



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](http://www.ci.glendale.ca.us)

November 7, 2012

Giuseppe (Gio) Aliano  
430 Foothill Boulevard, Suite "G"  
La Canada, CA 91011

**RE: 707 OMAR STREET  
VARIANCE CASE NO. PVAR1211971**

Dear Mr. Aliano:

On October 10, 2012, 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 and Setback Variance to allow construction of a new 2,179 square-foot, two-story single-family residence with an attached two-car garage in the "R1" Zone with a 14-foot street front setback, where a minimum of 25 feet is required, and to allow a driveway 16 feet in length, where a minimum of 20 feet is required, located at **707 Omar Street**, in the "RI-II" - Low Density Residential Zone, Floor Area Ratio District Zone described as Lot 188, Tract No. 6243, in the City of Glendale, County of Los Angeles.

**APPLICANT'S PROPOSAL**

Standards Variance

- 1) The applicant is proposing to construct a driveway 16 feet in length.

Setback Variance

- 1) The applicant is proposing to construct a new residence in the R1 zone with a 14-foot street front setback.

**CODE REQUIRES**

Standards Variance

- 1) Any driveway serving a parking area shall be a minimum of 20 feet in length in the R1 zone, from the back of the sidewalk or the property line where no sidewalk exists (G.M. C. Chapter 30.32.130 G(4)).

Setback Variance

- 2) In the R1 zone, the required street front setback is 25 feet (G.M.C. Chapter 30.11.030, Table 30.11 - B).

**ENVIRONMENTAL RECOMMENDATION:** Exempt.



## **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. 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 strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the Zoning Code. The Code intends to promote reasonable development or use of property and to deny the request would unduly restrict the flexibility for the proposed house. The applicant is proposing to construct a new 2,179 square-foot, two-story residence on an irregularly-shaped infill lot containing two mature sycamore trees. The variance request is to provide a 14-foot front setback with a 16-foot long driveway where the Zoning Code requires 25 feet and 20 feet, respectively. The design of the site plan for the proposed house is to create the least amount of impact to the sycamore trees.

The lot is wider at the front than it is at the rear. A 34-inch protected sycamore tree is located at the rear portion of the lot, while a 24-inch sycamore tree is located along the eastern property line at the front. These natural, protected features reduce the buildable area of the lot when compared to other properties in the same neighborhood. The proposed 14-foot front setback will be similar to the adjoining properties at 713 Omar Street and 701 Concord Street. The strict application of the 25-foot front setback would require the house and garage to be set back, resulting in the elimination of the 34-inch protected sycamore tree at the rear. The proposed setback and driveway length appear to be the most sensible alternative under the circumstances. The 16-foot long driveway would allow the owner and guests to temporarily park in front of the garage without blocking the public right-of-way since parking on the street is not permitted due to the narrowness of Omar Street for this section of the road.

- 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 property in the same zone or neighborhood.**

The subject property is located in the Pelanconi Neighborhood and is zoned R1-II. For the most part, this neighborhood contains standard, rectangular-shaped lots with flat topography and most have a street front width of 50 feet. The subject property is unique in that it is vacant and is irregularly shaped and fronts the Arroyo Verdugo Wash. The construction of the Verdugo Wash by the Army Corps of Engineer following the 1934 flood changed the once rectangular lot into an irregular-shaped lot. Further, the Verdugo Wash also reduced the once 50-foot wide street to a substandard 9.25-foot wide street. The narrowness of the street at this location prohibits street parking. Additionally, the site contains two mature sycamore trees located at the rear and front of the property that are 34-inch and 24-inch, respectively. The presence of

these trees further restricts the site planning of the building and reduces the buildable area of the lot.

