



CITY OF GLENDALE, CALIFORNIA
Community Development

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

October 29, 2024

Applicant:

Permit Processing and Consulting, LLC
Armik Shahnazarians
639 West Broadway
Glendale, CA 91205

**RE: 425 East Colorado Street Unit Nos. 100, 110 and 400
Administrative Use Permit Case No. PAUP-003636-2024
(Vista Community Clinic)**

The Director of Community Development will render a final decision on or after **November 12, 2024**, for the following project:

Project proposal: An application for an administrative use permit to allow the operation of an adult day care facility (Vista Community Clinic) within existing 22,618 square-foot tenant spaces on the first and fourth floors of an existing building, located at 425 East Colorado Street in the Downtown Specific Plan (DSP) – East Broadway District.

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 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, increased hours of operation, 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 the premises shall be operated in full accord with applicable State, County, and local laws.
7. That access to the premises shall be made available to all City of Glendale Planning, Building and Safety and Neighborhood Services Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
8. That the development shall comply with the conditions of approval as specified in the Community Services and Parks conditions, dated August 31, 2024.
9. That the development shall comply with the conditions of approval as specified in the Glendale Water and Power conditions, dated August 30, 2023.
10. That the applicant shall apply for a Business Registration Certificate (BRC) for an adult day care facility, subject to the findings and conditions outlined in this decision letter. Approval for a BRC shall be obtained prior to opening the adult day care center.
11. That all signs require a separate sign permit.
12. That design review approval or exemption shall be obtained for any changes to the exterior of the building prior to the issuance of a building permit.
13. That all activities shall be conducted within the building.
14. That any new rooftop equipment shall be appropriately screened from the public right-of-way.
15. That the authorization granted herein shall be valid for a period of **TEN (10) YEARS, UNTIL November 9, 2034.**

PROJECT BACKGROUND

The existing building on the site was constructed in 1983 and 1984.

There have been numerous building permits issued since the site was developed, along with several discretionary actions approved for wireless telecommunication facilities and a use variance for a private school (no longer located on the site). These entitlements are unrelated to the present request for approval of an administrative use permit to allow a day care center in the DSP, EB District.

Related Concurrent Permit Application(s): The applicant has submitted an AB 2097 parking reduction application Case No. PAB2097 003989-2024 to allow location of the adult day care facility without providing the minimum number of required parking spaces.

Environmental Recommendation: The project is exempt from CEQA review as Class 1 “Existing Facilities,” exemption pursuant to State CEQA Guidelines Section 15301 because the project consists of operation of an adult day care facility without expansion of the existing building.

General Plan: Downtown Specific Plan (DSP), East Broadway (EB) District

Zone: DSP, EB District

Description of existing property and uses: The subject site is approximately 1.03 acres and located on the northwest corner of the Colorado Street and Jackson Street and zoned DSP – EB District. The lot is rectangular in shape, with the narrower frontage on Colorado Street (135 feet) and the wider frontage on Jackson Street (285 feet). The property features an existing 7-story, 113,032 square-foot multi-tenant commercial building constructed in 1984 with 352 parking spaces. The subject building is occupied with general and medical office uses.

Neighboring zones and uses:

	Zoning	Existing Uses
North	DSP - EB	Courtyard-style multi-family residential building.
South	DSP - EB	Office and commercial uses.
East	DSP - EB	Newer mixed-use building containing commercial and residential uses.
West	DSP - EB	Day Care facility and Community Service organization.
Project Site	DSP - EB	Seven-story commercial building containing office uses.

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various City divisions/departments regarding the location of a new adult day care facility within the existing building.

PROJECT ANALYSIS

The applicant is proposing to locate a PACE adult day care facility (Vista Community Clinic) within an existing building located at 425 East Colorado Street. The Program of All-Inclusive Care for the Elderly (PACE) model of care provides a comprehensive medical/social service delivery system using an interdisciplinary team approach in a PACE Center that provides and coordinates all needed preventive, primary, acute and long-term care services. Services are provided to older adults who would otherwise reside in nursing facilities. The PACE model affords eligible individuals to remain independent and in their homes for as long as possible. To enable this facility, the applicant is proposing the adult day care center component of the project in a 9,063 SF tenant space (Suite #100) on the first floor of the existing building. The associated medical offices (which only Vista Community Clinic customers can utilize) is located in a 9,159 SF tenant space (Suite #110) across the hall from the adult day care facility. The administrative offices for the clinic will be located in a 4,396 SF tenant space (Suite #400) on the fourth floor of the building.

