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Parking location is appropriate to the site and its neighborhood context
- ☐ Appropriate pedestrian and vehicle access points
- ☐ Appropriate service and loading locations
- ☐ Landscape screening for street-facing parking
- ☐ Techniques employed to reduce stormwater runoff
- ☐ Decorative or colored paving to delineate pedestrian areas

Landscape Design

☐ yes ☐ n/a ☒ no

If "no" select from below and explain:

- ☐ Complementary to building design
- ☐ Appropriately sized and located

While landscaping is generally depicted on the ground floor plan, preparation of landscape plans by a qualified professional and installation of landscaping and irrigation is required by Glendale Municipal Code, §30.31.020. A condition is included, prior to the issuance of any building permit, that all landscape and irrigation plans shall be prepared and wet stamped by an individual who is licensed in the state of California to prepare such plans. All landscaping and irrigation facilities shall be installed and in proper working order according to approved plans prior to the final inspection.

Walls, Fences, and Retaining Walls

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Minimize use whenever possible
- ☐ Use decorative material to complement building and/or landscape design
- ☐ Provide landscaping to minimize visual impact

Screening

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Mechanical equipment appropriately screened
- ☐ Trash bins appropriately located and screened

Determination of Compatibility: Site Planning

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The positioning of the building near the front property boundary aligns well with the urban built environment of Colorado Street.
- The proposed decorative paving at the driveway entrance not only slows down vehicle traffic but also enhances the urban aesthetic and fosters a pedestrian-friendly atmosphere.
- The provision of ground-level parking behind the storefront improves accessibility, user convenience, and maintains the aesthetic appeal of the commercial corridor.
- The preservation of the existing street tree and the addition of new ground-level landscape planters offer shade, mitigate heat, and contribute to a lively and appealing streetscape. As conditioned, a landscape plan with notes on irrigation, landscape materials and plant list, and drought-tolerant for low and very-low water usage, shall be submitted to staff for review and approval prior to plan check submittal.
- The mechanical equipment and waste and recycling containers are hidden from public view; rooftop equipment is concealed by a metal mesh and is positioned away from the parapet, making it invisible from the ground-level sightline.

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Appropriate proportions and transitions
- ☐ Articulation, solid/void balance, and open space relate to predominant pattern

Building Relates to Existing Topography

☐ yes ☒ n/a ☐ no

If "no" select from below and explain:

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope to minimize height

Consistent Architectural Concept

☒ yes ☐ n/a ☐ no

If "no" select from below and explain:

- ☐ Concept governs massing and height

Scale and Proportion

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located

Massing

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Larger masses broken into separate volumes
- ☐ Long, unbroken street walls avoided
- ☐ Visual impact of larger building minimized

Determination of Compatibility: Mass and Scale

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The structure is articulated as distinct volumes by employing various materials and architectural features such as projections and recessions. This design approach makes the two-story building harmonious with the neighboring one-story buildings.
- The pedestrian entrance is strategically positioned in a recessed area and accentuated with an overhead canopy, enhancing its visibility and accessibility.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Consistent architectural concept
- ☐ Proportions appropriate to project and surrounding neighborhood
- ☐ Appropriate solid/void relationships

Entryway

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Well integrated into design
- ☐ Location promotes pedestrian activity
- ☐ Design provides appropriate focal point

Storefronts and Windows

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Maximize transparency at ground floor
- ☐ 12-15’ floor-to-floor height at ground-floor is encouraged
- ☐ Coordinate design with overall style of building
- ☐ Use durable materials for windows, such as aluminum or steel
- ☐ Locate security gates/grilles inside commercial spaces, preferably set back from storefront

Awnings and Canopies

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Integrate awnings and canopies into overall building design
- ☐ Avoid long treatments spanning multiple openings
- ☐ Back-lit awnings are not allowed

Lighting

☐ yes ☐ n/a ☒ no

If “no” select from below and explain:

- ☒ Light fixtures are appropriate to the building design
- ☒ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- ☒ Utilize shielded fixtures to avoid light spillover onto adjacent properties

Lighting detail is not depicted on the plans, as required by Glendale Municipal Code, §30.30.040. A condition is included to provide a cut sheet corresponding to proposed lighting on the new building and show site lighting and fixtures on the new building, limiting their location to main entry, egress door, and vehicle entrance for staff review and approval.

Finish Materials and Color

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Textures and colors reinforce design
- ☐ High-quality, durable materials used, especially facing the street
- ☐ Materials appropriately enhance articulation and façade hierarchies
- ☐ Wrap corners and terminate cladding appropriately
- ☐ Cladding is well detailed, especially at junctions between materials
- ☐ Foam trim, finished on site, is prohibited

Paving Materials

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

Roof Forms

☒ yes ☐ n/a ☐ no

If “no” select from below and explain:

- ☐ Configure roofline to provide visual interest and deemphasize mass
- ☐ Roof forms are consistent with overall design
- ☐ Continue roofs and parapets around building or terminate in logical manner

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The recessed entrance is effectively emphasized by an overhead canopy, setting it apart from a discreet exit door situated on the building’s side.
- The design deviates from the conventional commercial storefront design. However, it caters to the primary functions of the second floor while integrating parking and service areas on the ground floor. The ground floor design, through the use of elements such as height, contrasting materials, windows, and recessed and landscaped areas, presents a lively and open street front.
- The ground floor design creates an open and active street front using height, contrasting materials, recessed and landscaped areas, and windows. This design accommodates functions primarily located on the second floor while providing ground-floor parking and service areas, diverging from a typical commercial storefront.
- The building exhibits a contemporary design. This style is achieved using exterior stucco and Colorado stone, with bronze-anodized aluminum doors and windows. The finishing materials completely encase the recessed areas.
- The wall thickness is demonstrated by the recessed windows and entrances.
- The site enhances the pedestrian experience with features such as landscape planters, stamped concrete, and decorative pavers on the driveway.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:



Conditions

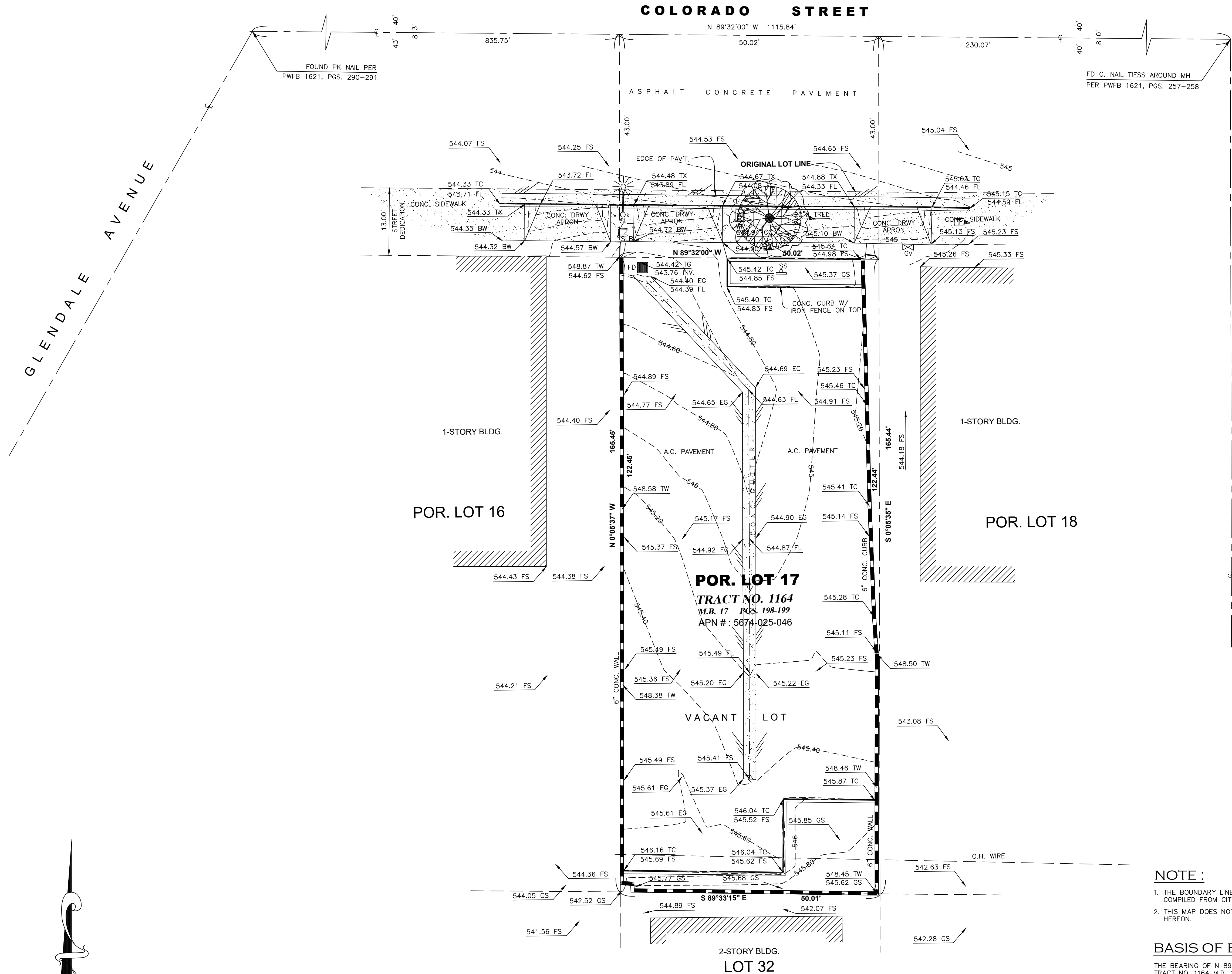
1. The specifications (cut sheets) for site lighting and the exterior light fixtures on the new building and locations shall be submitted to staff for review and approval prior to plan check submittal. The exterior lighting shall be appropriate to and consistent with the style of the new building. The exterior lighting shall be limited to their location to the main entry, egress door, and vehicle entrance.
2. All landscape and irrigation plans shall be prepared and wet stamped by an individual who is licensed in the state of California to prepare such plans.
3. Landscape plan, materials, and plant list, drought-tolerant for low and very-low water usage, and notes on irrigation shall be submitted to staff for review and approval prior to plan check submittal.
4. All landscaping and irrigation facilities shall be installed and in proper working order according to approved plans prior to the final inspection.