The proposed project includes an attached two-car garage while the development pattern of this neighborhood is a detached garage located at the rear of the lot. In the case of the subject property, a detached garage would not be possible due to the narrow lot width at the rear and would necessitate the removal of the 34-inch sycamore tree. The proposed site planning is appropriate and sensitive in that it protects the sycamore tree at the rear, provides a usable two-car garage and temporary parking in front of the garage, as well as maintains consistency with the front setback with the immediate adjoining neighbors to the east and west. Given the shape of the lot and location of mature sycamore trees, there are exceptional circumstances/conditions that apply to the property that do not apply to other properties in the same neighborhood and granting two variances takes into account these unusual site conditions.

**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 subject property is zoned for single-family residential development, meets the minimum lot size requirement, and is the last remaining vacant lot in the neighborhood. The use of the lot and all other development standards will be consistent with the R1-II zoning designation. Given the unique qualities of the lot, the proposed development with its exceptions from the Zoning Code appears to be appropriate for this lot. The proposed front setback will be consistent with its neighbors at 713 Omar Street and 701 Concord Street. The property at 713 Omar Street was granted an exception for a 15-foot front setback on March 10, 1947. While the proposed driveway length is 16 feet, four feet short of the minimum requirement, the proposed design would allow for the temporary parking of vehicles. Both the requested front setback and driveway length allow the property to be developed while preserving the mature sycamore trees. The design, mass and scale of the project appear appropriate and will require separate review and approval by the Design Review Board. Therefore, the granting of the variances will not be materially detrimental to the public welfares or injurious to the property or improvements.

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

The granting of the variance will not be contrary to the objectives of the ordinance in that the subject property will be developed with a single-family residence that still features a usable driveway and a street front setback. This use is consistent with the zoning designation of the property. The requested exceptions from the Zoning Code for front setback and driveway length ensure protection of the two sycamore trees, consistent with the indigenous tree ordinance. Further, it provides a level of reasonableness and flexibility for this unique lot to be developed. Additionally, the requested setback will be consistent with the adjoining neighbor located at 713 Omar Street and the proposed driveway length will provide off-street and temporary parking so as not to impact the narrow street.

## **SUMMARY OF PLANNING HEARING OFFICER'S DECISION**

The Planning Hearing Officer was able to find the four required findings for approval of the Variance to allow the applicant's request to construct a new single family dwelling with a 14-foot front setback and 16-foot long driveway.

## **CONDITIONS OF APPROVAL**

**APPROVAL** of this 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 Planning Hearing Officer.
- 2) That all necessary permits 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 the width of the walkway from the street to the entrance shall be reduced from the proposed six feet to three feet in width.
- 4) That design review board approval shall be obtained prior to the issuance of a building permit.
- 5) That an Indigenous Tree Permit shall be obtained for any work on, near, or around a Municipal Code (GMC 12.44) protected indigenous tree and that all work be in compliance with all indigenous tree protection measures dated August 14, 2012, to the satisfaction of the Director of Public Works.
- 6) That the applicant shall comply with all requirements of the Public Works Engineering Section, as specified in their comments dated June 14, 2012, to the satisfaction of the City Engineer.
- 7) That the applicant shall comply with all requirements of the Electric Engineering Section of the Glendale Water and Power, as specified in their memo dated June 1, 2012, to the satisfaction of the Director of Glendale Water and Power.

## **APPEAL PERIOD, TIME LIMIT, LAPSE OF PRIVILEGES, TIME EXTENSION:**

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 Building and Safety Section upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **November 26, 2012**, in the Permit Services Center, 633 East Broadway, Room 101.

#### **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.

**CESSATION:** A Variance may be terminated by the review authority upon any interruption or cessation of the use permitted by the Variance for one year or more in the continuous exercise in good faith of such right and privilege.

