



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

633 East Broadway, Room 103
Glendale, California 91206-4386
(818) 548-2140 (818) 548-2144
(818) 548-2115 Fax (818) 240-0392
www.ci.glendale.ca.us

October 23, 2013

Sonja L. Yates
C/o. Habitat for Humanity
400 South Irwindale Avenue
Azusa, CA 91702

**RE: 806 EAST CHESTNUT STREET
VARIANCE CASE NO. PVAR 1322190
(San Gabriel Valley Habitat for Humanity)**

Dear Ms. Yates:

On October 16, 2013, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Chapter 30.43 on your application for Variances to construct a new affordable three unit, detached townhouse-style buildings on a single lot 7,000 square feet in size, located at 806 East Chestnut Street, within the "R-2250" - Medium Density Residential Zone, described as Lot 30 of Witham Tract. A total of six parking spaces will be provided in three 2-car garages, in the City of Glendale, County of Los Angeles.

CODE REQUIREMENTS

- 1) Parking required in subterranean or semi-subterranean.
- 2) 25 percent of the total unit area at the ground floor.
- 3) Maximum of two stories.
- 4) Floor area ratio (FAR) maximum of 0.85.
- 5) Driveway approach maximum of 52 percent at the front property line.
- 6) Street Front Setbacks require a 20-foot minimum, 23-foot average at the first level and a 23-foot minimum, 26-foot average at the second and third floors; interior setbacks require an 8-foot minimum, 11-foot average at the second floor and an 11-foot minimum, 14-foot average at the third floor.

APPLICANT'S PROPOSAL

- 1) Provide at-grade parking in three enclosed garages.
- 2) Provide approximately 15 percent of the total unit area at the ground floor.

- 3) Each unit is proposed with three stories.
- 4) A proposed floor area ratio (FAR) 0.91, including the garage floor area.
- 5) A proposed driveway approach maximum of 62 percent.
- 6) Proposed street front setback average of 21'-3" at the first floor and 19'-6" at the second and third floor; proposed interior setback of 10' at the second and third floor.

ENVIRONMENTAL RECOMMENDATION: This project is categorically exempt from CEQA review as a Class 3 (New Construction or Conversion of Small Structures) exemption, pursuant to State CEQA Guidelines Section 15303.

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 **GRANTED WITH CONDITIONS**, your application based on the following:

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

The Code intends to promote reasonable development and use of property. To deny the request would unduly restrict the flexibility for the proposed use. The site is 7,000 square feet, designed with three detached townhouse-style units with at-grade parking for affordable ownership. With an at-grade parking design, the required setbacks, landscaping, common open space, private open space, driveway accessibility combined with the smaller size of the lot (50 ft. by 140 ft.) limits the ability to design a functional project suitable for families while also providing amenities. The zoning code requires that when more than four units, or more than one dwelling unit for each 2,500 square feet of lot area are proposed on a single lot, all required off-street parking be provided in subterranean or semi subterranean garage. By code, the project would be required to provide parking in a subterranean or semi subterranean garage because one unit is proposed for each 2,333 square feet of lot area. At grade garages create many benefits for the project, including less grading and more in-ground landscaping. Subterranean or semi-subterranean garages are not counted as floor area. However, at grade garages are counted as floor area and constitute the entire amount of floor area over that allowed by the FAR limit of the zone. The project utilizes a third story, reduced setbacks, and a minimal amount of ground floor floor area to allow reasonably-sized units intended for families with generous private outdoor space (six times the minimum required). The portion of the driveway which is an approach to the front unit combined with the shared driveway leading to rear units results in a driveway approach greater than 52 percent maximum of the lot width at

the front property line. The driveway width is minimized at the curb cut (22 feet wide versus a permitted 26 feet), but widens to 31 feet further from the public right of way. The project has been designed to meet the Code's intention to discourage overly wide driveways directly adjacent the pedestrian right of way. It should also be noted that landscaping is introduced to break up the expanse of the pavement as much as possible.