The proposed Vista Community Care adult day care facility use is consistent with the various elements and objectives of the General Plan. The Land Use Element of the Glendale General Plan designates the subject site as DSP – EB District, with corresponding zoning of DSP – EB District. The EB District combines a number of civic and cultural uses and historic buildings, and builds upon the mixed-use, moderate density of this area with newer mixed-use projects, including upper level housing and retail along Broadway. This zone allows for a variety of land uses, such as public assembly, retail, restaurant and office uses and allows day care centers with approval of an administrative use permit. An adult day care facility at the proposed location is consistent with the intent of the DSP-EB zone district. While not strictly a “civic use”, a PACE facility is a federally and state funded program and adult day care facilities provide an important service to a large segment of the population. Additionally, one of the goals of the DSP is to attract a wide range of activities to maintain a dynamic atmosphere. The proposed use does this and may provide synergy with the Adult Recreation Center, located approximately one block away at the intersection of Colorado and Louise Streets.

The subject property is located on the north side of Colorado Street and the west side of Jackson Street. Colorado Street is identified in the Circulation Element as a major arterial street and Jackson Street as an urban collector street. Vista Community Care operates such that clients are picked up at their residences and taken by carpool to the facility. Both adjacent streets can accommodate this traffic, which is consistent with the Circulation Element. Given the request to allow the operation of the proposed adult day care facility within an existing building, other elements of the General Plan, including the Open Space, Recreation, and Housing will not be impacted.

The proposed adult day care facility will not be detrimental to the public health or safety, general welfare or the environment. The project site is located on the north side of Colorado

Street and the west side of Jackson Street and is surrounded by commercial, community service and residential uses to the north, south, east, and west sides. The proposed use will occur within the existing building and not physically expand the footprint of this building. The use includes a medical office component, whereby clients of the adult day care facility also receive their medical services on the site. Interdepartmental comment requests were sent to various City Departments and Divisions. None identified concerns related to health or safety, general welfare or the environment regarding this project.

The proposed adult day care facility will not conflict with adjacent uses or impede the normal development of the surrounding area. The surrounding area contains a mix of uses and includes office, residential, restaurant, retail, service and medical uses. The adult day care facility will operate inside the existing building, reducing any noise impacts, and due to the nature of how clients arrive at and depart from the facility (by carpool) traffic impacts will be negligible. The surrounding area is already fully developed so the proposal will not inhibit normal development of the area. Any redevelopment of the area will take the proposed use into account in this highly developed mixed-use commercial area of the city.

Adequate public and private facilities are provided for the proposed use. The adult day care facility will be located in an existing building and no expansion of this building is proposed. The property is fully improved with all utilities. Both adjacent streets are improved and serve a multitude of commercial and residential uses in the area. The project site currently provides 352 parking spaces. The applicant recently received approval of an AB 2097 parking reduction request, which will allow the proposed use to locate at the existing building without providing the additional 20 parking spaces required. Glendale Water and Power and the Public Works Department did not identify negative issues related to public or private facilities regarding this project.

DRAFT FINDINGS

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

The proposed adult day care facility is consistent with the various elements of the General Plan of the DSP - EB District because the use is comparable to a civic use, consistent with one of the goals of the DSP, and adjacent streets can accommodate traffic generated by this use. The land use/zoning designation for the subject site is DSP – EB, which combines a number of civic and cultural uses. While not strictly a civic use, a PACE facility is government funded and the adult day care facility will provide an important service to a large segment of the City's population. One of the goals of the DSP is to attract a wide range of activities to maintain a dynamic atmosphere. The proposed adult day care facility located on the edge of downtown Glendale will further the range of activities within this area and may provide dynamic synergy with the Adult Recreation Center located one block to the west. The subject site is located at the intersection of Colorado and Louise Streets. Colorado Street is a major arterial street and Jackson Street is an urban collector street in the City's Circulation Element. Both streets can accommodate traffic generated by this facility. Other elements of the General Plan,

including the Open Space, Recreation, and Housing Elements, will not be impacted by the project as the request is to allow the adult day care facility within an existing building.