**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 variance

**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.

**REVOCATION, CONTINUING JURISDICTION**

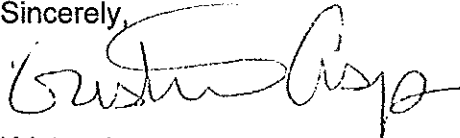
Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning 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. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

**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 (*Rathar Duong at 818.937.8185*) first and then, the Planning Hearing Officer who acted on this case. 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,



Kristen Asp  
Planning Hearing Officer

CC: City Clerk (K.Cortes); Police Dept. (Tim Feeley); City Attorney's Dept. (G. van Muyden/M.Yun); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (Roubik Golanian); Director of Public Works and General Manager for Glendale Water and Power (Stephen 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 (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); Carol & Jack Cushing; Sonia L. Silva; Vrejoughie Mardirossian; Angelo & Sylvia Puglisi; and case planner – Rathar Duong.

## INDIGENOUS TREE PROTECTION MEASURES

707 Omar Street 8-14-12

1. All project plans; including grading, site improvements, utility locations, and landscaping shall indicate the exact trunk location of the native sycamore(s) and its protected zone. Construction is to be completed without negative direct impact on native tree(s) of the subject site. Applicant is permitted to perform work near 2 mature California sycamore trees for the purposes of constructing a single-family residence on a vacant parcel located at 707 Omar Street, Glendale, CA.
2. On the project site there are 2 protected, mature California sycamore trees; therefore, Indigenous Tree encroachment permit (s) from the Public Works Building and Safety Division will be required. Fee for this permit will be \$398.39.
3. Applicant will employ the Arborist of Record (AOR) for professional arboricultural services for this project. A signed copy of the AOR contract will be submitted as part of the approval process.
4. All recommendations contained in the approved *Indigenous Tree Report* dated July 31, 2012 prepared by Kay Greeley, Certified Arborist, will be adhered to carefully. All work within the protected zone of affected trees will be directed by the AOR.
5. Prior to any site disturbance, including demolition or mobilization, tree protection fencing will be installed per the General Recommendations section of the approved *Indigenous Tree Report*.
6. The AOR will notify the City of any unsatisfactory conditions or of any non-compliance issues with conditions of approval or Indigenous Tree permit conditions. Site monitoring is required and will be supported by regular reports submitted to the City of Glendale Public Works Division as a condition of approval.
7. City will require post-construction monitoring of sycamore trees and the applicant must plant new indigenous trees to replace any that die as a result of impacts from construction. Applicant will pay the difference between the cost of the replacement tree(s) and the appraised value of the tree(s) that die. Appraised values will be derived from the approved *Indigenous Tree Report*.
8. The AOR will prepare a Monitoring Plan for the sycamore trees impacted by this project, and will conduct all post-monitoring inspections. Frequency for all inspections will be at the discretion of the Urban Forester, which will be based on findings of the AOR's last report and approved Monitoring plan, and determined at the end of the project, but before final sign-off.
9. All site development plans, including grading, planting and irrigation and their installation are subject to approval by the Public Works Department.
10. The approved Indigenous Tree Permit shall be maintained on the project site at all times and shall be presented upon request to any City official.
11. In general, take such steps as necessary to protect roots, bark, trunk, branches and leaves from injury during construction.
12. Inspection of the temporary fencing installation is required prior to any site disturbance, including grubbing, demolition and mobilization. Contact the Public Works Permit Services Center at (818) 548-3200.
13. The temporary fencing installation shall be maintained until written authorization is received for relocation or removal from the Director of Public Works.
14. Monitor protected trees for drought stress throughout construction and irrigate as needed to maintain health.
15. Maintain three inches (3") of natural leaf litter beneath the dripline of each protected tree. Use approved organic mulch if leaf litter is not available.
16. No herbicides shall be used within one hundred feet (100') of any protected tree unless approval is provided in writing by the Director of Public Works.

