

May 29, 2014

Mr. Vrej Mardian
Mardian & Associates, Inc.
416 North Glendale Avenue, #212
Glendale, CA 91206

**RE: 1441 COLUMBIA DRIVE
STANDARDS VARIANCE NO. PVAR 1404147**

Dear Mr. Mardian:

On May 28, 2014, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, on your application for a Standards Variance to allow a 366 square foot addition to an existing 1,787 single-family dwelling without providing a two-car covered and enclosed garage. The property is located at **1441 Columbia Drive**, in the R1R- Restricted Residential zone, Floor Area Ratio District III, described as Lot 20, Block H, Tract No. 5138, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) Minimum interior dimensions of 20 feet by 20 feet for a two-car, covered and enclosed garage.

APPLICANT'S PROPOSAL

(1) To construct an addition to an existing single-family dwelling without providing the required two-car garage. The applicant is proposing to maintain the existing detached two-car garage with substandard interior dimensions.

ENVIRONMENTAL RECOMMENDATION: The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **APPROVED WITH CONDITIONS** your application based on the following:

A. That the strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.

The existing project site is a 10,697 square-foot irregularly shaped uphill sloped lot. The applicant is requesting to allow the construction of a 366 square foot addition at the rear of

an existing 1,787 square foot single-family dwelling while maintaining the existing legal non-conforming garage with substandard interior dimensions relating to width, depth and minimum door width. The proposed addition will consist of enlarging two existing bedrooms for the purpose of creating one new master bedroom, a walk-in closet, and a new master bathroom. In addition, the floor area remodel includes converting and reconfiguring space within the existing footprint of the home to allow for a new office and a new bathroom. Also, the applicant proposes to construct a new 123 square foot patio in the southwest portion of the lot and an increase and reconfiguration of the existing uncovered patio area that will also include a new retaining wall that ranges from three to seven feet high. Chapter 30.32 of the Zoning Code states that upon change or enlargement of a building which creates an increase in floor area, additional parking shall be provided for such new floor area. By adding 366 square feet to the rear of the house, the existing garage will need to be enlarged to comply with the minimum two-car garage interior dimensions of 20 feet wide by 20 feet deep and the minimum 16-foot width garage door opening. Presently, the garage is able to accommodate parking for one or maybe two small vehicles and does not have a door to enclose the vehicles.

To deny the requested variance would require the applicant to undermine the existing topography, which virtually limits the possibility of reconstructing the garage without destroying a significant portion of the stable hillside. Further, the existing garage was originally built into the hillside, therefore, any construction or expansion would result in extensive earth excavation. Also, a portion of the existing concrete stairs and retaining walls would be compromised if the existing garage was enlarged to comply with the minimum two-car, 20' by 20' interior dimensioned garage. The existing site constraints, including the location of the existing house and the site topography precludes the expansion of the existing garage to a two-car garage. The existing substandard garage is nestled between two retaining walls, which serve to stabilize the hillside. Moreover, enlarging the existing garage could potentially trigger other code requirements and the need for additional variances including compliance with the minimum driveway length requirement.

B. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.

The applicant's request does not propose an increase in the number of bedrooms and will only enlarge and reconfigure the existing bedrooms. The applicant is proposing to maintain the existing legal non-conforming detached garage with substandard dimensions and restore the garage doors as was originally built with the home in 1926. The existing site layout and constraints including the topography, retaining walls, and the concrete stairs to the south of the garage that serve as the only access to the house are unique conditions applicable to the property that significantly limit any additions on the site without requiring a variance. To require expansion of the existing garage or construction of a new covered and enclosed garage to meet the parking standards as required by the Zoning Code would require impractical changes to the existing site that would unduly restrict the use of the site as stated above for reasonable development of the proposed addition.

C. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.

Granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located. The proposed addition will be in keeping with and will not disturb the character of the existing residence. There are many other single-family homes along Columbia Drive and in the Adams Hill neighborhood which feature similar parking configurations. The existing detached garage was originally constructed in 1926 and has been used in its present condition to park vehicles for decades. The proposed addition meets all code requirements with the exception of the existing legal non-conforming garage dimensions for width, length and minimum door width.