Attachments

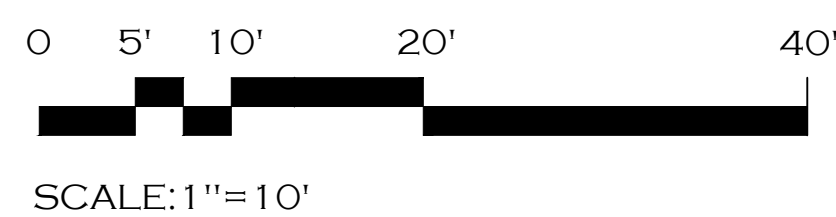
1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Correspondence from Responsible Agencies

706 E. COLORADO ST. GLENDALE, CA 91205

 DOMUS DESIGN 109 E. HARVARD ST. # 306, GLENDALE, CA 91205 TEL.: (818) 500-3866 FAX: (818) 546-8108	
RCB ENGINEERING 450 North Brand Blvd. # 600 Glendale, CA 91203 TEL.: (818) 813-1852	
REVISION	BY
9/23/2022	
10/26/2023	DRB
3/15/2024	
DRAWING TITLE	PROJECT
TITLE SHEET	706 E COLORADO ST. GLENDALE, CA 91205
OWNER	
ARMEN MANSSOURIAN 1122 N. BRAND BLVD. SUITE 102 GLENDALE CA 91202	
	
DATE:	JUN 2022
SCALE:	1/4" = 1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2022-11
SHEET:	A-1 OF SHEETS



TOPOGRAPHIC SURVEY MAP



NOTE :

1. THE BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, COMPILED FROM CITY AND COUNTY RECORDS.
2. THIS MAP DOES NOT SHOW ANY EASEMENTS UNLESS SPECIFIED HEREON.

BASIS OF BEARING

THE BEARING OF N 89°32'00" W ON COLORADO ST. AS SHOWN IN TRACT NO. 1164 M.B. 17 PAGES 198-199, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK

CITY OF GLENDALE PUBLIC WORKS
BENCH MARK: BM2675
NGVD29 DATUM
MAIN ST: COLORADO ST
CROSS ST: EVERETT ST
LOCATION: BRASS DISK IN NLY CURB COLORADO ST. 35' E-0 BCR N-E CORNER STAMPED "CITY OF GLENDALE BM 2675 2017"
YEAR: 2017
FEET: 547.73

LEGAL DESCRIPTION

POR. LOT 17 OF TRACT NO. 1164, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 198-199 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

---	CENTER LINE
---	PROPERTY LINE
-X-X-X-	CHAIN LINK FENCE
+++++	CHICKEN WIRE FENCE
	WOOD FENCE
- - - - -	LOT LINE
-G-G-	GAS LINE
-S-S-	SEWER LINE
-W-W-	WATER LINE
-T-T-	OVER HEAD TELEPHONE CABLE
	WOOD WALL
	CONC. WALL
---	EDGE OF PWM'T
A.C.	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
C.C.	CONCRETE CEMENT/CONC. CORNER
C.C.C.	CONCRETE CEMENT CURB
BC	BUILDING CORNER
BW	BACK OF WALK/BOTTOM WALL
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CV	CONTROL VALVE
CW	COLDWATER LINE
DI	DRAINAGE INLET
DO	DRAINAGE OUTLET
DR	DOOR
DRWY	DRIVEWAY
DS	DOWNSPOUT
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FD	FLOOR DRAIN
FL	FLOW LINE
FH	FIRE HYDRANT
FNC	FENCE
FP	FLAGPOLE / FIRE PLACE
FS	FINISH SURFACE
FWV	FIRE WATER VALVE
GFF	GARAGE FINISH FLOOR
QM	GAS METER
GS	GROUND SHOT
GV	GAS VALVE/GATE VALVE
GWA	GUY WIRE ANCHOR
HFF	HOUSE FINISH FLOOR
HVB	HIGH VOLTAGE BOX
ICB	IRRIGATION BOX CONTROL
LP	LIGHT POLE
MH	MANHOLE
MTL	METAL
O.H.W	OVERHANG WIRE
PL	PROPERTY LINE
PP	POWER POLE
PM	PARKING METER
PB	PULL BOX
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
TB	TOP OF BERM
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF "X"
TSB	TRAFFIC SIGNAL BOX
UGA	UNDERGROUND ACCESS
UB	UTILITY BOX
UM	UTILITY MANHOLE
WB	WATER BIB
WH	WATER HEATER
WM	WATER METER
WV	WATER VALVE
(100.00)	RECORD DISTANCE
100.00 (m)	MEASURED DISTANCE
100.00 (c)	CALCULATED DISTANCE
(C & M)	CALCULATED AND MEASURED
●	POWER POLE
---	GUY WIRE ANCHOR
⊕	CATCH BASIN
⊕	SSMH (SANITARY SEWER MANHOLE)
⊕	OR UTILITY MANHOLE
⊕	TREE
⊕	OAK TREE
⊕	PINE TREE
⊕	PALM TREE
⊕	YUCCA TREE
⊕	FIRE HYDRANT
⊕	PP/ELECTROUR
⊕	VALVE (UTILITY)
⊕	METER
⊕	VERTICAL & HORIZONTAL CONTROL POINT

REVISIONS:

Ray Lombera & Associates, Inc.

Land Surveying Planning Land Development

135 S. JACKSON ST., STE. 202, GLENDALE, CALIFORNIA 91205
TEL: (323) 257-9771 FAX: (323) 257-9865 WWW.RAYLOMBERA.COM

RAY LOMBERA & ASSOCIATES

RAYMOND A. LOMBERA

No 7740

LICENSED LAND SURVEYOR

STATE OF CALIFORNIA

JOB ADDRESS:

706 E. COLORADO ST.
GLENDALE CA, 91205

REQUESTED BY:

DOMUS DESIGN
ATTN: GARO NAZARIAN

CHECKED BY:

R.L.

DRAWN BY:

R.D.P.

DATE:

JUNE 28, 2022

SCALE:

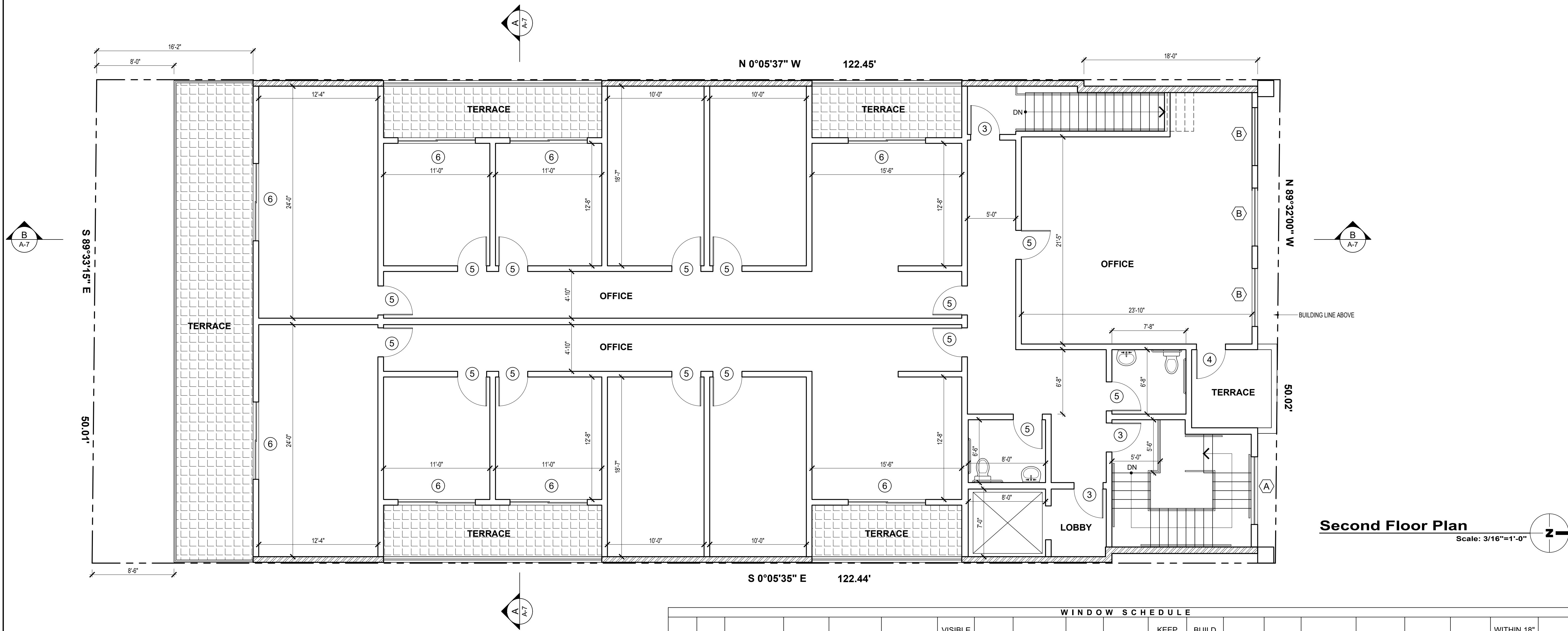
1"=10'-0"

SHEET NO.