17. No tools, equipment, materials, vehicles, debris, paint, concrete, mortar, cement, stucco, paint, solvent, excess soil or other foreign materials shall be placed within the protected zone of any protected tree at any time, except as authorized by the Director of Public works.
18. All utility improvements with installation of hook-up boxes, including but not limited to water, sewer, electrical, cable and phone lines are to be located outside the indigenous tree protected zone (TPZ). Utility lines shall be routed outside of the protected zone of protected trees, unless otherwise approved by the Director of Public Works.
19. Any approved excavation within the protected zone of any protected tree shall be performed with hand tools only under the direct observation of the designated project arborist at all times. Light construction equipment may be used with the written approval of the Director of Public Works.
20. Forty-eight (48) hours notice shall be provided to the Public Works Permit Services Center at (818) 548-3200 prior to the start of any authorized work within the protected zone of any protected tree.
21. Excavate and tunnel beneath roots one-inch (1") in diameter and greater where feasible. Roots to be removed shall be pruned with a sharp pruning tool at the edge of the excavation. Cover temporarily exposed roots with moist burlap until backfill occurs.
22. All approved pruning or cutting of roots shall be performed under the supervision of an International Society of Arboriculture Certified Arborist in accordance with The Pruning Standards of the Western Chapter of the International Society of Arboriculture.
23. Contact the Public Works Permit Services Center upon completion of work for Final Inspection and card sign-off.
24. Failure to comply with these mitigation measures may result in work stoppage and will result in fee of \$1,000.00 per tree, per violation. Work shall resume only when the City of Glendale deems reparations satisfactory.
25. Questions should be directed to the Public Works Department Permit Services Center at (818) 548-3200.

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Property Owner Signature

Date



**PUBLIC WORKS: ENGINEERING**  
**- ROUBIK GOLANIAN**

Comments

No Comments

**Conditions:**

- 1. A separate Grading Permit issued by the Public Works Engineering Division is required.
- 2. A grading/drainage plan shall be submitted for the Public Works 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 is 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. If downstream deficiencies are determined, the applicant shall be required to upgrade these deficient portions of the existing sanitary sewer system. This upgrade shall be completed prior to the project's connection to the existing sanitary sewer system. In addition, 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, a strip of land \_\_\_\_\_ feet wide, along the entire frontage of the property on \_\_\_\_\_ Name of street \_\_\_\_\_.
- 7. The applicant shall dedicate to the City for street use purposes, a portion of the \_\_\_\_\_ corner of the property, of sufficient area, in order to accommodate the widening of the curb return and the construction of an ADA-compliant handicap ramp.

8. The applicant shall dedicate to the City for alley use purposes, a strip of land \_\_\_\_\_ feet wide, along the entire frontage of the property on \_\_\_\_\_ Description of alley \_\_\_\_\_.
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 \_\_\_\_\_ Name of Street \_\_\_\_\_, 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. All roof and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction, and under separate permit.
- c. All onsite drainage inlet devices shall be equipped with approved fossil filters or equal, 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. 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.

- 14. Remove all broken/damaged/deteriorated curb, gutter, sidewalk, landscaping and irrigation along the entire frontage of the property on Omar Street 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.
- 15. Remove any unused driveway apron or that portion of an existing driveway apron not leading to a driveway, and construct new Portland Cement Concrete integral curb and gutter, sidewalk, and landscaping/irrigation as necessary, 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.
- 16. 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 Omar Street, 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 aprons.
  - b. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation as necessary.
  - c. Construct the proposed driveway apron and the sidewalk immediately behind the new apron with new 5-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.
  - d. Construct new full-width Portland cement Concrete sidewalk between the property line and the back of curb.
  - e. Construct new \_\_\_\_\_-feet wide Portland Cement Concrete sidewalk adjacent to the Back of curb or property line. The unpaved portion of the parkway adjacent to the new sidewalk shall be landscaped and irrigated to the satisfaction of the Director of Public Works.
  - f. Construct new ADA-compliant handicap ramps at \_\_\_\_\_ (Location ) \_\_\_\_\_.
  - g. The entire existing Portland Cement Concrete street improvements, including the 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 and including 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.

- h. 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 Public Works-Traffic and Transportation Division.
17. 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.
18. 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.
19. 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.
20. 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.
21. A dual sump pump design is required for basement or subterranean parking.
22. Street, storm drain, or sewer improvement plans prepared by a Registered Civil Engineer licensed in the State of California shall be submitted to the Engineering Division 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.).
23. 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.
24. 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.