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 proposed use as an adult day care facility will not be detrimental to the public health or safety, the general welfare, or the environment because the use is surrounded by dense commercial and residential development, will occur within an existing building and no City departments/division identified concerns. The project site is located on the north side of Colorado Street and the west side of Jackson Street and is surrounded by various commercial, community service and residential uses to the north, south, east and west. The facility will operate within an existing building and not physically expand the footprint of this building. No concerns were raised regarding the adult day care facility proposed within the three tenant spaces of the existing building by the City's Neighborhood Services Division, Public Works Department, Fire Department, Building and Safety Division or Police Department. Further, the use in and of itself serves to improve the public health.

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

The adult day care facility will not conflict with adjacent uses or impede the normal development of the surrounding area because the surrounding area contains a variety of uses, is already fully developed and will be located within an enclosed building. Uses in the area include office, residential, restaurant, retail service and medical. The adult day care facility will operate within an enclosed building, reducing any noise impacts, and due to the nature of how clients arrive at and depart from the facility, traffic impacts will be minimal. The surrounding area is already fully developed so the project will not inhibit normal development in the area.

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 are provided for the proposed adult day care facility because the project will be located within an existing building and no expansion is proposed, all public facilities are provided and the project recently received approval of an AB 2097 parking reduction application. The project is proposing to be located in three tenant spaces of an existing building. The day care and medical components of the project will be located within first floor tenant spaces and the administrative office will be located within a fourth floor tenant space. No expansion of the building is proposed as a result of the project. The property is fully improved with all utilities and both adjacent streets are improved and serve a multitude of uses. Glendale Water and Power and the Public Works Department did not identify concerns related to public or private facilities with regard to the project. An AB 2097 parking reduction application was recently

approved for the project, which allowed the proposed use to located at the existing building without providing additional parking due to the site's close proximity to bus lines and high quality transit corridors.

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

ATTACHMENT:

1. Location Map
2. Photos
3. Plans
4. Departmental Comments

Kiesel, Roger

From: Sargsyan, Ara
Sent: Tuesday, August 13, 2024 4:57 PM
To: Kiesel, Roger
Cc: Leung, Colin
Subject: RE: 425 E Colorado - Request for Comment



Hi Roger,

The plans call IV-B construction type. This needs to be verified.
Other than that, BSD has no comments on the plans for proposed change of use

Thanks,

Ara Sargsyan, PE, CBO, LEED AP | Building Official | City of Glendale | Community Development
633 E Broadway Room 101 | Glendale, CA 91206 | 818-937-8104
asargsyan@glendaleca.gov | www.glendaleca.gov | www.chooseglendaleca.com | [Connect With Us!](#)

From: Kiesel, Roger <RKiesel@Glendaleca.gov>

Sent: Wednesday, August 7, 2024 10:09 AM

To: van Muyden, Gillian <GVanMuyden@Glendaleca.gov>; Yun, Miah <MYun@Glendaleca.gov>; Neukian, Yvette <YNeukian@Glendaleca.gov>; Cortes, Karen <KCortes@GlendaleCA.gov>; Leung, Colin <CLEung@Glendaleca.gov>; Sargsyan, Ara <ASargsyan@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; Platt, Jay <JPlatt@Glendaleca.gov>; Berry, Mark <MBerry@Glendaleca.gov>; Zovak, Peter <pzovak@Glendaleca.gov>; Fortney, Mike <mfortney@Glendaleca.gov>; Brownell, Aaron <abrownell@Glendaleca.gov>; Zohrehvand, Fred <fzohrehvand@Glendaleca.gov>; Aleksanian, Tereza <TAleksanian@Glendaleca.gov>; Limayo, Amirah <ALimayo@Glendaleca.gov>; Diaz, Jovan <jodiaz@Glendaleca.gov>; Partamian, Sita <SPartamian@GlendaleCA.gov>; Stimson, Dave <DStimson@Glendaleca.gov>; Boghosian, Seda <SBoghosian@Glendaleca.gov>; Hakoupiani, Eden <EdenHakoupiani@Glendaleca.gov>; Runzer, Kevin <KRunzer@Glendaleca.gov>; Babakhanlou, Catherine <CBabakhanlou@Glendaleca.gov>; Barkhordarian, Hovsep <hbarkhordarian@Glendaleca.gov>; Scorza, Daniel <DScorza@Glendaleca.gov>; Krikorian, Alex <AKrikorian@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>; Avazian, Armen <AAvazian@Glendaleca.gov>; Oganessian, Sarkis <soganesyan@Glendaleca.gov>; Villaluna, Ruel <RVillaluna@Glendaleca.gov>; Choi, Cedric <CChoi@Glendaleca.gov>; Casanova, Pastor <PCasanova@Glendaleca.gov>; Hardgrove, Daniel <DHardgrove@Glendaleca.gov>; Klick, Loren <LKlick@Glendaleca.gov>; Linares, Carlos <CLinares@Glendaleca.gov>; Urquidez, Orlando <OURquidez@Glendaleca.gov>