C-1

SHEET 1 OF 1





Second Floor Plan
Scale: 3/16"=1'-0"

WINDOW SCHEDULE																				
MARK	QTY	EXISTING W X H	NEW W X H	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET Y/N	EXISTING OPERATI ON	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM? Y/N	U-VALUE / SHGC	TEMPERED GLASS	FIRE HAZARD ZONE? Y/N	WITHIN 18" OF FLOOR OR 40" OF DOOR? Y/N	EGRESS WINDOW Y/N
A	2	N/A	7'-0"x7'-0"	N/A	ALUMINUM	Y	N/A	FIXED	NAIL IN	N	N/A	Y	N/A	NONE	N/A	0.3 / 0.23	Y	N	N	N/A
B	3	N/A	6'-0"x7'-0"	N/A	ALUMINUM	Y	N/A	FIXED	NAIL IN	N	N/A	Y	N/A	NONE	N/A	0.3 / 0.23	Y	N	N	N/A
DOOR SCHEDULE																				
MARK	QTY	EXISTING W X H	NEW W X H	EXISTING MATERIAL	NEW MATERIAL	VISIBLE FROM THE STREET Y/N	EXISTING OPERATI ON	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID (SDL) Y/N	KEEP EXISTING SILL & FRAME Y/N	BUILD NEW SILL & FRAME Y/N	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM? Y/N	U-VALUE / SHGC	TEMPERED GLASS	FIRE HAZARD ZONE? Y/N	WITHIN 18" OF FLOOR OR 40" OF DOOR? Y/N	EGRESS WINDOW Y/N
1	1	N/A	6'-0"x8'-0"	N/A	METAL	Y	N/A	SWINGING	NAIL IN	N	N/A	Y	N/A	NONE	N/A	N/A	Y	N	Y	N/A
2	1	N/A	3'-0"x7'-0"	N/A	METAL	N	N/A	SWINGING	NAIL IN	N/A	N/A	Y	N/A	NONE	N/A	N/A	N/A	N	Y	N/A
3	3	N/A	3'-0"x7'-0"	N/A	WOOD	N	N/A	SWINGING	NAIL IN	N/A	N/A	Y	N/A	NONE	N/A	N/A	N/A	N	Y	N/A
4	2	N/A	3'-0"x8'-0"	N/A	METAL	Y	N/A	SWINGING	NAIL IN	N	N/A	Y	N/A	NONE	N/A	N/A	Y	N	Y	N/A
5	15	N/A	3'-0"x7'-0"	N/A	WOOD	N	N/A	SWINGING	NAIL IN	N/A	N/A	Y	N/A	NONE	N/A	N/A	N/A	N	Y	N/A
6	6	N/A	8'-0"x8'-0"	N/A	METAL	N	N/A	SLIDING	NAIL IN	N	N/A	Y	N/A	NONE	N/A	N/A	Y	N	Y	N/A
7	1	N/A	9'-0"x7'-0"	N/A	METAL	N	N/A	SWINGING	NAIL IN	N/A	N/A	Y	N/A	NONE	N/A	N/A	N/A	N	Y	N/A
8	1	N/A	12'-0"x8'-6"	N/A	METAL	Y	N/A	ROLL-UP	-	N/A	N/A	Y	N/A	NONE	N/A	N/A	N/A	N	Y	N/A

DOMUS
DESIGN

109 E. HARVARD ST. # 306, GLENDALE, CA. 91205
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RCB
ENGINEERING

450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

REVISION	BY
9/23/2022	
10/26/2023	DRB
3/15/2024	

OWNER

ARMEN MANSSOURIAN
1122 N. BRAND BLVD. SUITE 102
GLENDALE CA 91202

PROJECT

706 E COLORADO ST.
GLENDALE, CA 91205

DRAWING TITLE

SECOND FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER
PATRICK BAKATJIAN
S 5900
EXP. 09.30.25
STRUCTURAL
STATE OF CALIFORNIA

DATE: JUN 2022

SCALE: 3/16"=1'-0"

DRAWN: XXX

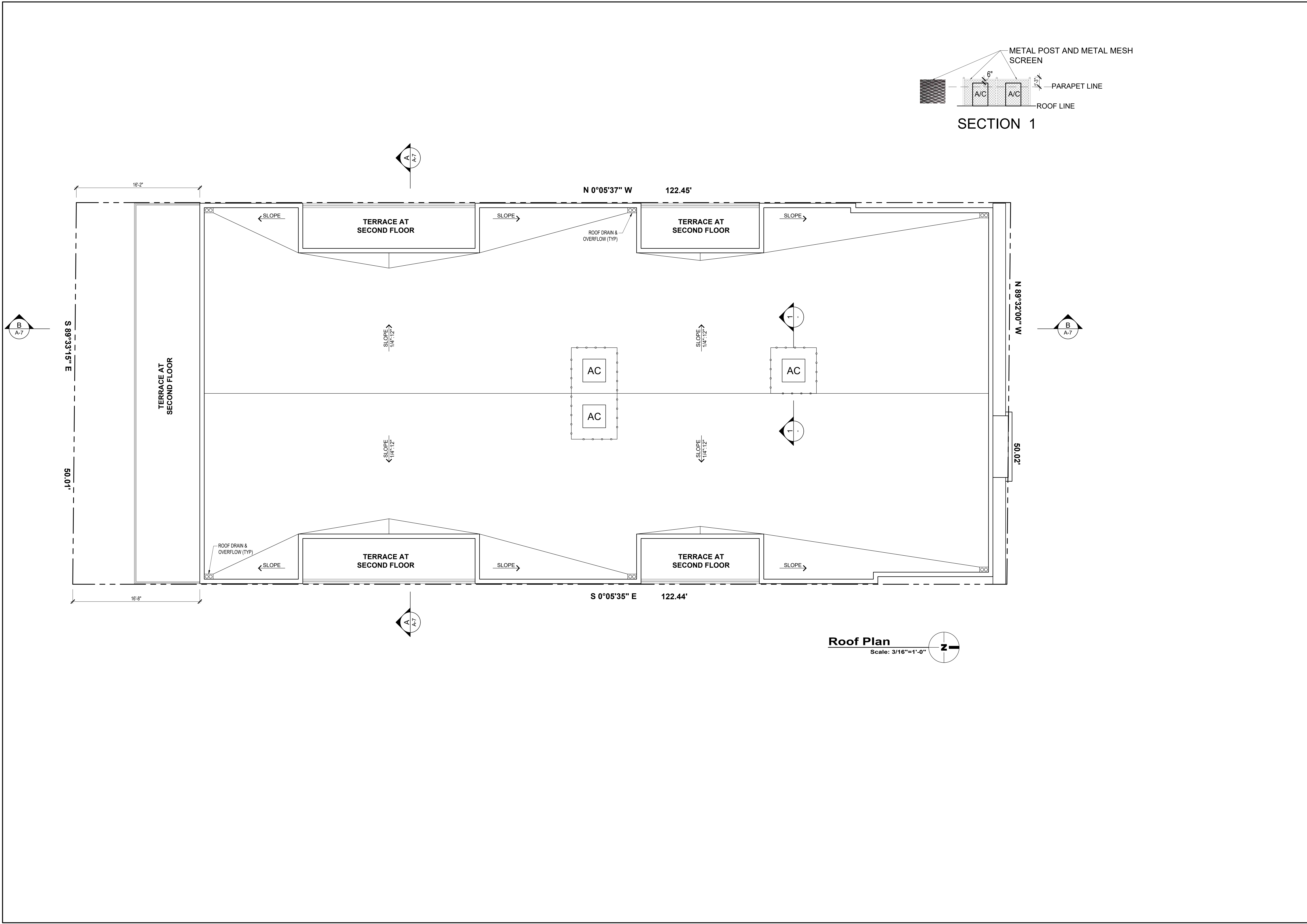
APPROVED:

JOB: 2022-11

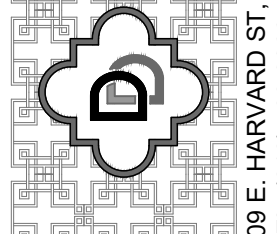
SHEET:

