



CITY OF GLENDALE, CALIFORNIA  
COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division

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June 7, 2012

Vazrik (Rick) Bonyadi  
c/o Hamlet Zohrabians  
3467 Ocean View Blvd. #B  
Glendale, CA 91208

**RE: Tentative Parcel Map No. GLN 1628  
2116 Rimcrest Drive**

Dear Mr. Bonyadi:

The Planning Commission of the City of Glendale, at its meeting of June 6, 2012, approved your application Tentative Parcel Map No. GLN 1628 for the property located at 2116 Rimcrest Drive, subject to compliance with the State Subdivision Map Act, Title 16 of the Glendale Municipal Code, and the twenty-six (26) conditions listed in the motion adopted by the Planning Commission on June 6, 2012. A copy of the adopted motion is enclosed.

Under the provisions of Section 16.12.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within ten (10) days following the date of the Planning Commission's action (**June 18, 2012**). Appeal forms will be provided by the Permit Services Center upon request and must be filed with the prescribed fee prior to expiration of the ten (10) day period at the Permit Services Center, 633 E. Broadway, Room 101.

If you have any questions, please do not hesitate to call Bradley Collin, Senior Planner, at (818) 548-3210.

Sincerely,

Hassan Haghani, AICP  
Director of Planning

Bradley Collin  
Senior Planner

Cc: City Clerk; Permit Services-Howard Malis; Director of Community Development and Housing; Director of Water and Power; Public Works-City Engineer; PW-Environmental Management; PW-Urban Forester; PW-Maintenance & Services; PW-Integrated Waste; PW-Traffic & Transportation; GWP; Community Dev. Dept.-Housing; Community Services & Parks; Fire Prevention-Bldg. & Safety; Glendale Unified School District; Serge Adamian; Kurt Nelson; Niles Desai; Steve Iskenderian; Charles Santos; Tania Matta

Attachment: (1)

## MOTION

Moved by Commissioner Lee, seconded by Commissioner Scheetz, that upon consideration of Tentative Parcel Map No. GLN 1628, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative parcel map, that Tentative Parcel Map No. GLN 1628 is hereby approved subject to compliance with the twenty-six (26) conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

A. The parcel map is to facilitate a residential subdivision of one lot into three residential lots. The parcel map is consistent with the City's General Plan land use element; the land use designation of the subject site is Low Density Residential; the project is compatible with the goals and objectives of the Housing Element and is commensurate with local and regional needs for housing opportunities in that the parcel map will enable the subdivision of one residential lot into three residential lots and will be developed with one single-family residence on the new lots that will provide increased opportunities for home ownership (Goal 3).

B. Provided the project's design and improvements are implemented in conformance with the conditions of approval, the project will be consistent with the approved and adopted General Plan Elements as cited in the preceding paragraph.

C. The site is physically suitable for the proposed development. The site slopes up from the southwest to the northeast. The parcel map will subdivide one residential parcel into three residential parcels for the purpose of developing one new single-family residence on two of the new lots. The existing single-family residence will remain. The proposed homes comply with the Hillside Design Guidelines by means of locating the homes at the bottom of the hill such that the majority of the hillside is preserved.

E. Adherence to the development criteria and conditions of approval will provide for development of the project site consistent with City environmental standards.

F. Compliance with subdivision design standards and criteria of the Glendale Municipal Code and the conditions of approval will protect the public health and welfare, and prevent any serious health problems.

G. The project will not conflict with any easements acquired by the public at large for access through or use of property within the project site.

H. The sanitary sewer system is adequate to accommodate future new developments in this area.

### Conditions:

#### Public Works Department Requirements

1. 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.

2. 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.
3. A grading/drainage plan shall be submitted for the Engineering Division's review and approval, and shall be made part of the building plans, submitted with the shoring permit application, or if no shoring permit is required, with the retaining wall plans submitted for building permit application.
4. The City Engineer shall approve the method of discharge of all onsite drainage.
  - 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 on-site drainage inlet devices shall be equipped with approved fossil filters or equal, and the applicant shall enter 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.
5. Remove all broken/damaged/deteriorated curb, gutter, sidewalk, landscaping and irrigation along the entire frontages of the property on Rimcrest Drive and Aspen Oak Lane 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.
6. The applicant shall perform at its sole expense and at no cost to the City, the following the following street improvements along the entire frontages of the property on Aspen Oak Lane, 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. Construct new full-width Portland Cement Concrete sidewalk between the property line and the back of curb.
  - b. The entire Portland Cement Concrete and asphaltic concrete roadway pavements within the vicinity of the property will be inspected after the completion of the construction 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.