Subject: 425 E Colorado - Request for Comment

Good morning, all. Attached are plans for an administrative use permit proposing to change the use of a 8,200 SF tenant space in an existing building from general office to adult day care use. No changes to the exterior of the building are proposed. Thanks in advance for any comments that you may have. -Roger

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

DATE: August 7, 2024 **DUE DATE:** August 21, 2024

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: 425 E. Colorado

Applicant: Permit Processing and Consulting, Inc.

Property Owner: Sean Ras

PROJECT DESCRIPTION: The applicant is proposing to change the use of an 8,286 SF tenant space from office use to an adult day care facility. This type of use requires approval of an administrative use permit in the Downtown Specific Plan – Transitional District. No additions or changes to the exterior of the building are proposed.

PLEASE CHECK:

☒ **A. CITY ATTORNEY**

B. COMMUNITY DEVELOPMENT:

- (1) Building & Safety

☒

- (2) Neighborhood Services

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- (3) Design Review & Historic

☒

- (4) Economic Development

☒

- (5) Housing

☒

- (6) Urban Design & Mobility

☒

☒ **D. COMMUNITY SERVICES/PARKS:**

☒ **E. FIRE ENGINEERING (PSC)**

F. GLENDALE WATER & POWER:

- (1) Water

☒

- (2) Electric

☒

G. INFORMATION SERVICES
(Wireless Telecom)

H. PUBLIC WORKS (ADMINISTRATION):

- (1) Engineering & Land Development

☒

- (2) Traffic

☒

- (3) Facilities (city projects only)

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- (4) Integrated Waste

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-

- (5) Maintenance Services/Urban Forester

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J. GLENDALE POLICE

K. OTHER:

- (1) STATE-Alcohol Beverage Control (ABC)

- (2) Tribal Consultations (EIFs)

- (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: PAUP 003636-2024

ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

POINT PERSON – DEPARTMENTS/DIVISION

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

CITY CLERK – KAREN CORTES

COMMUNITY DEVELOPMENT:

Building and Safety – COLIN LEUNG and ARA SARGSYAN

Neighborhood Services – JESSICA SADA

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

Economic Development – MARK BERRY

Housing – PETER ZOVAK, MIKE FORTNEY and AARON BROWNELL

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, SEDA BOGHOSIAN and EDEN HAKOUPIANI (Hovsep Barkhordian, and Daniel Scorza Alternates)

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

PUBLIC WORKS:

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

Traffic – PASTOR CASANOVA

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 Only) –

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](#))

Kiesel, Roger

From: Berry, Mark
Sent: Thursday, August 8, 2024 9:03 AM
To: Kiesel, Roger
Subject: RE: 425 E Colorado - Request for Comment

No comments

Mark Berry • Deputy Director of Community Development/Economic Dev. • City of Glendale •

633 E. Broadway, #201 • Glendale, CA 91206 • (818) 548-2005 • mberry@glendaleca.gov



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Kiesel, Roger

From: Choi, Cedric
Sent: Monday, August 19, 2024 7:58 AM
To: Kiesel, Roger
Cc: Villaluna, Ruel
Subject: RE: 425 E Colorado - Request for Comment

Good morning, Roger.

Public Works Land Development has no conditions.

Thank you,



CEDRIC S. CHOI, P.E., Q.S.D. • Civil Engineer I • City of Glendale • Public Works •
Land Development
633 East Broadway, Room 205 • Glendale, CA 91206 • (818) 548-3945 • CChoi@glendaleca.gov



Please consider the environment before printing this e-mail

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- (1) Building & Safety

☒

- (2) Neighborhood Services

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- (3) Design Review & Historic

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- (4) Economic Development

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- (5) Housing

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- (6) Urban Design & Mobility

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GLENDALE WATER AND POWER:

Water – SEDA BOGHOSIAN, EDEN HAKOUPIANI and KEVIN RUNZER

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

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

PUBLIC WORKS:

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

Traffic – PASTOR CASANOVA

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 Only) –

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](#))

Kiesel, Roger

From: Brownell, Aaron
Sent: Wednesday, August 7, 2024 11:28 AM
To: Kiesel, Roger
Cc: Fortney, Mike
Subject: RE: 606 S Louise/310 E Chestnut - Request for Comment

Hi Roger,

Housing has no comments.