A-4

OF SHEETS



DOMUS
DESIGN




109 E. HARVARD ST. # 306, GLENDALE, CA 91205
TEL: (818) 500-3966 FAX: (818) 548-8108

RCB
ENGINEERING

450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

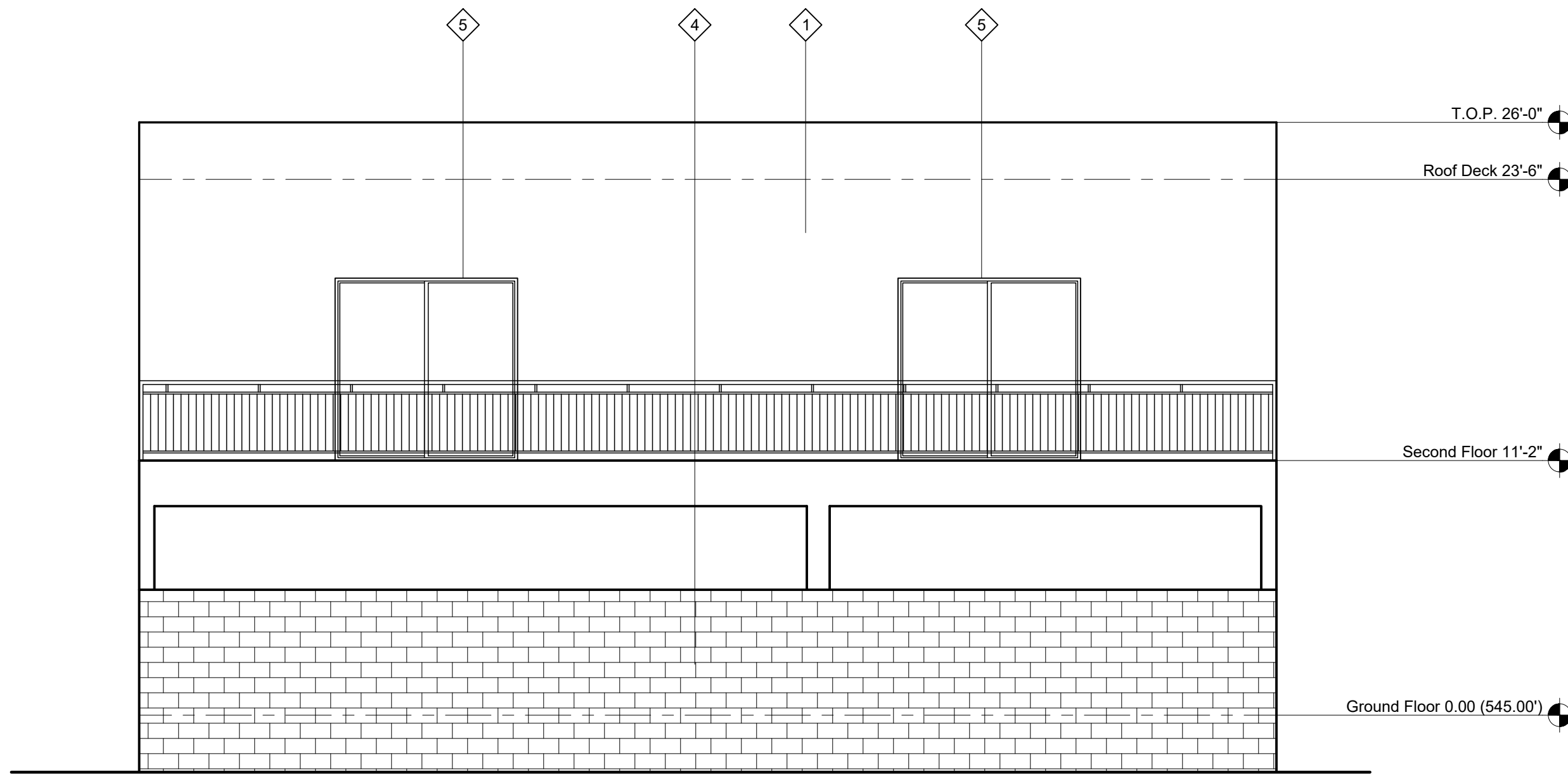
REVISION	BY
9/23/2022	
10/26/2023	DRB
3/15/2024	

DRAWING TITLE	PROJECT	OWNER
ROOF PLAN	706 E COLORADO ST. GLENDALE, CA 91205	ARMEN MANSSOURIAN 1122 N. BRAND BLVD. SUITE 102 GLENDALE CA 91202

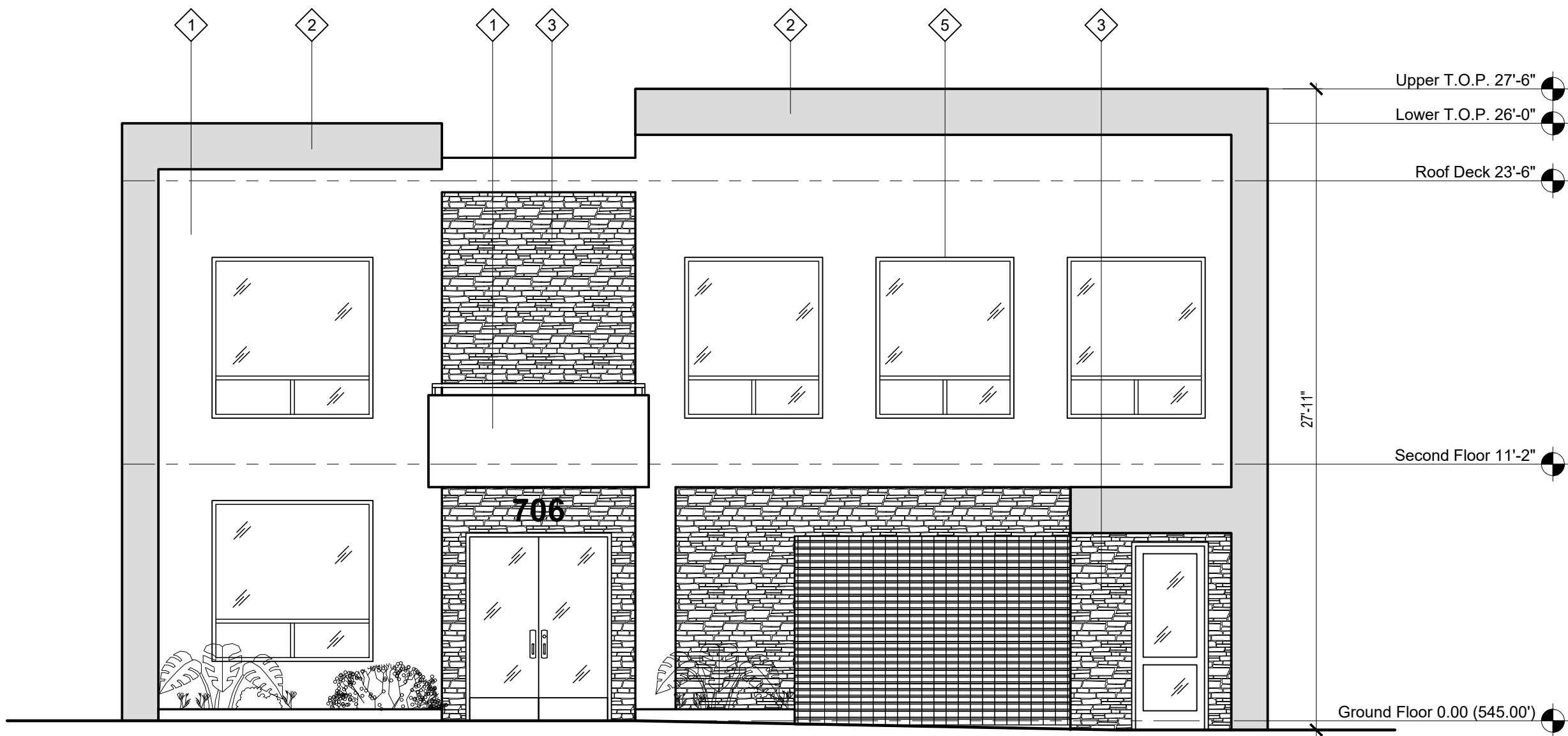


REGISTERED PROFESSIONAL ENGINEER
PATRICK BAKAJ
S 5900
EXP. 09.30.25
STRUCTURAL
STATE OF CALIFORNIA

DATE:	JUN 2022
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2022-11
SHEET:	A-5 OF SHEETS

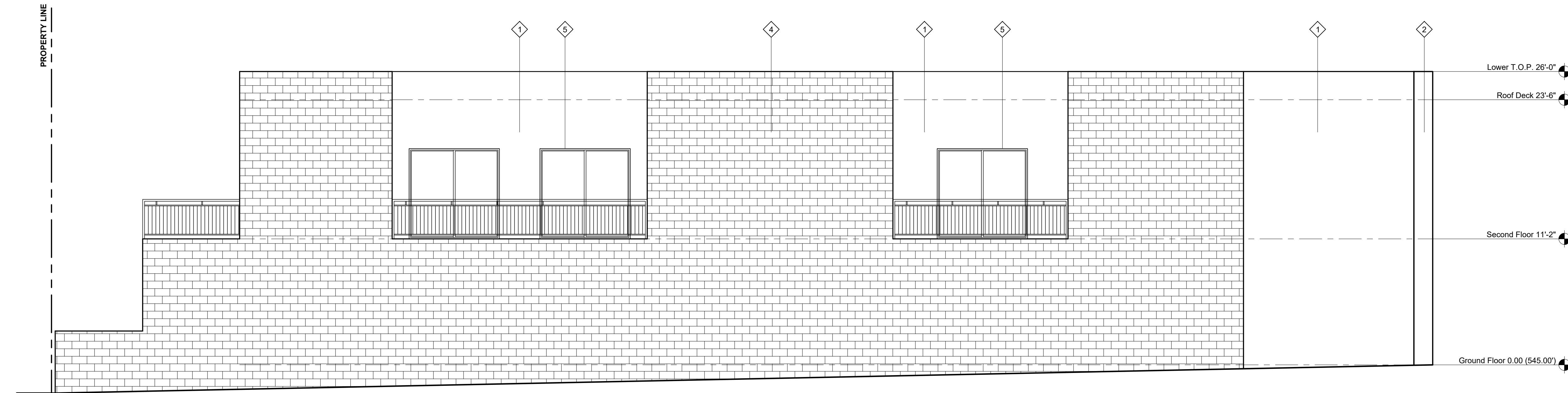


South Elevation
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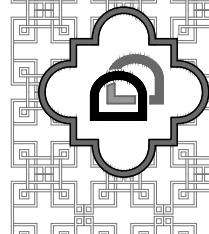
North Elevation
Scale: 3/16"=1'-0"