B. 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 properties in the same zone or neighborhood.

The applicant received a loan for the acquisition of the property from the City of Glendale Housing Authority with a condition that any new residential development includes units affordable to low income families for a period of not less than 45 years. This requirement is attached to the property and affects the use of the land, creating an exceptional circumstance to development of the property. No other property in the vicinity of the project is required to meet this affordability requirement. The applicant has agreed to develop the site for affordable residential use and is seeking variances to build a project that makes economic sense within their development model.

The lot is slightly smaller than average, with a depth of 140 feet instead of a more typical 150 feet. This relative shallowness impacts the ability to design units which might otherwise meet or more closely approach Code standards. Given the unusual size and the affordability restrictions that are placed on the property, there are exceptional circumstances/conditions that apply to the subject site that do not apply to other property in the same neighborhood.

C. 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.

The proposed project will meet all building and fire code requirements. The project has been designed to provide detached townhouse-style units with private garages within the height limit. The R-2250 zoning designation is intended for multi-family residential development. Parking is provided in individual garages and each unit has large private outdoor spaces. Many three-story buildings exist in the neighborhood, similar to the proposed project. The setbacks reductions are minimal. The driveway has been configured so that its narrowest portion is adjacent to the sidewalk. Given the project design, the amount of grading is significantly reduced when compared to a subterranean parking design. Landscaping is proposed with large 24" box trees to provide generous buffering and shading.

D. The granting of the variance will not be contrary to the objectives of the ordinance.

The proposed project is consistent with the goals and objectives of the Glendale Municipal Code and the Land Use Element of the General Plan. The project site is zoned R-2250. The intent of this zone is to provide medium-density multi-family residential units that are pleasant, inviting and efficient, and that considerations of

amenities and attractiveness are appropriate in the promotion of the health, safety and general welfare. A primary objective of the zoning code and the Land Use Element is to include provisions for affordable housing. The subject site was not identified for park or open space use in the Open Space and Conservation Element.

The project is a three-unit affordable homeownership project that provides private parking, three bedrooms, reasonable living areas and much larger private open space areas than is required. It is designed to be consistent with surrounding developments, promoting an attractive, healthy and safe environment for future homeowners as well as the surrounding community.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing Officer was able to make the four required findings to grant the variances requested. Exceptional circumstances applicable to the property include the smaller than usual depth of the site and the affordability restrictions that are placed on the property. The project will not be materially detrimental to the public welfare or the surrounding property. The project is designed to be consistent with surrounding developments, promoting an attractive, healthy and safe environment for the future homeowners as well as the surrounding community.

CONDITIONS OF APPROVAL

APPROVAL of this Variance shall be subject to the following:

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 as approved by the Planning Hearing Officer.
2. That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
3. That a grading/drainage plan shall be submitted for the Engineering Division's review and approval. The method of discharge of the on-site drainage shall be approved by the City Engineer.
4. That the applicant shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements.
5. That Design Review Board approval shall be obtained prior to the issuance of a building permit.
6. That all sound produced on the premises shall not be audible off-site so as not to disturb persons in other occupancies, businesses or on the public right-of-way.

7. That any proposed exterior lighting shall be directed away from adjacent properties and the public right-of-way to the satisfaction of the Hearing Officer.
8. That the applicant shall comply with all Maintenance Services/Urban Forester comments as specified in their memo dated August 28, 2013, to the satisfaction of the Department Director.
9. That the applicant shall comply with all Glendale Water and Power comments as specified in their memo dated September 4, 2013 to the satisfaction of the Department Director.
10. That the applicant shall comply with all Engineering comments as specified in their memo dated September 16, 2013 to the satisfaction of the Department Director.
11. That the applicant shall comply with all Integrated Waste Management comments as specified in their memo dated July 25, 2013 to the satisfaction of the Department Director.
12. That the premises be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
13. That any expansion or modification of the structure or use shall require a new variance application. Expansion shall constitute adding of new floor area, reduction of parking and open spaces, or any physical changes as determined by the Planning Hearing Officer.

APPEAL PERIOD, TIME LIMITS, LAPSE OF PRIVILEGES, TIME EXTENSIONS

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

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 **NOVEMBER 7, 2013** at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION: Every right or privilege authorized by a variance, shall terminate two (2) years after the 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 and 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 conditional use permit.