- c. Construct the proposed driveway aprons with new 5-inch Portland Cement Concrete pavement. The entire proposed driveways shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles are required to demonstrate compliance with the Glendale Municipal Code. No driveway cross-slope shall exceed a maximum of 4%. The plans for the new driveway on lot 2 shall be redesigned to comply with this requirement. In addition, the new driveway for lot 3 shall be re-designed as well, to allow the westerly most parked vehicle in the garage to physically back out of the garage.
  - d. 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.
7. No retaining walls and other privately owned permanent structures shall be located within the public right of way.
  8. Street improvement plans shall be submitted to the City's Engineering Division for review and approval, prepared by a Registered Civil Engineer licensed in the State of California. 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, vaults, manholes, streetlights, fire hydrants, etc.).
  9. 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.
  10. The applicant 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) and an approved Standard Urban Storm-water Mitigation Plan (SUSMP) that are integrated into the design of the project.
  11. 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.



12. The property owner for lot 2 shall enter into a Covenant and Agreement with the City agreeing to accept storm water (cross-lot-drainage) emanating from the slopes of lot 3 and flowing into lot 2 and maintain such structures and appurtenances incidental to the cross-lot drainage in an operable condition acceptable to the City.
13. The property owner for lot 1 shall enter into a separate Covenant and Agreement with the City agreeing to accept storm water (cross-lot drainage) emanating from lot 2 and flowing into lot 1 and maintain any structure and/or appurtenance incidental to the cross-lot drainage in an operable condition acceptable to the City. These Covenants and Agreements shall be recorded against the properties 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. The plans shall be revised to show actual top of retaining wall (TW) elevations that provide a 2-foot minimum (3-feet as measured from the flow line of the 2-foot wide concrete swales) of freeboard.
15. The catch basin located on the westerly side of lot 3 that collects drainage behind the retaining walls on lot 2 shall be relocated to a new location within lot 2.
16. No decorative pavements and permanent structures including, but not limited to retaining and planter walls shall be constructed within the existing 5-foot planting, public utility and storm drain easement located along the frontage of the properties on Aspen Oak Lane.

Community Development Department Requirements

17. The subject property shall be subdivided in full compliance with the conditions of this grant, the City of General Plan, the State Subdivision Map Act, Title 16 of the Glendale Municipal Code and any other regulation applicable to the subdivision of the subject property.
18. The tentative parcel map approved herein shall be subdivided as depicted on those sets of drawings (specifically access to the garage and new homes will be from Aspen Oak Lane), etc. and stamped approved by staff on the approval date. Any modification to these plans must be approved by the Community Development Department. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
19. The project shall be designed to accommodate a maximum of 2 dwelling units in substantial conformance with the tentative parcel map and preliminary development plans submitted therewith.
20. A landscape and irrigation plan shall be prepared to the satisfaction of the Director of Community Development. Said plan shall be designed for fire

safety to minimize the potential brush fire hazards. Said plan shall incorporate a designated curbside trash pick-up (not storage) area to the satisfaction of the Sanitation Superintendent. Said plan shall also specify appropriate mailboxes to the satisfaction of the Postmaster and the Director of Community Development.

21. Any retaining walls shall be of decorative material to the satisfaction of the Director of Community Development.
22. A grading permit shall be obtained from the City Engineer and rough grading completed prior to issuance of the Final Map.
23. This approval shall expire in 36 months, on May 2, 2015, unless the applicant files for an extension prior to that date or the applicant demonstrates that all conditions have been met and has filed a parcel map prior to the expiration date.
24. During the construction phase of the development, all dump trucks shall not be allowed to access the site until 10:00 am and shall stop operation by 4:00 pm.
25. The owner shall ensure that the street shall be cleaned in front of the two new lots each day during the construction process.

#### Water and Power

26. Individual water meters are required for each residential unit and installed by the Developer per City specifications.
  - a. Backflow prevention (BFP) devices are required for each separate irrigation and fire service connection(s) from the City of Glendale – the location of which shall be approved by both GWP and the Planning Department.
  - b. The GWP Water Department shall inspect the installed facilities in order to ensure adequate backflow protection.
  - c. The back flow device must be tested by a certified tester licensed by the local health agency before service can be granted.
  - d. Any water service for fire-line connection when no longer needed by the customer must be permanently abandoned (disconnected at the water main and removed from the water meter) by the GWP Water Department following payment of the necessary fee.
  - e. The applicant must verify with the Fire Department that the fire flow is adequate. The developer shall pay the cost of any necessary fire or domestic water services to the property, as well as offsite water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.

Adopted this 6 day of June 2012.

This motion shall take effect and be in force upon the tenth (10th) day after its passage.

Vote as follows:	Ayes:	Lee, Sheetz, Yesayan
	Noes:	Landregan
	Abstain:	Astorian
	Absent:	None