Thanks,

Aaron Brownell, Administrative Analyst ● City of Glendale
141 N Glendale Ave, Suite 202 ● Glendale, CA 91206
Direct: (818) 550-4530 ● abrownell@glendaleca.gov

From: Kiesel, Roger <RKiesel@Glendaleca.gov>
Sent: Wednesday, August 7, 2024 8:57 AM
To: van Muyden, Gillian <GVanMuyden@Glendaleca.gov>; Yun, Miah <MYun@Glendaleca.gov>; Neukian, Yvette <YNeukian@Glendaleca.gov>; Cortes, Karen <KCortes@GlendaleCA.gov>; Leung, Colin <CLEung@Glendaleca.gov>; Sargsyan, Ara <ASargsyan@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; Platt, Jay <JPlatt@Glendaleca.gov>; Berry, Mark <MBerry@Glendaleca.gov>; Zovak, Peter <pzovak@Glendaleca.gov>; Fortney, Mike <mfortney@Glendaleca.gov>; Brownell, Aaron <abrownell@Glendaleca.gov>; Zohrehvand, Fred <fzohrehvand@Glendaleca.gov>; Aleksanian, Tereza <TAleksanian@Glendaleca.gov>; Limayo, Amirah <ALimayo@Glendaleca.gov>; Diaz, Jovan <jodiaz@Glendaleca.gov>; Partamian, Sita <SPartamian@GlendaleCA.gov>; Stimson, Dave <DStimson@Glendaleca.gov>; Boghosian, Seda <SBoghosian@Glendaleca.gov>; Hakoupiani, Eden <EdenHakoupiani@Glendaleca.gov>; Runzer, Kevin <KRunzer@Glendaleca.gov>; Babakhanlou, Catherine <CBabakhanlou@Glendaleca.gov>; Barkhordarian, Hovsep <hbarkhordarian@Glendaleca.gov>; Scorza, Daniel <DScorza@Glendaleca.gov>; Krikorian, Alex <AKrikorian@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>; Avazian, Armen <AAvazian@Glendaleca.gov>; Oganessian, Sarkis <soganesyan@Glendaleca.gov>; Villaluna, Ruel <RVillaluna@Glendaleca.gov>; Choi, Cedric <CChoi@Glendaleca.gov>; Casanova, Pastor <PCasanova@Glendaleca.gov>; Hardgrove, Daniel <DHardgrove@Glendaleca.gov>; Klick, Loren <LKlick@Glendaleca.gov>; Linares, Carlos <Clinares@Glendaleca.gov>; Urquidez, Orlando <OUrquidez@Glendaleca.gov>
Subject: 606 S Louise/310 E Chestnut - Request for Comment

Good morning, all. Attached are plans for changes to the Filipino Seventh Day Adventist church campus. This is a preliminary review. Thanks in advance for any comments that you may have. -Roger

Kiesel, Roger

From: Sada, Jessica
Sent: Tuesday, September 3, 2024 11:39 AM
To: Kiesel, Roger
Subject: RE: 425 E Colorado - Request for Comment
Attachments: NS RFC Interoffice comments PAUP-003636-2024 (425 E COLORADO STREET GLENDALE, CA 91205).docx

Hello Roger,

No comments from NS.