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.

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 (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 TEN (10) days notice by mail to the applicant or permittee.

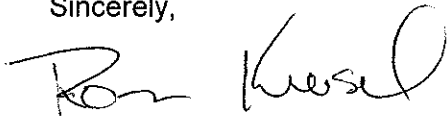
806 EAST CHESTNUT STREET
VARIANCE CASE NO. PVAR 1322190
(San Gabriel Valley Habitat for Humanity)

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

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., 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,



Roger Kiesel, AICP
Planning Hearing Officer

RK:sm

CC: City Clerk (K.Cruz); Police Dept. (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); Dir. 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.; L.Neumaier; M.Shahbazian; Mary; Environmental Management (M.Oillataguerra); and case planner-Kristen Asp.

PUBLIC WORKS: MAINTENANCE SERVICES/URBAN FORESTER
– DAN HARDGROVE

Comments

No Comments

Trees

1. Landscaping – That a Street Tree Permit shall be obtained for any trimming, root pruning, or removals of city-owned street trees through the Public Works Maintenance Services Division. That a Street Tree permit shall be obtained prior to planting any tree within the public right-of-way, at which point the exact location, size and species will be determined by the Public Works Urban Forester.
2. That an Indigenous Tree Permit shall be obtained for any work on near or around a Municipal Code (GMC 12.44) protected indigenous tree. Applications for a permit shall include an accurate plan showing the exact location of each protected indigenous tree, including the accurate drip line, on the subject property and all protected indigenous trees on adjoining properties whose trunks or branches are located twenty (20) feet outside the subject property line. Plans shall include complete scope of work, including any current or future above ground improvements and accurate contact information. Photos may be included. All plans subject to approval by the Public Works Urban Forester prior to the issuance of a building permit.

Conditions:

Street Trees:

Due to the current condition of existing street tree, Maintenance Services Division recommends removal of 1 juvenile Magnolia street tree and replacement with 1 *Chionanthus retusus* (Chinese fringe) street tree. New tree to be installed with dedicated drip irrigation system in order to receive regular watering until established (approximately 3 years).

Indigenous Trees: None

Case-specific Code Requirements: (not standard code requirements)

Suggested conditions: (may or may not be adopted by Hearing Officer)

Street Trees:

Maintenance Services will require the developer to provide the following:

1. Remove 1 existing street tree and plant 1 Chinese fringe tree (*Chionanthus retusus*) in 7' parkway.
 - a. All trees must be 24" box size.
 - b. Developer must follow City planting and nursery stock specifications (attached),
3. Developer must contact Urban Forester 48 hours prior to tree being delivered in order to arrange for inspection.
4. Developer must see that trees are in good condition at the time of the project completion.

Name: Daniel Hardgrove

Date: August 28, 2013

Title: Deputy Director of Public Works

Dept. Tel. (Ext.): 3950

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: September 04, 2013

TO: Kristen Asp, Community Development Department

FROM: Gerald Tom, GWP Water Engineering ✓
Varoojan Avedian, GWP Electrical Engineering

SUBJECT: PVAR1322190
806 E. Chestnut Avenue

Glendale Water & Power (GWP) Engineering has reviewed the plans for the new 3-unit townhouse-style Habitat for Humanity project at 806 E. Chestnut.

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

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.
- Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
- 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.
- 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.

Recycled Water (818) 548-2062

- No conflict.

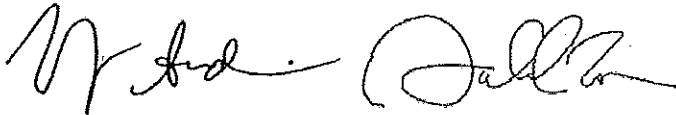
Backflow Prevention (818) 548-2062

- Backflow prevention (BFP) devices are required for each separate irrigation and fire service connection(s) from the City of Glendale. A BFP device may be required if multiple service lines are needed for domestic service. Please refer to the GWP Cross-Connection Control Program and Glendale Municipal Code(Chapter 13.32) to determine the type of device required. BFP device locations must be approved by both GWP and Planning Departments prior to installation. 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 water to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the Los Angeles County Department of Public Health (626) 430-5290 before service can be granted.