- ELEVATION KEYNOTES**
- 1 LAHABRA STUCCO. COLOR: X-215 MESA VERDE
 - 2 LAHABRA STUCCO. COLOR: X-434 FALLBROOK
 - 3 COLORADO STONE: QUICK STACK- CARMEL MOUNTAIN
 - 4 SPLIT FACE CMU WALL BY YORK BUILDING PRODUCTS. COLOR: GLACIER
 - 5 ALUMINUM DOORS & WINDOWS. COLOR: BRONZE ANODIZED
 - 6 METAL RAILING PAINTED MINK DE 6392
 - 7 METAL SIDING. COLOR BROWN



West & East Elevations
Scale: 3/16"=1'-0"

DOMUS
D E S I G N




109 E. HARVARD ST. # 306, GLENDALE, CA. 91205
TEL: (818) 500-3966 FAX: (818) 548-8108

RCB
ENGINEERING

450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

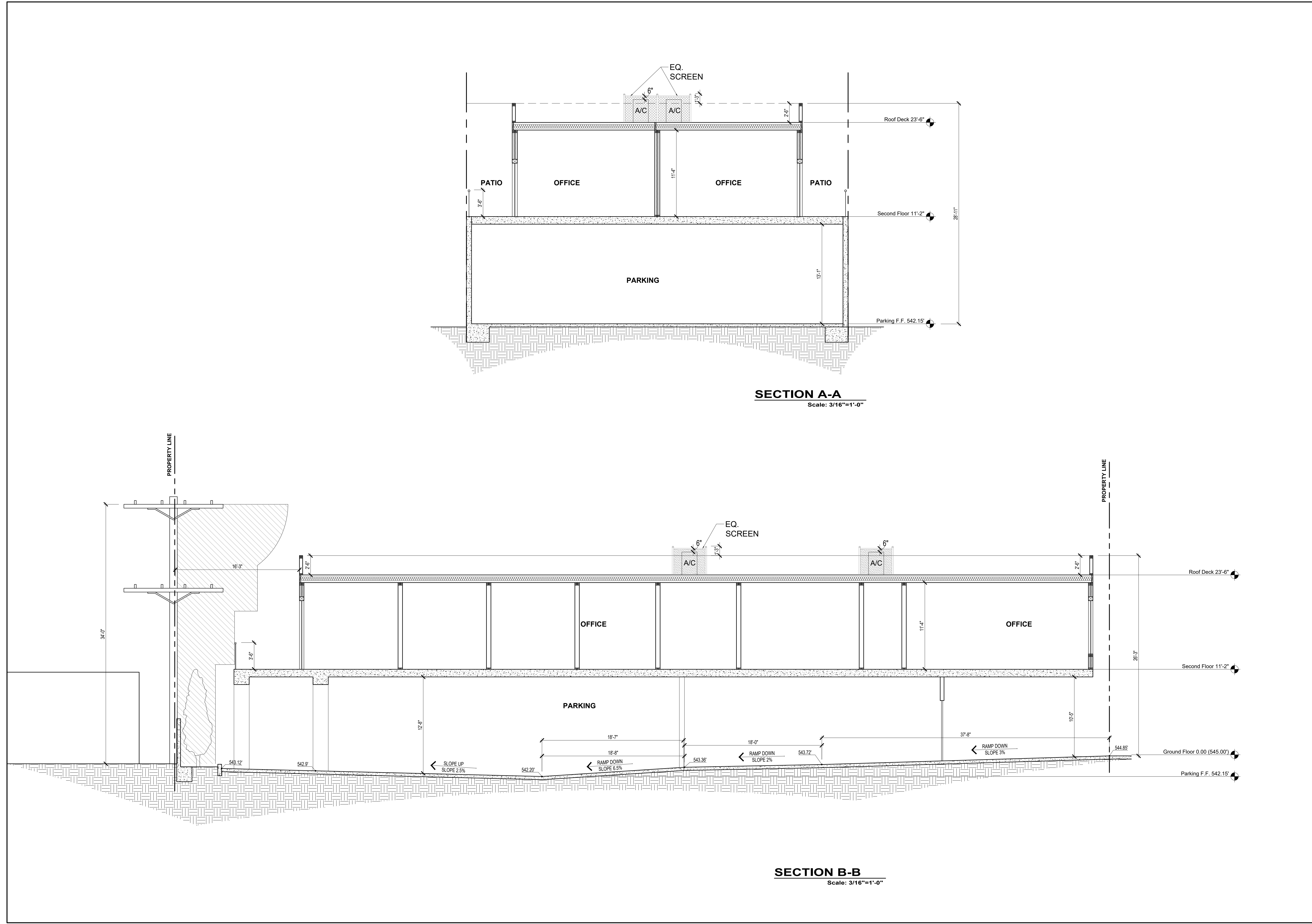
REVISION	BY
9/23/2022	
10/26/2023	DRB
3/15/2024	

OWNER	PROJECT	DRAWING TITLE
ARMEN MANSSOURIAN 1122 N. BRAND BLVD. SUITE 102 GLENDALE CA 91202	706 E COLORADO ST. GLENDALE, CA 91205	ELEVATIONS



REGISTERED PROFESSIONAL ENGINEER
PATRICK BAJAT
S 5900
EXP. 09.30.25
STRUCTURAL
STATE OF CALIFORNIA

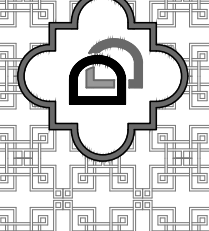
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SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2022-11
SHEET:	A-6
OF	SHEETS



SECTION A-A
Scale: 3/16"=1'-0"

SECTION B-B
Scale: 3/16"=1'-0"

DOMUS
DESIGN



109 E. HARVARD ST. # 306, GLENDALE, CA. 91205
TEL: (818) 500-3966 FAX: (818) 548-8108

RCB
ENGINEERING

450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

REVISION	BY
9/23/2022	
10/26/2023	DRB
3/15/2024	

DRAWING TITLE	PROJECT	OWNER
SECTIONS	706 E COLORADO ST. GLENDALE, CA 91205	ARMEN MASSOURIAN 1122 N. BRAND BLVD. SUITE 102 GLENDALE CA 91202

REGISTERED PROFESSIONAL ENGINEER
PATRICK BAKAT
S 5900
EXP. 09.30.25
STRUCTURAL
STATE OF CALIFORNIA

DATE: JUN 2022

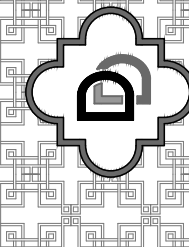
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DRAWN: XXX

APPROVED:


JOB: 2022-11

SHEET: A-7
OF SHEETS

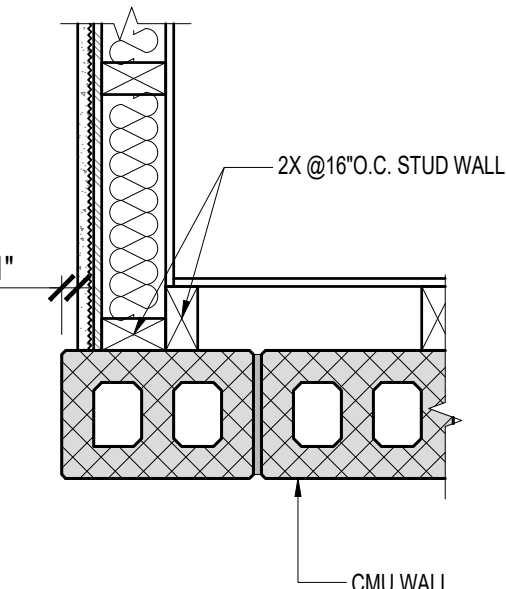


50 North Brand Blvd. # 600
 Tandale, CA 91203
 TEL: (818) 813-1852

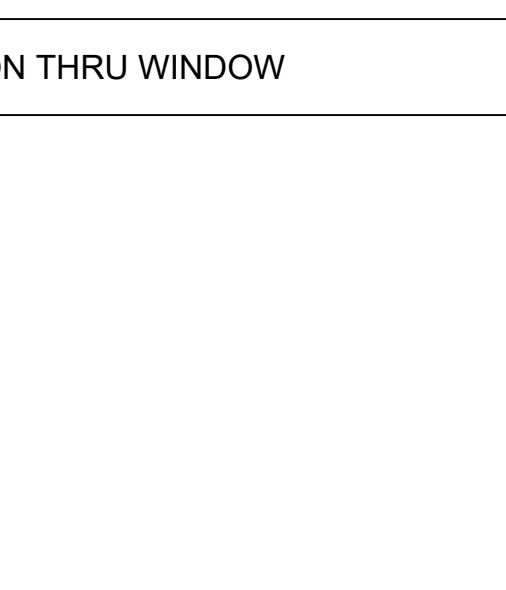
PROJECT	706 E COLORADO ST. GLENDALE, CA 91205
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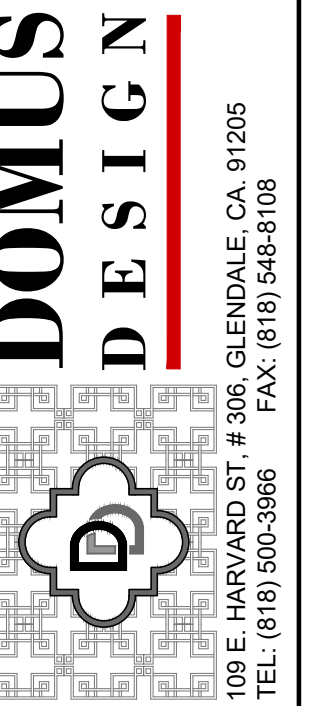
SHEET:
AD-1
OF SHEETS