D. That the granting of the variances will not be contrary to the objectives of the ordinance.

Granting of the variance will be in keeping with and will not disturb the character of the existing residence. The proposed addition meets all code requirements with the exception of the existing legal non-conforming garage dimensions including width, depth and minimum door width. Similar conditions exist on the immediate street block and the Adams Hill neighborhood as it relates to substandard parking. The detached garage has existed and use to park vehicles for decades in its present condition. The request to maintain the existing non-conforming detached two-car garage while meeting the current code requirements for the new addition would allow the addition to be more functional and will continue to serve the changing needs of the property owners and preservation of existing structures and open space. If granted, the request will allow for a reasonable addition to the property, which is consistent with the objectives of the "R1R" Zone. Suggested conditions of approval have been included to mitigate any potential negative impacts.

Additionally, a discretionary action, such as the requested variance, must also take into consideration the hillside development review consistent with Chapter 30.11.040 (A) of the Glendale Municipal Code, which is as follows:

A. That the development shall be in keeping with the design objectives in the Glendale Municipal Code, the hillside design guidelines and the landscape Guidelines for hillside development as now adopted and as may be amended from time to time by City Council.

The Hillside Design Guidelines suggest preferred methods to develop single-family homes in hillside areas of the City and recommend minimizing grading to preserve the natural hillside appearance, open space and groves of native trees. The applicant's proposed addition, as indicated on the plans submitted as part of this application, will be consistent with the design objectives of the Hillside Design Guidelines and will involve minimal grading, approximately 35 cubic yards. There is one existing oak tree located on the site as well as one located on the property adjacent to the south that is within 20 feet of the project site; these indigenous trees will remain as part of the applicant's proposed addition. The applicant is proposing to preserve a significant portion of the lot's natural landscape with approximately 68.9% of the lot to remain as landscaped area, well above the minimum requirement of 40%.

B. That the development shall be compatible with the surrounding neighborhood in terms of size, scale, bulk/mass, roofline orientation, setbacks, and site layout.

The proposed 366 square foot addition located at the rear of the property is compatible with the surrounding neighborhood and is not visible from the street. The proposed addition is fairly modest in size and will not significantly increase the existing footprint of the house. Similar to adjoining properties that feature a combination of pitched and flat roofs, the proposed addition will maintain a flat roof at the rear of the house to match the existing site conditions. The design of the addition is consistent with the existing single-family dwelling and compatible with surrounding development in terms of size, scale, bulk and mass, roofline orientation, setbacks and site layout.

C. That the site plans shall show preservation of prominent natural features, native vegetation and open space in a manner compatible with the surrounding neighborhood, minimizing alteration of terrain necessary for development.

The applicant's proposal requires minimal landform alteration since the site is already developed with a single-family home. The proposed addition at the rear of the property will require minimal grading, approximately 35 cubic yards. As noted on the plans there is an existing oak tree on-site and an additional oak tree located on the adjacent property to the south of the project site. The City's Urban Forester reviewed the applicant's proposal and did not cite any major concerns with the proposal. There are no protected scenic vistas, blue line streams or primary or secondary ridgelines on the site. Aside from the area of development, the rest of the site will remain in its natural state.

D. That site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.

The visual impacts of the proposed addition on surrounding properties on Columbia Drive will be relatively minimal. The applicant's proposal will add to the existing second story of the house at the rear of the property and the adjacent property to the north of the subject site would potentially be the most impacted by this proposal; however, these impacts are minimal given the location of the addition, existing site conditions including the uphill slope and the vegetation between the two properties that screens the addition from view.

E. That the architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.

The proposed addition is consistent with the existing single-family home and surrounding neighborhood. The applicant's proposal will match the existing architecture including all materials and finishes. Existing homes along Columbia Drive and throughout the greater Adams Hill neighborhood are various architectural styles, which were common at the times when these residences were constructed.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing Officer was able to make the required findings in favor of the application and was able to justify approval of the case based on the criteria required for G.M.C. Section 30.50.043. The Standards Variance is to allow a 366 square foot addition to an existing 1,787

single-family dwelling without providing the minimum-sized two-car, covered and enclosed garage. The existing detached garage was originally constructed in 1926 and has been used in its present condition to park vehicles for decades. To require expansion of the existing garage or construction of a new garage to meet the parking standards in the Zoning Code would require impractical changes to the site that would undermine the existing topography, which virtually limits the possibility of reconstructing the garage without destroying a significant portion of the stable hillside. The existing site constraints, including the location of the existing house and the site topography precludes the expansion of the existing garage to a two-car garage with a 20' by 20' interior.