Thank you,



Jessica Sada | Administrative Associate | City of Glendale | Neighborhood Services
633 E. Broadway Ste. 101 | Glendale, CA 91206 | 818-937-8167 | jsada@glendaleca.gov | www.glendaleca.gov

From: Kiesel, Roger <RKiesel@Glendaleca.gov>

Sent: Wednesday, August 7, 2024 10:09 AM

To: van Muyden, Gillian <GVanMuyden@Glendaleca.gov>; Yun, Miah <MYun@Glendaleca.gov>; Neukian, Yvette <YNeukian@Glendaleca.gov>; Cortes, Karen <KCortes@GlendaleCA.gov>; Leung, Colin <CLEung@Glendaleca.gov>; Sargsyan, Ara <ASargsyan@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; Platt, Jay <JPlatt@Glendaleca.gov>; Berry, Mark <MBerry@Glendaleca.gov>; Zovak, Peter <pzovak@Glendaleca.gov>; Fortney, Mike <mfortney@Glendaleca.gov>; Brownell, Aaron <abrownell@Glendaleca.gov>; Zohrehvand, Fred <fzohrehvand@Glendaleca.gov>; Aleksanian, Tereza <TAleksanian@Glendaleca.gov>; Limayo, Amirah <ALimayo@Glendaleca.gov>; Diaz, Jovan <jodiaz@Glendaleca.gov>; Partamian, Sita <SPartamian@GlendaleCA.gov>; Stimson, Dave <DStimson@Glendaleca.gov>; Boghosian, Seda <SBoghosian@Glendaleca.gov>; Hakoupiani, Eden <EdenHakoupiani@Glendaleca.gov>; Runzer, Kevin <KRunzer@Glendaleca.gov>; Babakhanlou, Catherine <CBabakhanlou@Glendaleca.gov>; Barkhordarian, Hovsep <hbarkhordarian@Glendaleca.gov>; Scorza, Daniel <DScorza@Glendaleca.gov>; Krikorian, Alex <AKrikorian@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>; Avazian, Armen <AAvazian@Glendaleca.gov>; Oganessian, Sarkis <soganesyan@Glendaleca.gov>; Villaluna, Ruel <RVillaluna@Glendaleca.gov>; Choi, Cedric <CChoi@Glendaleca.gov>; Casanova, Pastor <PCasanova@Glendaleca.gov>; Hardgrove, Daniel <DHardgrove@Glendaleca.gov>; Klick, Loren <LKlick@Glendaleca.gov>; Linares, Carlos <Clinares@Glendaleca.gov>; Urquidez, Orlando <OUrquidez@Glendaleca.gov>

Subject: 425 E Colorado - Request for Comment

Good morning, all. Attached are plans for an administrative use permit proposing to change the use of a 8,200 SF tenant space in an existing building from general office to adult day care use. No changes to the exterior of the building are proposed. Thanks in advance for any comments that you may have. -Roger

Kiesel, Roger

From: Krikorian, Alex
Sent: Wednesday, August 7, 2024 1:58 PM
To: Kiesel, Roger
Subject: RE: 425 E Colorado - Request for Comment

No police comments.

From: Kiesel, Roger <RKiesel@Glendaleca.gov>
Sent: Wednesday, August 7, 2024 10:09 AM
To: van Muyden, Gillian <GVanMuyden@Glendaleca.gov>; Yun, Miah <MYun@Glendaleca.gov>; Neukian, Yvette <YNeukian@Glendaleca.gov>; Cortes, Karen <KCortes@GlendaleCA.gov>; Leung, Colin <CLEung@Glendaleca.gov>; Sargsyan, Ara <ASargsyan@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; Platt, Jay <JPlatt@Glendaleca.gov>; Berry, Mark <MBerry@Glendaleca.gov>; Zovak, Peter <pzovak@Glendaleca.gov>; Fortney, Mike <mfortney@Glendaleca.gov>; Brownell, Aaron <abrownell@Glendaleca.gov>; Zohrehvand, Fred <fzohrehvand@Glendaleca.gov>; Aleksanian, Tereza <TAleksanian@Glendaleca.gov>; Limayo, Amirah <ALimayo@Glendaleca.gov>; Diaz, Jovan <jodiaz@Glendaleca.gov>; Partamian, Sita <SPartamian@GlendaleCA.gov>; Stimson, Dave <DStimson@Glendaleca.gov>; Boghosian, Seda <SBoghosian@Glendaleca.gov>; Hakoupiani, Eden <EdenHakoupiani@Glendaleca.gov>; Runzer, Kevin <KRunzer@Glendaleca.gov>; Babakhanlou, Catherine <CBabakhanlou@Glendaleca.gov>; Barkhordarian, Hovsep <hbarkhordarian@Glendaleca.gov>; Scorza, Daniel <DScorza@Glendaleca.gov>; Krikorian, Alex <AKrikorian@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>; Avazian, Armen <AAvazian@Glendaleca.gov>; Oganessian, Sarkis <soganesyan@Glendaleca.gov>; Villaluna, Ruel <RVillaluna@Glendaleca.gov>; Choi, Cedric <CChoi@Glendaleca.gov>; Casanova, Pastor <PCasanova@Glendaleca.gov>; Hardgrove, Daniel <DHardgrove@Glendaleca.gov>; Klick, Loren <LKlick@Glendaleca.gov>; Linares, Carlos <Clinares@Glendaleca.gov>; Urquidez, Orlando <OUrquidez@Glendaleca.gov>
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Kiesel, Roger