3	TYPICAL TRANSITION CMU WALL TO STUCCO	Scale N.T.S
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2	TYPICAL VERTICAL SECTION THRU WINDOW	Scale N.T.S
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REVISION	BY
0/23/2022	
0/26/2023	DRB
1/15/2024	

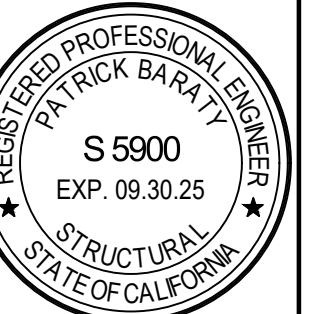
OWNER	ARMEN MANSSOURIAN 1122 N. BRAND BLVD. SUITE 102 GLENDALE CA 91202
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PROJECT

706 E COLORADO ST.
GLENDALE, CA 91205

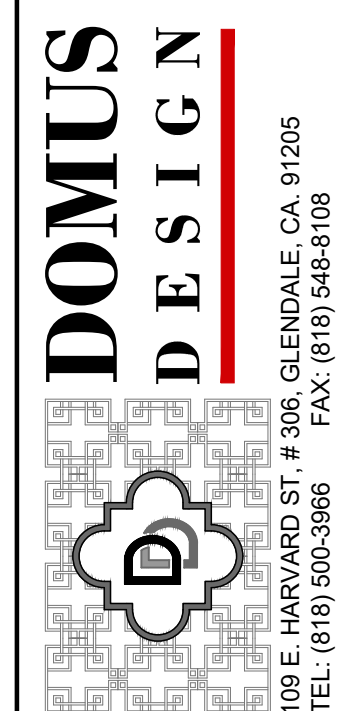
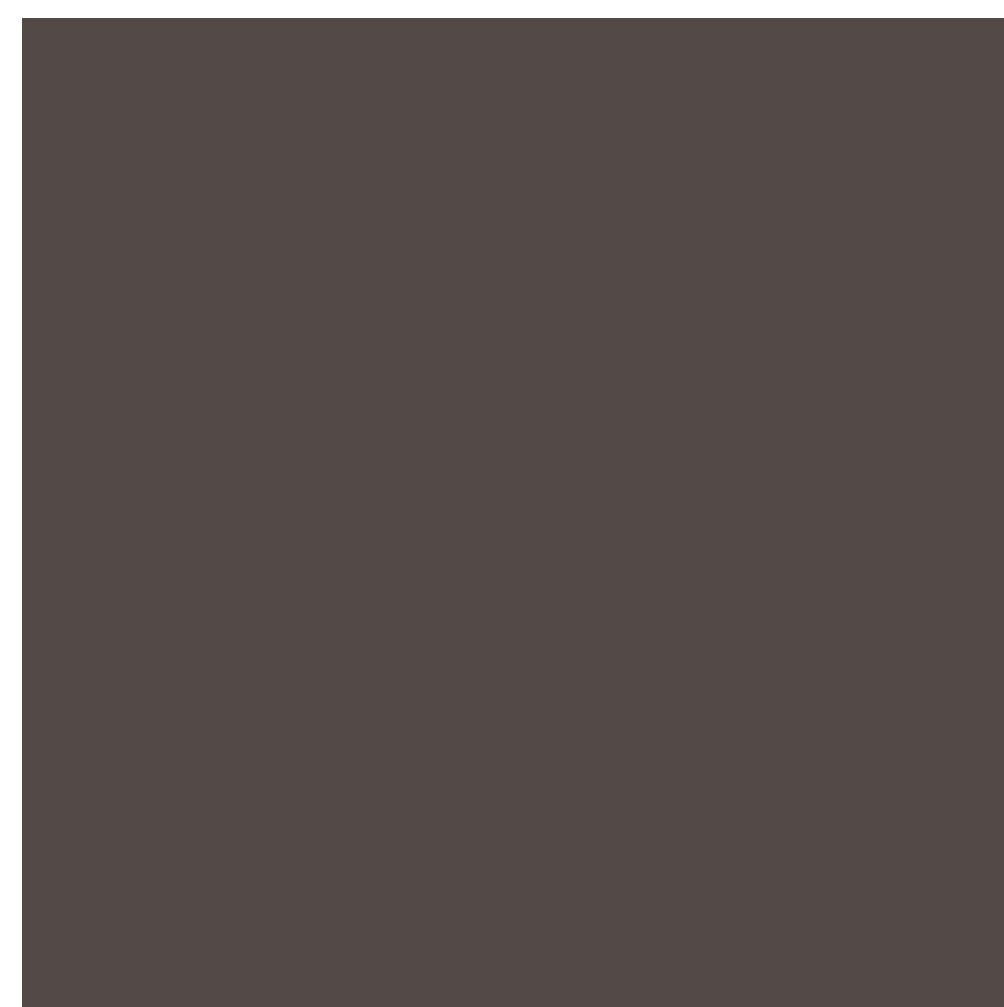
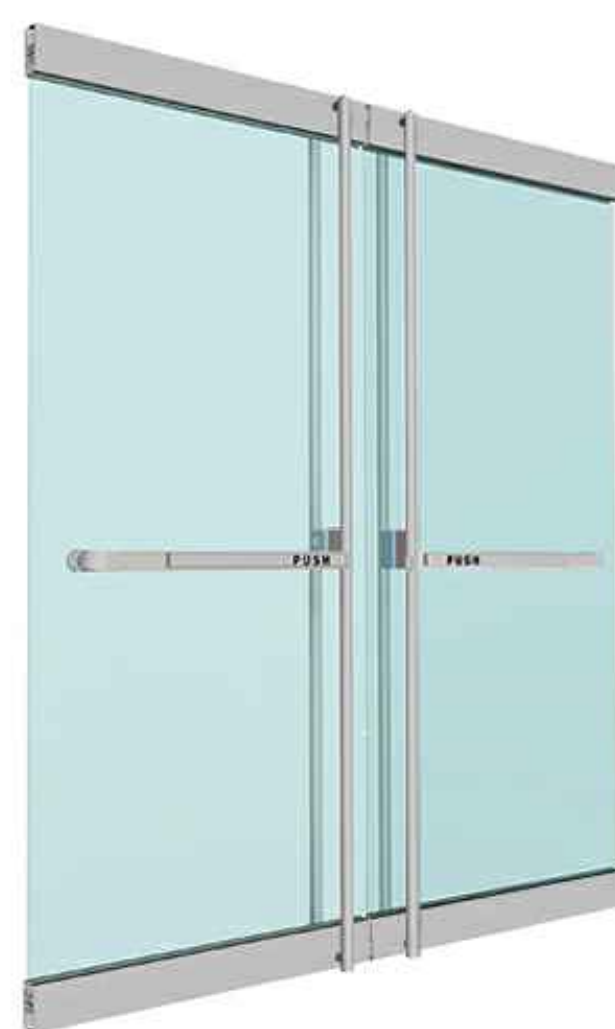
DRAWING TITLE

RENDERINGS



DATE:	JUN 2022
SCALE:	-
DRAWN:	XXX
APPROVED:	
DOB:	2022-11

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R-1
OF SHEETS

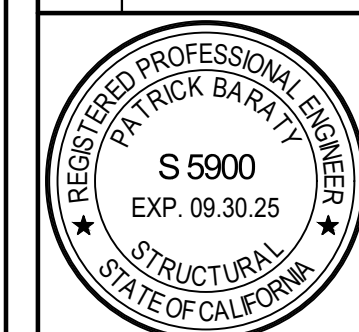


REVISION	BY
9/23/2022	
10/26/2023	DRB
3/15/2024	

OWNER	ARMEN MANSSOURIAN 1122 N. BRAND BLVD. SUITE 102 GLENDALE CA 91202
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PROJECT	706 E COLORADO ST. GLENDALE, CA 91205
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DRAWING TITLE	
MATERIAL BOARD	



DATE:	JUN 2022
SCALE:	-
DRAWN:	XXX
APPROVED:	
JOB:	2022-11
SHEET:	
	M-1
OF	SHEETS

1/18/24, 3:35 PM

Plan Check 4950

CITY OF GLENDALE

INTERDEPARTMENTAL COMMUNICATION

DATE: January 12, 2024

TO: Alan Lamberg, Community Development Department

FROM: Kevin Runzer, GWP Water Engineering
Catherine Babakhanlou, GWP Electric Engineering

SUBJECT: PADR-002143-2023 & PAB2097-002308-2023
706 E Colorado St.