CONDITIONS OF APPROVAL

APPROVAL of this Standards Variance shall be subject to the following conditions:

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Hearing Officer.
2. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plan check and permit.
4. That separate permits are required for all work within the public right-of-way. The applicant shall bear all fees for the necessary permits and construction inspection for work within the public right-of-way.
5. That the method of discharge of the onsite drainage shall be approved by the Director of Public Works. All roof and on-site drainage shall be conveyed to the street via sheet flow through the driveway apron or cast iron pipes/parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction (SPPWC), and under separate permit.
6. That the entire asphalt concrete roadway pavement within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphaltic concrete pavement and the restoration of all parking restriction curb painting, traffic delineation, striping, and pavement markings, per California Department of Transportation (CALTRANS) Standards, at no cost to the City and to the satisfaction of the City Engineer.
7. That the project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post construction Best Management Practices (BMPs) that are integrated into the design of the project.

8. That a complete automatic fire sprinkler system shall be installed in accordance with the requirements of the Glendale Fire Department. The fire sprinkler plans shall be submitted to the Glendale Fire Engineering Bureau prior to the issuance of any building permits.
9. That Design Review Board approval/exemption shall be obtained prior to the issuance of a building permit.
10. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.
11. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.
12. That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash.
13. That the applicant shall comply with all requirements of Fire Engineering of the Fire Department, as specified in their memo dated March 28, 2014, to the satisfaction of the Fire Chief.
14. That the applicant shall comply with all requirements of the Maintenance Services/Urban Forester Department, as specified in their memo dated March 24, 2014, to the satisfaction of the Department Director.

APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **JUNE 13, 2014**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line:

<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

GMC CHAPTER 30.41 PROVIDES FOR

Termination: Every right or privilege authorized by a variance, shall terminate two (2) years after granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

Extension: Variances granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right or privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of such variance.

TRANSFERABILITY

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

VIOLATIONS OF THESE CONDITIONS

Violations of conditions required by this determination may constitute a misdemeanor or infraction under section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.

REVOCAION, CONTINUING JURISDICTION

Section 30.64.020 – REVOCATION – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions (individual cases heard and decided upon by the Hearing Officer). To consider the revocation, the Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a variance at least 10 days notice to the applicant or permittee.

Continuing jurisdiction over any case is the purview of the hearing officer, with concurrence by the Director of Community Development.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner, Milca Toledo, who acted on this case. This would include clarification of the decision letter and case standing, and shall be accomplished by

appointment only, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,



VILIA ZEMAITAITIS
Planning Hearing Officer

VZ:sm

cc: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/F.Jenks); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (R.Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (Emil Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner-Vista Ezzati.

ATTN: DOUG NICKLES.

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

DATE: 3/17/2014

DUE DATE: 4/14/2014

(PLEASE submit your response by above DATE)

FROM: *TO* Vista Ezzati, Case Planner

Tel. # _____ Ext. 8180

PROJECT ADDRESS: 1441 Columbia Drive

Applicant: Vic Mardian, Mardian & Associates

Property Owner: David L. Smith

PROJECT DESCRIPTION: The applicant is requesting a variance to allow a 366 square foot addition of a master bedroom, bathroom and closet including alterations to the existing 2-story residence without providing the code required number of parking spaces. The proposal shall also include 123 square feet of covered rear porch and 36 feet long and 3-7 feet high concrete block retaining walls.

PLEASE CHECK:

_____ A. CITY ATTORNEY

_____ B. COMMUNITY DEVELOPMENT:

- (1) Building & Safety
- _____ (2) Economic Development
- _____ (3) Housing
- (4) Neighborhood Services
- _____ (5) Planning & Urban Design
EIF/Historic District

_____ D. COMMUNITY SERVICES/PARKS:

FB
 E. FIRE ENGINEERING (PSC)

_____ F. GLENDALE WATER & POWER:

- (1) Water
- (2) Electric

_____ G. INFORMATION SERVICES
(Wireless Telecom)

_____ H. PUBLIC WORKS (ADMINISTRATION):

- (1) Engineering
- (2) Environmental Management
- _____ (3) Facilities (city projects only)
- (4) Integrated Waste
- (5) Maintenance Services/Urban Forester
- (6) Traffic & Transportation

_____ J. GLENDALE POLICE

_____ K. OTHER:

- _____ (1) STATE-Alcohol Beverage Control (ABC)
- _____ (2) CO Health dept.
- _____ (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1404147
CUP Case No.: _____
DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Other: _____

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

Project
Address: 1441 Columbia Drive

Project
Case No.: PVAR 1404147

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: 3-28-14

Print Name: D. NICHLES

Title: FPC Dept. FIRE Tel.: x 3207

a. ADDITIONAL COMMENTS:

- 1.