Glendale Water & Power Engineering has no other issues or comments related to this project.

Varoojan Avedian
Senior Electrical Engineer

Gerald Tom
Senior Civil Engineer

Handwritten signatures of Varoojan Avedian and Gerald Tom.

VA/GT:bo

PUBLIC WORKS: ENGINEERING ✓
- ROUBIK GOLANIAN

Comments

No Comments

Conditions:

1. A separate Grading Permit issued by the City's Engineering Division is required.
2. A grading/drainage plan shall be submitted for the Engineering Division's review and approval, and shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
3. A Tract map may be required. If required, the subdivision shall comply with all provisions of applicable State laws, the Subdivision Ordinances and the Glendale Municipal Code. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances shall be paid in connection with the filing of the final map or prior to recording of final map, shall be based on the fees which are in effect at such respective times. In addition, survey monuments shall be set in accordance with the standards of the City Engineer's Office and to the satisfaction of the City Engineer. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
4. The subject property and this development must be connected to the City's Sanitary Sewer system. All costs involved in extending the sewer main line to serve the subject property shall be borne solely by the applicant at no cost to the City and to the satisfaction of the City Engineer.
5. The existing sanitary sewer system downstream of the project may not have the capacity to handle the additional sewage discharge generated by the proposed project. The proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.
- A sewage capacity increase fee will be assessed if no sewer system upgrades are required. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.
6. The applicant shall dedicate to the City for street use purposes, strips of land of various wide, along the entire frontage of the property on _____. The dedicated portion shall be paved with new Portland Cement Concrete sidewalk pavement to match and join the new adjacent Portland Cement Concrete improvements.

7. The applicant shall dedicate to the City for street use purposes, portions of the property on _____, of sufficient area, in order to accommodate the ADA-compliant handicap ramps.
8. The applicant shall dedicate to the City for alley use purposes, a strip of land ___ feet wide.
9. A recorded ingress/egress, drainage and utility easement for the common private driveway is required. The easement shall be recorded against all the properties involved and shall be binding upon all owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owners, and based on the evidence that the easement is no longer necessary.
10. The property owner shall provide to the City, an Irrevocable Offer to Dedicate for street/alley use purposes, a strip of land _____ feet wide, along the entire frontage of the property on Name of street and/or description of alley, and if required, a portion of the _____ corner of the property, of sufficient area, in order to accommodate the future widening of the curb return and the construction of an ADA-compliant handicap ramp.
11. The property owner shall enter into a Covenant and Agreement with the City agreeing to pay for the total cost of improving or widening the roadway fronting their property, at such time when the City elects to improve or widen Name of street. The cost of improving or widening the roadway shall include, but not be limited to, all new Portland Cement Concrete curbs, gutters and sidewalks, new asphaltic concrete pavement, including the resurfacing of the street to its centerline, relocation and/or modification of driveway apron, relocation of utilities or adjustment to the new finished street surface, removal of existing street trees or tree roots, planting new trees and landscaping. This Covenant and Agreement shall be recorded against the property and shall be binding upon its owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owner, and based on the evidence that the terms of the Covenant and Agreement has been satisfied or is no longer necessary.
12. The applicant shall grant to the City a driveway apron easement along the frontage of the property on _____, of sufficient area to accommodate the construction of the entire proposed driveway apron to be located within the easement.
13. The method of discharge of the onsite drainage shall be approved by the City Engineer:
- a. 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, and under separate permit
- b. Drainage from all new improved surfaces 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 per Standard Plans for Public Works Construction, and under separate permit.
- c. All onsite drainage inlet devices shall meet the NPDES requirements, and the applicant shall enter into a Covenant and Agreement with the City for the

replacement, installation and continued maintenance of all NPDES-related drainage inlet devices on the property and granting inspection rights to the City.