- 25. The site is located within a Liquefaction Zone as indicated in the State of California Seismic Hazard Zones Map (Pasadena 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.
- 26. 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.
- 27. 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.
- 28. 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 1211971 Property Address: 707 Omar Street

Case Planner: Rathar Duong

Name/Signature  Date: 6/14/12

Title: City Engineer Dept. Public Works – Engineering Tel. (Ext.): (818) 548-3945

CITY OF GLENDALE  
INTERDEPARTMENTAL COMMUNICATION

DATE: June 1, 2012  
TO: Rathar Duong, Planning Section Case Planner  
FROM: Myrna Kelley, M. Wyatt Jackson, GWP Electric Engineering  
SUBJECT: PVAR 1211971  
707 Omar Street

Glendale Water & Power (GWP) Electric Engineering has reviewed the proposed construction of a new 2,179 sq.f., 2-story single-family residence with attached 2-car garage without meeting the required 25-foot front setback for a property located within the R1 (Low Density Residential) Zone, Floor Area Ratio District II. The applicant is requesting a 14-foot front setback.

Requirements as follow:

**Customer Service (818) 548-3921**

- 2  Developer to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
- 3  Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, chain link, or block wall). All fences shall comply with the required overhead line clearances as specified by GWP Customer Service Engineering. In order to build any fencing, contact GWP Customer Service Engineering to obtain a Permit to Occupy (PTO) application and pay applicable fee.
- 4  Developer to pay all fees required for obtaining electric service before application(s) for building or electric permit(s) is/are signed by GWP Customer Service Engineering.
- 5  Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
- 6  Permanent subterranean and underground structures below GWP overhead line require a Permit to Encroach (PTE) from GWP. Contact GWP Customer Service Engineering to obtain a PTE application and pay applicable fee. The items listed below shall be provided by the developer when applying for a PTE.
  - PTE Application filled out.
  - Current copy of recorded Grant Deed for each property.
  - Site and survey plans shall be provided by the developer when applying for a PTE. The survey plan shall include all power poles adjacent to the property.
  - This fee shall be paid to GWP Electric Engineering.
- 7  The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky.

Contact GWP Customer Service Engineering to obtain pole height and line clearance requirements.

- 8 ✓ Project is responsible for supporting and maintaining of GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.
- 10 ✓ Additional comment(s) and/or attachment(s).  
Project shall provide easement for overhead service or provide underground distribution service to 701 Omar at projects expense. Contact GWP Customer Service Engineering at 818-548-3921 for requirements

**Fiber Optics Section (818) 548-3923**

- 11 ✓ No conflict.

**Street Lights Department (818) 548-4877**

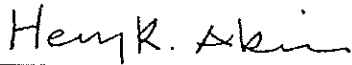
- 17 ✓ Relocation of any existing street light underground substructure in conflict with project will be at owner's expense. All connections, splices, and relocations of any street light substructure shall be done by GWP street light crew.

**Transmission & Distribution Engineering (818) 548-3923**

- 21 ✓ The existing electrical facilities shall be protected in place.
- 23 ✓ All electrical facilities (vaults, pull boxes, power poles, etc.) shall be accessible to GWP personnel at all times.
- 26 ✓ A complete set of plans shall be submitted to GWP Electrical Engineering Department for review.
- 27 ✓ Any work to be done by GWP, as a result of this project, shall be coordinated with GWP Electrical Engineering Department in advance at the project's expense.
- 28 ✓ Project personnel are responsible for maintaining a ten foot (10') radial clearance from all overhead electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance cannot be met, contact GWP Electrical Engineering Department to determine the appropriate actions. Any work required by GWP to maintain proper clearance shall be done at the project's expense.

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

Henry Abrari  
Principal Electrical Engineer



By Myrna Kelley  
GWP Electric Engineering  
(818) 548-3922