

April 15, 2015

PH Glendale, LLC, and
The Molasky Group of Companies, and
Gary Frey
100 North City Parkway, Suite 1700
Las Vegas, Las Vegas 89106

&

Hall & Foreman, Inc.
Attention: Deering Viola
25152 Springfield Court, Suite 350
Santa Clarita, CA 91355

**RE: 125 NORTH CENTRAL AVENUE, &
318 WEST WILSON AVENUE
TENTATIVE TRACT MAP NO. 72842 – PTTMMC 1420353**

Ladies and Gentlemen:

The Planning Commission of the City of Glendale, at its meeting held on April 15, 2015, conducted a public hearing and **APPROVED** your application for the property located at **125 North Central Avenue & 318 West Wilson Avenue** (Tentative Tract No. 72842 – PTTMMC 1420353), for a Tentative Subdivision Map has been filed showing a proposed development of land at 125 North Central Avenue and 318 West Wilson Avenue, for the purpose of subdividing one residential parcel and one commercial parcel on a 59,492 square-foot lot located within the "DSP – TD" - (Downtown Specific Plan – Transitional District), in the City of Glendale, County of Los Angeles, subject to compliance with the State Subdivision Map Act, Chapters 16.32 (Final Maps) and 16.16 (New Condominiums) of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the **sixty-two (62)** additional conditions listed in the motion adopted by the Planning Commission on April 15, 2015.

The property is described as follows:

Parcel "A" – 125 N. Central Avenue (Portion of APN 5637-009-051)

Parcel "A" of Parcel Map No. 1138-A, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 47, Page 64 of Parcel Maps, in the office of the County Recorder of said County.

Parcel "B" – 318 W. Wilson Avenue (Portion of APN 5637-009-048)

Lots 39, 40, and 41 in Block 8 of Glendale Boulevard Tract, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 5, Page 167 of Maps, in the office of the County Recorder of said County.

Parcel "C" – Alley to be Vacated

All that portion of the 16 foot public alley in Block 8 of Glendale Boulevard Tract, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 5, Page 167 of Maps, in the office of the County Recorder of said County, as follows:

Bounded Northerly by the Easterly prolongation of the Northerly Line of Lot 41 of said Tract; and bounded Southerly by the following described line;

Beginning at the Southeasterly corner of said Lot 41 thence Easterly along the Easterly prolongation of the Southerly line of said Lot 41 to the centerline of said alley; thence Southerly along said centerline to the intersection with the Westerly prolongation of the Southerly line of Parcel "A" of Parcel Map No. 1138-A, as per map recorded in Book 47, Page 64 of Parcel Maps, in the office of the County Recorder of said County; thence Easterly along said Westerly prolongation to the Southwesterly corner of said Parcel "A".

A copy of the adopted motion is enclosed.

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (April 27, 2015)** following the date of the Planning Commission's action. Appeal forms will be provided by the Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the ten (10) day period at the Building and Safety Division, 633 East Broadway, Room 101.

If you have any questions, please do not hesitate to call me at (818) 937-8181.

Sincerely,

Hassan Haghani, AICP
Director of Community Development Department


Rathar Duong
Planner

RD:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-

(D.Nickles); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (A. Jimenez); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Environmental Management (M. Oillataguerra) and case planner Rathar Duong.

MOTION

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Landregan, that upon review of the proposed Tentative Tract Map No. 72842 for the mixed-use project located at 125 North Central Avenue and 318 West Wilson Avenue, that the Planning Commission hereby finds that the proposed Tract Map is consistent with the General Plan in accord with the findings set forth in the staff report for the project and **APPROVES** Tentative Tract Map NO. 72842.

Adopted this 15th day of April, 2015.

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

Vote as follows:

Ayes: Lee, Landregan, Manoukian, Astorian
Noes: None
Absent: Yesayan
Abstain: None

REQUIRED/MANDATED FINDINGS

Planning Division staff recommends that Tentative Tract No. 72842 be approved subject to compliance with the State Subdivision Map Act, Chapters 16.32 (Final Maps) and 16.16 (New Condominiums) of Title 16 of the Glendale Municipal Code, and the following additional conditions:

CONDITIONS OF APPROVAL

Public Works Division Requirements

1. The subdivision shall comply with all provisions of applicable State laws and 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.
2. The sewer main in the alley fronting the property shall be abandoned and a new sewer manhole constructed at the terminus of the remaining sewer main.

The top of the subterranean garage shall be a minimum of 8 feet below the finished grade of the vacated alley.