14. The applicant shall perform at its sole expense, and at no cost to the City, the following street improvements along the entire frontage of the property on _____ in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer:
- a. Remove all existing curb, gutter, driveway aprons, and sidewalk, and construct new Portland Cement Concrete integral curb and gutter, sidewalk, and driveway apron in _____.
 - b. Remove all broken/damaged/deteriorated curb, gutter, sidewalk, landscaping and irrigation along the entire frontage of the property and construct new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation per the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer.
 - c. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation as necessary.
 - d. Construct a driveway apron and the sidewalk immediately behind the new apron with new 6-inch Portland Cement Concrete pavement. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code.
 - e. Remove existing curb and the existing transitional curb and gutter. Construct new Portland Cement Concrete curb and gutter fronting the entire property in _____. Provide a minimum of 1 foot flat area behind the new curb.
 - f. Construct new _____-foot wide Portland Cement Concrete sidewalk adjacent to the property line.
 - g. Construct new ADA-compliant handicap ramp at _____.
 - h. Widen the _____ half of _____ by _____ feet in order to obtain a half roadway width of _____ feet. The widened portion of the roadway and any additional pavement removals shall be paved with a minimum pavement structural section of 1-1/2 inches of Asphalt Rubber Hot Mix (ARHM) pavement over 4-1/2 inches of asphaltic concrete pavement over 6 inches of crushed aggregate base, or the required pavement structural section based on engineering calculations prepared by a Registered Civil Engineer licensed in the State of California and submitted to the City for review and approval.
 - i. Grind 2-1/2 inches off the existing asphaltic concrete pavement on _____ and replace the same with 1-1/2 inches of new AC pavement (to match existing pavement type) over 1 inch Asphaltic Concrete leveling course.
 - j. The entire width of the alley fronting the property shall be reconstructed with new 6-inch Portland Cement Concrete pavement.

- k. The alley approach on _____ adjacent to the site shall be reconstructed with new Portland Cement Concrete per the Standard Plans for Public Work Construction.
- l. The entire asphaltic 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 Director of Public Works.
- m. 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 that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division. In addition, the applicant shall restore all traffic lane striping, curb painting and markings, and pavement markings to the satisfaction of the City Engineer.
- 15. Separate permits are required for all work within the public-right-of-way. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
- 16. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including filing of a Notice of Intent with the Los Angeles Regional Water Quality Control Board, and 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. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
- 17. The project shall comply with all National Pollutants 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. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
- 18. The project shall comply with all National Pollutants 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.
- 19. A dual sump pump design is required for basement or subterranean parking.
- 20. Street improvement plans prepared by a Registered Civil Engineer licensed in the State of California shall be submitted to the Engineering Division and the Los Angeles County Department of Public Works (catch basin relocation) for review and approval. In addition, the improvement plans shall show the location and/or the relocation/reconstruction of all existing and proposed utilities, including their

underground structures (i.e. water meters, pull boxes, valves, manholes, street lights, fire hydrants, etc.).

- 21. The existing slopes above the proposed project may be subject to surficial slumping and sliding during the rainy season or with landscape watering. The Geotechnical and Geological reports shall provide an assessment of surficial stability of the slope and a determination as to whether mitigation measures are necessary for the protection of life and property associated with this project.
- 22. The site is located within a Earthquake-induced Landslide Zone as indicated in the State of California Seismic Hazard Zones Map (_____ Quadrangle) issued by the California Department of Conservation, Division of Mines and Geology. The Geotechnical and Geological reports shall contain the Geotechnical Engineer's and Geologist's findings and recommendations on all matters pertaining to the stability of the site and adequacy of all structures, retaining walls, drainage etc. This requirement is to fulfill the above major concern regarding earthquake-induced landslide conditions.
- 23. The site is located within a Liquefaction Zone as indicated in the State of California Seismic Hazard Zones Map (Burbank Quadrangle) issued by the California Department of Conservation, Division of Mines and Geology. The Geotechnical and Geological reports shall contain the Geotechnical Engineer's and Geologist's findings and recommendations on all matters pertaining to the stability of the site and adequacy of all structures, retaining walls, drainage etc. This requirement is to fulfill the above major concern regarding liquefaction conditions.
- 24. The submitted site plan shows the proposed _____, to be constructed over an existing _____ easement. This creates an obstacle to the maintenance or replacement/repair of the existing structure/pipes/conduits within the easement. No permanent structure, footing, foundation, or any portion thereof, shall be located within the existing easement.
- 25. The applicant shall submit to the Engineering Division, drawings (Plans, profiles, cross-sections, detail drawings, etc.) which show that the proposed structure is designed so that no portion of its footings is located within the easement. In addition, the footings for the proposed structures adjacent to the easement shall be designed with sufficient depth to ensure that no structural surcharge is imposed upon the existing pipe and/or conduit or upon the potential open trench during replacement/repair operations for maintenance purposes.
- 26. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