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

- 1.

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

- 1.

**GLENDALE FIRE DEPARTMENT
FIRE ENGINEERING
Response to Request for Comments**

Project Address: 1441 COLUMBIA DR

Project Number(s): PVAR 1404147

Comments

No Comments

Code Requirements:

Architectural

1. **Address.** Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road, alley, and walkways giving access to and within the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4-inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke width shall be increased as needed for legibility based on visibility distance.

Fire Protection

2. **Fire sprinkler system.** A complete automatic fire sprinkler system shall be installed throughout the structure in accordance with the recommendations of NFPA 13 and the requirements of the Glendale Fire Department. Plans and permit application shall be submitted to the Fire Department within 30 days of issuance of the building permit. Riser and all sprinkler piping shall be concealed; no exposed piping on exterior permitted. Quick response sprinkler heads are required throughout the structure unless contra-indicated. Flat concealed sprinkler heads are required in all habitable areas.

- TSD** 1. **Additions, remodels and tenant improvements:** Installation of an automatic fire sprinkler system will be required if valuation increase is greater than or equal to 50%; ~~alteration of existing system is required regardless.~~
- ii. **Maintenance:** The building fire sprinkler system shall be serviced and maintained in a proper working order at all times.
 - iii. **Certification:** A current Five-year Fire Sprinkler System certification shall be maintained at all times in accordance with applicable codes and standards.

3. **Smoke detectors.** Smoke detectors shall be wired to the building electrical system, be equipped with battery backup, and emit a signal when batteries are low. Smoke alarms shall be interconnected, so that the activation of one alarm will activate all other alarms.

4. **Water main/Fire hydrant upgrade.** Water main and/or fire hydrant upgrade is/may be required; GWP approval and copy of receipt are required prior to submitting plans for Fire Department approval.

5. **Fire Hydrants.** Provide compliance for fire hydrant(s) location and spacing per the CFC. Show hydrant locations on the architectural site plan and civil drawings.

CURRENT SPACING IS NOT CODE COMPLIANT.

**GLENDALE FIRE DEPARTMENT
FIRE ENGINEERING
Response to Request for Comments**

Project Address: _____

Project Number(s): _____

6. **Water flow.** Provide compliance with water flow requirements per the CFC. Provide payment for fire flow verification report and flow test. A completed copy of the report must be provided to the Fire Department upon submittal of the first plan check for the fire sprinkler system.

High Fire Hazard Area

7. **High Fire Hazard Area.** Project is located in the High Fire Hazard Area and must comply with all related regulations.
8. **Hazard abatement.** All hazardous vegetation shall be abated per city requirements for a distance of 100 feet prior to construction of any new structure (and from any existing structures) and shall be maintained at all times.
9. **Fuel modification.** Provide a minimum 100 foot Fuel Modification Zone per the Hillside Development Landscape Guidelines for all proposed and existing structures; must submit plans and obtain Fire Permit.
10. **Landscaping.** All landscaping/fuel modification shall comply with the Hillside Development Landscape Guidelines; must submit plans and obtain Fire Permit.
11. **Building materials.** All building material and material assemblies for projects within the High Fire Hazard Area shall comply with the CBC.
12. **Right of Entry Permit.** Obtain a Right of Entry Permit for annual hazard abatement on adjacent City Property prior to approval of fuel modification plans.

Egress

13. **Exit routes.** Clearly show all exit routes until termination at public right-of-way. Provide approved walkways from all building openings to the public way.
14. **Emergency escape.** Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with the CBC.