From: Klick, Loren
Sent: Wednesday, August 7, 2024 10:40 AM
To: Kiesel, Roger
Cc: Munoz, Jose; Urquidez, Orlando
Subject: RE: 425 E Colorado - Request for Comment

Hi Roger, no comments. Hope you're doing well!

Loren

Loren Klick, Urban Forester • City of Glendale • Public Works/Maintenance Services

541 W. Chevy Chase Dr. • Glendale, CA 91204 • (818) 550-3416 • lklick@glendaleca.gov • ISA Certified Arborist, WE-11649AUM • Public Works Emergency Hotline: 818-548-3950

From: Kiesel, Roger <RKiesel@Glendaleca.gov>
Sent: Wednesday, August 7, 2024 10:09 AM
To: van Muyden, Gillian <GVanMuyden@Glendaleca.gov>; Yun, Miah <MYun@Glendaleca.gov>; Neukian, Yvette <YNeukian@Glendaleca.gov>; Cortes, Karen <KCortes@GlendaleCA.gov>; Leung, Colin <CLEung@Glendaleca.gov>; Sargsyan, Ara <ASargsyan@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; Platt, Jay <JPlatt@Glendaleca.gov>; Berry, Mark <MBerry@Glendaleca.gov>; Zovak, Peter <pzovak@Glendaleca.gov>; Fortney, Mike <mfortney@Glendaleca.gov>; Brownell, Aaron <abrownell@Glendaleca.gov>; Zohrehvand, Fred <fzohrehvand@Glendaleca.gov>; Aleksanian, Tereza <TAleksanian@Glendaleca.gov>; Limayo, Amirah <ALimayo@Glendaleca.gov>; Diaz, Jovan <jodiaz@Glendaleca.gov>; Partamian, Sita <SPartamian@GlendaleCA.gov>; Stimson, Dave <DStimson@Glendaleca.gov>; Boghosian, Seda <SBoghosian@Glendaleca.gov>; Hakoupiani, Eden <EdenHakoupiani@Glendaleca.gov>; Runzer, Kevin <KRunzer@Glendaleca.gov>; Babakhanlou, Catherine <CBabakhanlou@Glendaleca.gov>; Barkhordarian, Hovsep <hbarkhordarian@Glendaleca.gov>; Scorza, Daniel <DScorza@Glendaleca.gov>; Krikorian, Alex <AKrikorian@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>; Avazian, Armen <AAvazian@Glendaleca.gov>; Oganessian, Sarkis <soganesyan@Glendaleca.gov>; Villaluna, Ruel <RVillaluna@Glendaleca.gov>; Choi, Cedric <CChoi@Glendaleca.gov>; Casanova, Pastor <PCasanova@Glendaleca.gov>; Hardgrove, Daniel <DHardgrove@Glendaleca.gov>; Klick, Loren <LKlick@Glendaleca.gov>; Linares, Carlos <Clnares@Glendaleca.gov>; Urquidez, Orlando <OUrquidez@Glendaleca.gov>
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CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: August 20, 2024

TO: Roger Kiesel, Community Development Department

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

SUBJECT: PAUP 003636-2024
425 E Colorado St

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

Electric Engineering

Customer Service (818) 548-3921

- No conflict.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- No Conflict

Transmission & Distribution (818) 548-3923

- No conflict.

Water Engineering

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- Potable Water, Commercial
- Potable Water, Irrigation
- Potable Water, Fire
- 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).

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 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.
- Additional comment(s) and/or attachment(s).

Catherine Babakhanlou
Senior Electrical Engineer

Kevin Runzer
Senior Civil Engineer

 

CB/KR:sb/eh

S ISABEL ST

S JACKSON ST

S KENNETH ST

S LOUISE ST

S GLENDALE AVE

E BROADWAY

E HARVARD ST

**PROJECT
SITE**