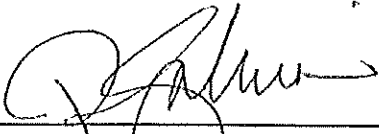
Case-specific Code Requirements: (not standard code requirements)

Suggested conditions: (may or may not be adopted by Hearing Officer)

Case No.: PVAR 1322190

Address: 806 E Chestnut

Case Planner: Kristen Asp

Name:  Date: 9/12/13

Title: Deputy Director of Public Works / City Engineer
Dept. Tel. (Ext.): Public Works/Engineering - X 3945

PUBLIC WORKS: INTEGRATED WASTE MANAGEMENT
- MARIO NUNEZ

Comments

No Comments

- 1. The City's Integrated Waste Management Division personnel does not provide service on private property or private streets, alleys or driveways to collect refuse containers. Please make sure that your containers are on the nearest public street in a place where a refuse truck can get to it on the day of collection. [for Residential].
- 2. Integrated Waste Management Division only provides trash, recycling and green waste collection on public streets. No backyard or roll-out services are provided [for Residential].
- 3. Integrated Waste Management Division personnel will not go onto private property to collect refuse containers. Please make sure that your containers are on the street in a place where a truck can get to it on the day of collection. [for Residential].

Conditions:

Conditions Specific to Integrated Waste Management

- 1. Because the size of the structure/tenant improvement/residential addition will likely be equal to or greater than 1,000 square feet, the applicant shall comply with Glendale Municipal Code 8.58, the Construction and Demolition Waste Reduction and Recycling Plans. More information on this Code is available at www.ci.glendale.ca.us. Call the Building and Safety Division at (818) 548-3200 to make an appointment. [Commercial and Residential]
- 2. Proposed area on plans for the trash containers shall allow Integrated Waste field crew proper clearance to safely make collection. Revise plans in consultation with the Integrated Waste Management Division or re-submit new plan. (818) 548-3916. [for Commercial and Residential]
- 3. Proposed area on plans for the recycling containers shall allow Integrated Waste crew proper clearance to safely make collection. Revise plans in consultation with the Integrated Waste Management Division or re-submit new plan. (818) 548-3916. [for Commercial and Residential]

Clarify that "Trash enclosure" includes recycling and that there is sufficient space for small trucks to service them

- 4. Identify the area where trash containers (trash enclosure) will be kept. [for Commercial and Residential]
- 5. Recycling containers shall be provided for collection of all cans, glass and plastic bottles that will be discarded. Recycled items shall be properly placed in

containers. Contact the Integrated Waste Management Division at 818-548-3916 for more information. [Commercial]

- 6. Provide a site plan that shows the location and dimensions of trash enclosures. (Glendale Building Code 4101 - 4103). [Residential]
- 7. Provide a site plan that shows the location and dimensions of recycling enclosures. (Glendale Building Code 4101 - 4103). [Residential]

Case-specific Code Requirements: (not standard code requirements)

Suggested conditions: (may or may not be adopted by Hearing Officer)

CASE No.: ~~PCUP 1347214~~ Property Address: ~~2920 Greenwich Rd~~

Name/Signature Dean Hartwell Date: 7-25-13

Title: Admin. Associate Dept. PWIWM Tel. (Ext.): 818-550-3485