Access

15. **Restricted access.** Project is located in an area with restricted access and/or narrow streets; limited turnaround capability exists for emergency vehicles.
16. **Emergency access walkway.** Provide an emergency access walkway leading from fire apparatus access road to exterior opening per the CFC. Landings shall be provided beneath bedroom rescue windows or doors when steps are used to provide fire department access around the home. All architectural and landscape plans shall be designed to avoid any present or future obstructions that may hinder access and placement of fire department ladders.

**GLENDALE FIRE DEPARTMENT
FIRE ENGINEERING
Response to Request for Comments**

Project Address: _____

Project Number(s): _____

- 17. **Fire Department Turnarounds.** Approved turnarounds for fire apparatus shall be provided in accordance with the CFC and fire department standards and include approved signage and markings. Turnarounds shall not be used for parking and shall be kept free of obstructions at all times.
- 18. **Fire Road Access Permit.** Obtain a Fire Road Access Permit; submit a Road Maintenance Access Plan for use of Fire Roads; provide documentation for legal right of access.
- 19. **Fire Department Access.** Applicant shall submit two (2) site plans to the Fire Department for approval of Fire Department access. Prior to occupancy, all fire lanes shall be posted with approved signage and red-marked curbs in accordance with the CFC and GBSC. All access roads/fire lanes shall have a minimum width of 20 feet and minimum vertical clearance of 13½ feet.
- 20. **Construction Access.** Applicant shall submit two (2) site plans to the Fire Department for approval of Fire Department access during construction. A roadway suitable for use by Fire Department apparatus (80,000 pounds) shall be clearly identified on the plans. A minimum of 20 foot clear width shall remain free of obstruction during all construction phases and activities.
- 21. **Parking prohibited.** Parking is prohibited on access roads, driveways and turnarounds designated as Fire Lanes and/or Fire Department Access Routes.

Permits, Notes and Code Compliance

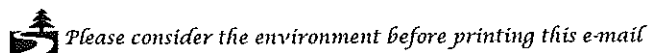
22. **Permits.** Obtain Fire Department approval/permits for the following:
- Fire Sprinkler
 - Fire Alarm
 - Landscaping/Fuel Modification
 - Other _____

23. **Notes and submittal requirements.** Include all applicable notes on the architectural and fire protection system plans (see the Fire Prevention section of the Glendale Fire Department website www.glendalefire.org for details).

Suggested conditions:

- A. **Condition:** POSTAL COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM BASED ON THE FOLLOWING: 1) HYDRANT SPACING EXCEEDS CODE MAXIMUM ALLOWABLE; 2) NARROW STREET RESTRICTS EMERGENCY VEHICLE ACCESS; 3) STAIRWELL LEADING FROM STREET LEVEL TO HOUSE RESTRICTS FIRE FIGHTER ACCESS

Name: D. NICKLES Date: 3-28-14
Title: FPC Dept. Tel. (Ext.): x 3207



From: "Ezzati, Vista" <VEzzati@ci.glendale.ca.us>
To: Vrej Mardian <vmardian@sbcglobal.net>
Sent: Monday, March 31, 2014 8:32 AM
Subject: RE: 1441 Columbia Drive

Good Morning Vrej,

I hope you are well and that you had a nice weekend.

Annamarie Sheets from Public Works got back to me this morning in regards to our conversation last week. Her response is as follows:

In response to your questions about this project, it is the responsibility of the applicant to provide accurate site information, including identification of protected trees. I recommend that the applicant seek the services of a qualified tree care professional to make a positive identification of tree species, and their relative distances from the proposed project. With this information I can advise the applicant whether an Indigenous Tree Report is required for this project per city ordinance. In my review of the application packet, I tentatively identified some coast live oak trees in the photos. Based on the proposed construction, those oak trees may be impacted relative to the new retaining walls which may result in grade changes around the trunks. Please have the applicant provide the requested information so that our final recommendations can be provided.

I hope this is helpful to you. Please let me know when you can get the requested information to me by so I can pass it along to their office.

Have a nice day.

Vista Ezzati
Planning Assistant- City of Glendale
Community Development Department
633 E. Broadway RM 103 Glendale , CA 91206
(818) 548-2140



From: Vrej Mardian [mailto:vmardian@sbcglobal.net]
Sent: Sunday, March 30, 2014 7:26 AM
To: Ezzati, Vista
Subject: Re: 1441 Columbia Drive

Hi Vista ,

I will verify the oak trees on Monday and keep you posted.

Thanks

Vrej Mardian

4/7/2014