Glendale Water & Power (GWP) Engineering has reviewed the plans. Requirements are as follows:

Electric Engineering

Customer Service (818) 548-3921

- Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, chain link, or block wall). All fences shall comply with the required overhead line clearances as specified by GWP Customer Service Engineering. In order to build any fencing, contact GWP Customer Service Engineering to obtain a Permit to Occupy (PTO) application and pay applicable fee.
- Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
- Project to convey an easement to GWP for installation of overhead or underground lines, conduits, poles and any other appurtenances for the distribution of electric power through property as required by GWP. Contact GWP Customer Service Engineering to obtain an application for easement and pay applicable fee. This fee shall be paid to GWP Electric Engineering.
- The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky. Contact GWP Customer Service Engineering to obtain pole height and line clearance requirements.
- Additional comment(s) and/or attachment(s).
GWP will need to conduct a site visit to verify existing electrical overhead line clearances. Project to transfer these overhead line clearances to their elevation plans.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- The existing street light facilities (pull boxes, street light poles, conduits, etc.) shall be protected in place and be accessible to GWP personnel at all times.
- Relocation of any existing underground street light system in conflict with project will be at the project's expense. All connections, splices and wiring of the system shall be done by GWP. The relocation of the street light substructure can be done by the project in accordance with the plans approved by GWP Street Light Engineering. Contact GWP at (818) 548-4877 for more information.

Transmission & Distribution (818) 548-3923

- The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.

1/18/24, 3:35 PM

Plan Check 4950

Project personnel are responsible for maintaining a ten foot (10') radial clearance from all overhead electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance cannot be met, contact GWP Electrical Engineering Department to determine the appropriate actions. Any work required by GWP to maintain proper clearance shall be done at the project's expense.

Water Engineering

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- Backflow prevention (BFP) devices are required for the following water services:
 - Potable Water, Commercial
 - Potable Water, Irrigation
 - Potable Water, Fire
 - See BFP requirements below:
- 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 exists. 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 (626) 430-5290 before service can be granted. A list of approved backflow prevention assemblies can be found at www.usc.edu/dept/fccchr/list.html.
- 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. Please refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- 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. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- Additional comment(s) and/or attachment(s).
Please 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. Please visit the USC list of approved backflow prevention assemblies' website <http://usclst.com/> to determine which assemblies' may be approved. SUB-LEVEL INSTALLATIONS ARE NOT ALLOWED.

Potable Water (818) 548-2062

1/18/24, 3:35 PM

Plan Check 4950

- Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- 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
- 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.
- 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.
- 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.
- 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.
- Revise as marked on check prints.
- Please contact GWP Water Engineering at (818) 548-2062 prior to construction.
- Please add the following to the General Notes: 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. Please contact GWP Water Engineering at (818) 548-2062 prior to construction.
- A complete set of plans shall be submitted for review to GWP Water Engineering.

Catherine Babakhanlou
Senior Electrical Engineer

Kevin Runzer
Senior Civil Engineer

C. Babakhanlou *Kevin Runzer*

CB/KR:sb/eh

1/18/24, 3:35 PM

Plan Check 4950

1/3

2/3

3/3

DRAWING TITLE

GWP Requirements

PROJECT

706 E COLORADO ST.
GLENDALE, CA 91205

OWNER

ARMEN MANSSOURIAN
1122 N. BRAND BLVD. SUITE 102
GLENDALE CA 91202

REGISTERED PROFESSIONAL ENGINEER

PATRICK BAKAT

S 5900

EXP. 09.30.25

STRUCTURAL

STATE OF CALIFORNIA

DATE: JUN 2022

SCALE: -

DRAWN: XXX

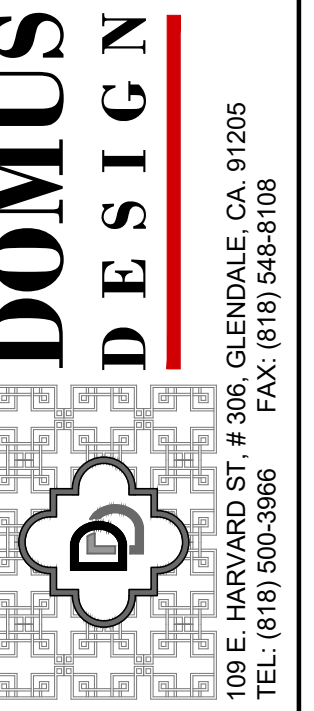
APPROVED:

JOB: 2022-11

SHEET: 1

GWP

OF SHEETS

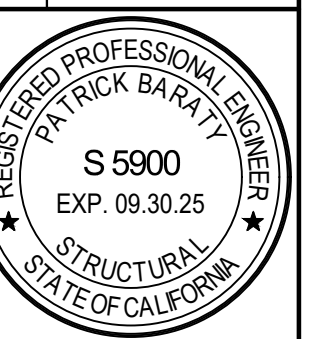


REVISION	BY
1/23/2022	
10/26/2023	DRB
1/15/2024	

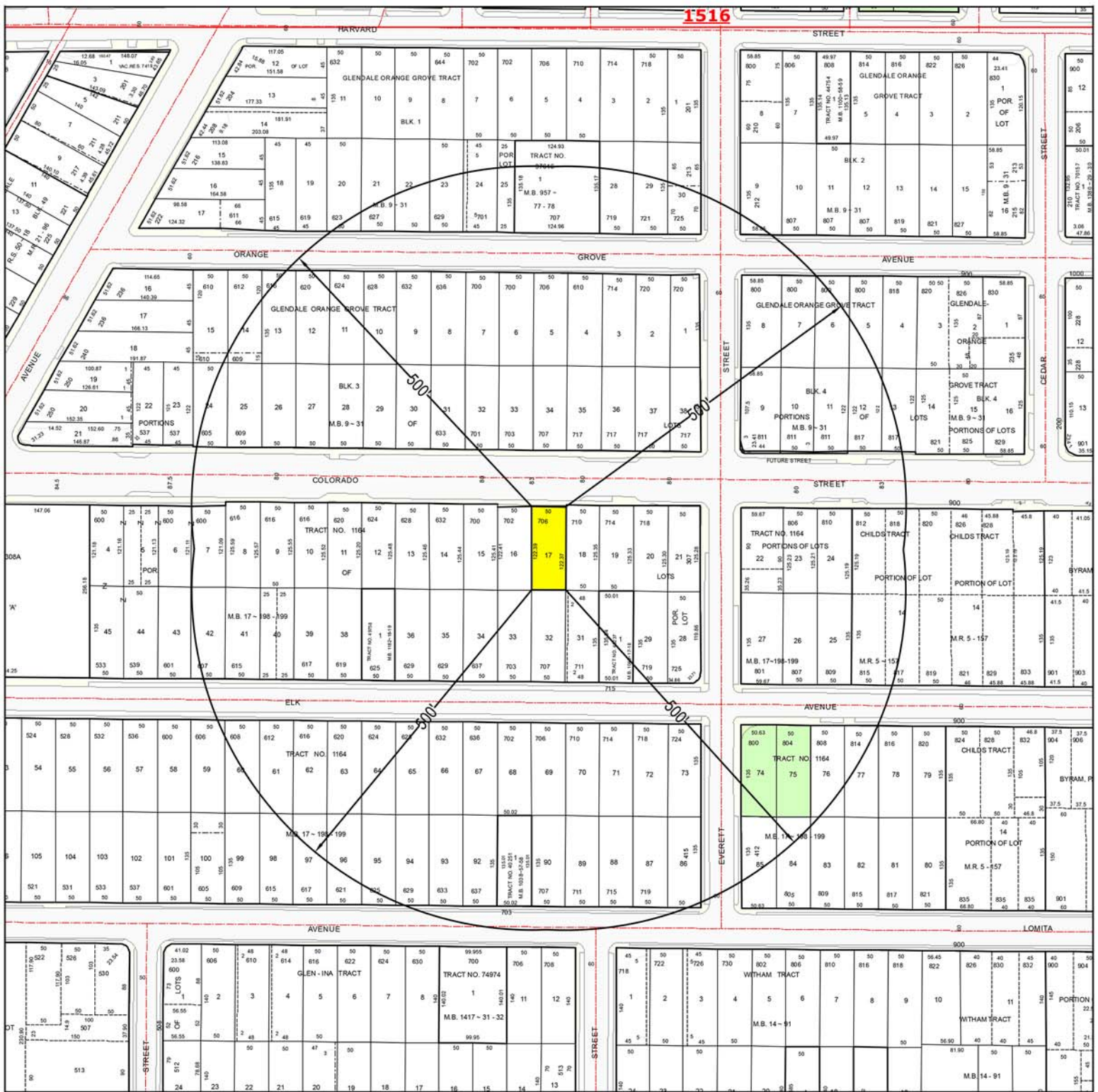
OWNER	ARMEN MANSSOURIAN 1122 N. BRAND BLVD. SUITE 102 GLENDALE CA 91202
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PROJECT	706 E COLORADO ST. GLENDALE, CA 91205
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DRAWING TITLE
PHOTO SURVEY



DATE:	JUN 2022
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
DOB:	2022-11
SHEET:	
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="font-size: 48pt; font-weight: bold;">P-1</div> <div style="text-align: right;"> OF SHEETS </div> </div>	



500' LOCATION MAP

LEGEND

SUBJECT PROPERTY (IES)



SITE LOCATION: 706 E COLORADO ST
GLENDALE, CA 91205

APN:

5674-025-046



SCALE: 1"=200'

DATE: Apr 03, 2023


PREPARED BY:



412 W. BROADWAY STE 206
GLENDALE, CA 91204
818-409-8921



PHOTOGRAPHIC SURVEY MAP

LEGEND PHOTO & SURVEY LABEL # SUBJECT PROPERTY(IES) "1"	SITE LOCATION: 706 E COLORADO ST GLENDALE, CA 91205	 SCALE: 1"=100'
	APN: 5674-025-046	
	DATE: Apr 03, 2023	

PREPARED BY:



412 W. BROADWAY STE 206
 GLENDALE, CA 91204
 818-409-8921



1. 706 E COLORADO ST



2. 710 E COLORADO ST



3. 714 E COLORADO ST



4 & 5. 720 E COLORADO ST & 307 S EVERETT ST



6. 800 E COLORADO ST



7. 811 E COLORADO ST



8. 717 E COLORADO ST



9. 707 E COLORADO ST



10. 703 E COLORADO ST



11. 701 E COLORADO ST



12. 633 E COLORADO ST



13. 625 E COLORADO ST



14. 620 E COLORADO ST



15. 624 E COLORADO ST



16. 628 E COLORADO ST



17. 632 E COLORADO ST



18. 700 E COLORADO ST



19. 702 E COLORADO ST

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

DATE: 1/4/2024

DUE DATE: 1/19/2024

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

FROM: Alan Lamberg

Tel. # 8158

PROJECT ADDRESS: 706 E COLORADO STREET

Applicant: Garo Nazarian

Property Owner: Armen Manssourian

PROJECT DESCRIPTION:

New 5,230 SF 2 story commercial building with 5 parking spaces and 4 tandem spaces (9 total) and 1 ADA space. 14 spaces are required at 2.8 parking spaces per 1,000 SF.