3. The curb return in the southwest corner of the intersection of Central Avenue and Wilson Avenue shall be reconstructed with a 25-foot radius.
4. The applicant shall grant to the City, a portion of the northeast corner of the property, of sufficient area, as a public sidewalk easement to accommodate a new ADA-compliant handicap ramp. The applicant shall construct an ADA-compliant handicap ramp at this location. The proposed column at the north east corner of the building may be in conflict with the proposed ADA-compliant handicap ramp.
5. The applicant shall grind 2 inches off the existing asphaltic concrete pavement on the southerly half of Wilson Avenue and replace the same with new 2 inches of asphaltic concrete pavement. The applicant may be required to repave the southeasterly quadrant of the intersection on Central Avenue and Wilson Avenue, in conjunction with condition #3.
6. The reconstruction of Central Avenue was completed in 2013. There is a moratorium to prohibit excavations in the new Central Avenue roadway pavement for three years. The applicant shall locate all utilities trenches for the project on Wilson Avenue. In the event that utilities can only be accessed in Central Avenue, the applicant shall repair Central Avenue as follows:
 - a) Resurface the one half of Central Avenue along the entire frontage of the property if the applicant makes any trench cuts in that half of the street and the trench cuts do not cross the centerline of Central Avenue.
 - b) Resurface the entire width of Central Avenue along the entire frontage of the property if the applicant makes any trench cuts that cross the centerline of Central Avenue.
7. A separate Demolition Permit issued by the City's Building and Safety Division is required. All existing sewer laterals serving the properties must be capped at the property line prior to the start of demolition operations.
8. The applicant shall provide new landscaping, street trees, tree wells, and irrigation along the entire frontages of the property along Wilson Avenue and Central Avenue, to the satisfaction of the Director of Public Works. Contact the City's Urban Forester (Annmarie Sheets) at (818) 550-3402 to determine the number, size, and location of street trees to be planted.
9. No doors are allowed to swing out to the public right-of-way. The plans shall be revised to address this issue.
10. Applicant shall provide a 40-foot long loading and unloading zone for the residential units on Central Avenue within the current on-street parking "lane" adjacent to the site from 9 am to 4 pm. A service elevator that is readily accessible from the residential units via Central Avenue should be provided.

11. The distance between the gate to the subterranean residential parking and the back of the sidewalk must be adequate to accommodate the queue of vehicles entering the underground garage during weekday afternoon peak hour. An analysis based on the estimated inbound trips shall be done to determine the length of the queuing distance.
12. The applicant shall demonstrate that the proposed layout would provide adequate clearance for delivery trucks to maneuver into and out of the retail loading dock.
13. During construction of project, the contractor shall not store trash bins, construction equipment, or construction vehicles (concrete truck, dump truck, etc.) on City's right-of-way (sidewalk, parkway, or street) without first obtaining a "Street-Use" permit from the Public Works – Engineering Division. The permit must be displayed at job site.
14. The proposed sewer lateral connections 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.

15. 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 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.
 - b. All on-site 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.
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 Central Avenue and Wilson Avenue 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. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation as necessary.
 - b. Construct the proposed 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 profile shall comply with the Code.

- c. Construct new ADA-compliant handicap ramp at the northeast corner of the property.
- d. 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.
- e. 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.
- f. 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.
- g. 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. A dual sump pump design is required for basement or subterranean parking.

Maintenance Services Division Requirements

18. 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. 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.

19. 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 accurate drip line on the subject property and all protected indigenous trees on adjoining properties whose trunks or branches are located 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. All plans shall be subject to approval by the Public Works Urban Forester prior to the issuance of a building permit.
20. Public Works – Engineering has completed the Central Avenue Improvement Project. Maintenance Services will require developer to protect in place all newly planted trees on the N. Central Avenue side. Maintenance Services will require the developer to adhere to all city standards for tree planting and tree protection and will require developer to replace all lost street trees in kind.
21. There are two semi-mature evergreen pear trees located on the Wilson Avenue side of this site. Due to construction impacts from this project, developer is required to remove and replace these trees with two Pistacia chinensis (Chinese pistache) at 24" box size per City standards.
22. Construct/modify tree wells to 6' by 6' size for consistency within project footprint.
23. There are three young and one semi-mature evergreen pear trees in existing tree wells. Where applicable, modify tree well size to 6' by 6' for consistency within project footprint. Developer to protect in place trees located at 316 and 320 W. Wilson Avenue. Due to construction impacts, trees located at 318 W. Wilson Avenue are approved to be removed and replaced with one Pistacia chinensis (Chinese pistache) at 24" box size per City standards.
24. Developer must follow City specifications for street tree planting.

Planning Division Requirements

25. The project approved herein shall be constructed as depicted on those sets of drawings, elevations, etc. stamped and approved by staff on the approval date. Any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by the Planning Division 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.
26. The project shall be designed to accommodate a maximum of two parcels (one commercial parcel and one residential parcel), in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
27. The guest parking space must be marked and accessible. The applicant shall provide for intercom access or other method to ensure visitor access to guest parking spaces, to the satisfaction of the Director of Community Development.

28. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
29. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
30. All ground and roof-mounted equipment shall be fully screened from view.
31. Appropriate impact fees shall be paid prior to final map approval.
32. The project shall be designed and constructed in a manner that provides for maximum interior noise levels of 45 dB CNEL and exterior noise levels (in the balconies) of 65 dB CNEL. A qualified noise consultant shall perform an actual read of the noise levels and the result provided to the satisfaction of the Director of Community Development prior to final map approval.
33. All electrical, communication, fire alarm, and television service shall be provided underground.
34. The parking spaces required for each residential condominium unit shall be assigned and specified in the Covenant, Conditions and Restrictions (CC&R's), to the satisfaction of the Director of Community Development.
35. The required secured storage units for (minimum 90 cubic feet) each residential condominium unit shall be assigned and specified in the Covenant, Conditions and Restrictions (CC&R's) to the satisfaction of the Director of Community Development.
36. HOA to maintain common areas including but not limited to: maintenance of security gates, guest intercom, mailboxes, and security gates.
37. Any changes to the CC & R's will require the approval of the Director of Community Development.

Water and Power Division Department Requirements

38. The existing street light facilities (pull boxes, street light poles, conduits, etc.) shall be protected in place and be accessible to GWP personnel at all times.
39. In any new subdivisions, the subdivider shall provide a street lighting system in accordance with plans approved by GWP Street Light Engineering at the project's expense. The new street light standards shall be fed from an underground circuit.

40. In all new commercial projects involving street improvement, the project shall provide a street lighting system in accordance with the plans approved by GWP Street Light Engineering at the project's expense.
41. Relocation of any existing underground street light system in conflict with project will be at the project's expense. All connections, splices and wiring of the system shall be done by GWP. The relocation of the street light substructure can be done by the project in accordance with the plans approved by GWP Street Light Engineering. Contact GWP at (818) 548-4877 for more information.
42. Any work to be done by Glendale Water & Power, as a result of this project, shall be coordinated with GWP Street Light Engineering department in advance at the project's expense.
43. The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.
44. The proposed development/project conflicts with the existing power poles and/or overhead conductors. Contact GWP Electrical Engineering Department for more information.
45. Project personnel are responsible for maintaining a 10 foot radial clearance from all overhead electrical lines during construction, including construction equipment. If the 10 foot 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.
46. The project is responsible for maintaining minimum clearance of 18 inches from the face of the vault vent pipe to the curb or driveway.
47. GWP has overhead conductors and power poles in the alley between 125 North Central Avenue and 318 W. Wilson Avenue. Since the project is proposing to take over the alley, the utility lines have to be relocated. Contact GWP Electrical Engineering for details.
48. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
49. 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 specification. Meters will be installed on ground level only and accessible to GWP personnel.
50. 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.

51. Any water service or fire line shall have a separate connection to the potable water main. A single connection that combines domestic and fire protection uses is not allowed.
52. Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The applicant shall pay the cost of any necessary fire or domestic water services and recycled water service to the property, as well as offsite water facility improvements necessary to provide fire flow as required by the Glendale Fire Department.
53. All water facilities shall be protected in place during construction of the 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.
54. If required fire flow is obtained by the water main on Wilson Avenue, an upgrade of the existing 6" potable water main across the frontage of the property may be needed. The applicant shall pay the cost of any necessary upgrades. A meeting with Water Engineering must be established to discuss this matter in detail.
55. Installation of a recycled water (RW) irrigation system for ground level irrigation only is required, initially connected to the potable water system if the recycled water system is not available. The RW irrigation system must be inspected and approved by the Los Angeles County Department of Public Health (LACDPH) and GWP prior to receiving recycled water. Irrigation plans must be submitted to the LACDPH and GWP for review and approval PRIOR to construction. Please contact GWP at (818) 548-2062 for RW application, specifications, standard drawings and additional information and Los Angeles County Department of Public Health at (626) 430-5290 for more information on the Recycled Water Plan Check application and fee.
56. 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 Division 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.

Building and Safety Division Requirements

57. All necessary permits (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.

58. The premises shall be made available and accessible to any authorized city personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.) for inspection to ascertain that all conditions of approval of this tentative tract map are complied with.
59. State Accessibility Standards shall be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.

Community Services and Parks Department Requirements

60. The project is subject to the appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance, which requires that fees be paid to offset impacts to parks, recreation, and library facilities. Developer should complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based upon the net new square footage added.

Miscellaneous

61. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or interest on such monies remain unspent at the conclusion of litigation; City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
62. This tentative tract map approval shall be valid for 36 months or until approval of the final map, whichever occurs first, in accordance with local and state laws.