PAB2097-002308-2023 is being used to allow the site to be built without required parking as per AB 2097.

PLEASE CHECK:

<p><input type="checkbox"/> A. CITY ATTORNEY</p> <p><input type="checkbox"/> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Building & Safety<input checked="" type="checkbox"/> (2) Neighborhood Services<input type="checkbox"/> (3) Design Review & Historic<input type="checkbox"/> (4) Economic Development<input type="checkbox"/> (5) Housing<input checked="" type="checkbox"/> (6) Urban Design & Mobility <p><input checked="" type="checkbox"/> D. COMMUNITY SERVICES/PARKS:</p> <p><input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC)</p> <p><input type="checkbox"/> F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Water<input checked="" type="checkbox"/> (2) Electric	<p><input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)</p> <p><input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Engineering & Land Development<input checked="" type="checkbox"/> (2) Traffic<input type="checkbox"/> (3) Facilities (city projects only)<input type="checkbox"/> (4) Integrated Waste<input type="checkbox"/> (5) Maintenance Services/Urban Forester <p><input type="checkbox"/> J. GLENDALE POLICE</p> <p><input type="checkbox"/> K. OTHER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)<input checked="" type="checkbox"/> (2) Tribal Consultations (EIFs)<input type="checkbox"/> (3) City Clerk's Office
---	---

ENTITLEMENT(S) REQUESTED

ADR/DRB Case No.: PADR-002143-2023

Other PAB2097-002308-2023

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates)

CITY CLERK – KAREN CORTES

COMMUNITY DEVELOPMENT:

Building and Safety – MIROSLAV LHOTSKY

Neighborhood Services – JESSICA SADA

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

Economic Development – MARK BERRY

Housing – PETER ZOVAK, MIKE FORTNEY and AARON BROWNE

Urban Design & Mobility – FRED ZOHREVAND (For VMT Analysis)

COMMUNITY SERVICES AND PARKS – TEREZA ALEKSANIAN and AMIRAH LIMAYO

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – JOVAN DIAZ, SITA PARTAMIAN and DAVE STIMSON

GLENDALE WATER AND POWER:

Water – SEDA BOGHOSIAN, EDEN HAKOUPIANI and KEVIN RUNZER

Electric – CATHERINE BABAKHANLOU and SEDA BOGHOSIAN and EDEN HAKOUPIANI (Hovsep Barkhordian, and Daniel Scorza Alternates)

POLICE – LT. ALEX KRIKORIAN and LT. SEAN RILEY and ZAZIL AVILA, C.S.O.

PUBLIC WORKS:

Engineering & Land Development – ARMEN AVAZIAN, SARKIS OGANESYAN, and RUEL VILLALUNA

Traffic – PASTOR CASANOVA and SAED ROUDSARI

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – LOREN KLICK, CARLOS LINARES, and ORLANDO URQUIDEZ

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

THCP Officer (Tribal Historic and Cultural Preservation Department, Fernandeno Tataviam Band of Mission Indians)

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](#))

PUBLIC WORKS ENGINEERING
Land Development Section

☒ Comments/Conditions

☐ No Comments

1. The project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.

2. The applicant shall enter into a Covenant & Agreement with the City for the replacement, installation, and continued maintenance of all NPDES-related drainage devices on the property and granting inspection rights to the City. Contact Mr. Bill A'hearn for Covenant & Agreement requirements.

3. All roof and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb.

4. Remove and replace all broken curb and gutter along the entire street frontage of the property.

5. Remove and replace all sidewalks and extend new sidewalks up to property line.

6. Any unused driveway apron shall be removed and replaced with new curb, gutter, and sidewalk.

7. Any proposed driveway apron shall be constructed per SPPWC Standard Plan No. 110-2.

8. The entire asphalt roadway pavement within the vicinity of the property shall be inspected after the completion of the project. In the event of damage, because of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphalt concrete pavement.

9. The applicant 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 or easement that may be affected by the project and shall coordinate all such work with the respective utility companies.

10. All existing street appurtenances including traffic striping, street signs, curb paintings, tree wells, utilities, and all other improvements within the public right-of-way and easement that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.

11. Colorado Street improvement project is scheduled for construction for FY 2026. No trench cuts shall be permitted for the newly paved street.

12. Separate permits are required for all work within the public-right-of-way. All applicable construction work shall conform to the SPPWC manual. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.

13. Additional requirements may apply after the submittal of engineering plans for building plan check.

Case No.: PDAR-002143-2023 & PAB2097-002308-2023

Address: 706 E. Colorado Street

Case Planner: Alan Lamberg

Signature: _____


Daniel Hernandez
Interim Director of Public Works

Date: _____

2/12/24

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: January 12, 2024

TO: Alan Lamberg, Community Development Department

FROM: Kevin Runzer, GWP Water Engineering
Catherine Babakhanlou, GWP Electric Engineering

**SUBJECT: PADR-002143-2023 & PAB2097-002308-2023
706 E Colorado St.**

Glendale Water & Power (GWP) Engineering has reviewed the plans.
Requirements are as follows:

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Customer Service (818) 548-3921

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- Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
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Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- The existing street light facilities (pull boxes, street light poles, conduits, etc.) shall be protected in place and be accessible to GWP personnel at all times.
- Relocation of any existing underground street light system in conflict with project will be at the project's expense. All connections, splices and wiring of the system shall be done by GWP. The relocation of the street light substructure can be done by the project in accordance with the plans approved by GWP Street Light Engineering. Contact GWP at (818) 548-4877 for more information.

Transmission & Distribution (818) 548-3923

- The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.

- Project personnel are responsible for maintaining a ten foot (10') radial clearance from all overhead electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance cannot be met, contact GWP Electrical Engineering Department to determine the appropriate actions. Any work required by GWP to maintain proper clearance shall be done at the project's expense.

Water Engineering

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- Backflow prevention (BFP) devices are required for the following water services:
- Potable Water, Commercial
- Potable Water, Irrigation
- Potable Water, Fire
- See BFP requirements below:
- 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 exists. 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 (626) 430-5290 before service can be granted. A list of approved backflow prevention assemblies can be found at www.usc.edu/dept/fccchr/list.html.
- 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. Please refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- 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. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- Additional comment(s) and/or attachment(s).
Please 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. Please visit the USC list of approved backflow prevention assemblies' website <http://usclist.com/> to determine which assemblies' may be approved. SUB-LEVEL INSTALLATIONS ARE NOT ALLOWED.

Potable Water (818) 548-2062

- Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- 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
- 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.
- 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.
- 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.
- 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.
- Revise as marked on check prints.
- Please contact GWP Water Engineering at (818) 548-2062 prior to construction.
- Please add the following to the General Notes: 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. Please contact GWP Water Engineering at (818) 548-2062 prior to construction.
- A complete set of plans shall be submitted for review to GWP Water Engineering.

Catherine Babakhanlou
Senior Electrical Engineer

Kevin Runzer
Senior Civil Engineer



CB/KR:sb/eh

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

**Project
Address:** **706 E COLORADO STREET**

**Project
Case No.:**
PADR-002143-2023 & PAB2097-002308-2023

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: 1/16/2024

Print Name: Jose A. Munoz

Title: Arborist Technician **Dept.** PW Urban Forestry **Tel.:** x. 3402

a. ADDITIONAL COMMENTS:

☒ 1. **Summary**

Project, as proposed, appears supportable by Forestry provided conditions are met regarding the protection of existing city street trees. Please see attachment "How to Create a Tree Protection Plan" and submit as part of city plan submittal. Applicant must also apply for Perform Work Near (Street Tree) Permit and provide images of installed Tree Protection Fencing.

2. **Indigenous Tree Ordinance**

Add the note "There are no protected oak, sycamore, or bay trees on the property or within 20' of the property" to the project site plan.

3. **City of Glendale Street Trees**

There is one (1) *Corymbia citriodora* (Lemon-scented sweetgum) City Street tree currently located within the City right-of-way along East Colorado Street and is documented to be in "fair" condition per City Urban Forestry staff. Per Glendale Municipal Code 12.40 – a Perform Work Near (Street Tree) Permit will be required.

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.