

February 27, 2015

Aris Artunyan, Assoc. AIA  
LEED Accredited Professional  
American General Design  
139 South Los Robles Ave., Suite 106  
Pasadena, CA 91101

&

Rodney Khan  
1111 North Brand Boulevard, Suite 403  
Glendale, CA 91202

**RE: 1407 WEST GLENOAKS BOULEVARD  
CONDITIONAL USE PERMIT NO. PCUP 1500984**

Dear Sirs:

On February 18, 2015, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.42, on your application for a Conditional Use Permit for a 55-unit multi-family development with 81 parking spaces on a 41,000 square-foot lot. The applicant is requesting approval of a conditional use permit to allow residential units on the ground floor, located at 1407 West Glenoaks Boulevard, in the "C2" - Height District I described as Parcel Map as per Book 116, Page 77 of Parcel Map Lot B, in the City of Glendale, County of Los Angeles.

**CODE REQUIRES**

- (1) Multiple residential dwelling units with dwelling units at the ground floor level subject to provisions of the (R-1250) - High Density Residential zone require approval of a conditional use permit.

**APPLICANT'S PROPOSAL**

- (1) Construct a 55-unit multi-family development with dwelling units at the ground floor level.

**ENVIRONMENTAL RECOMMENDATION:** The Community Development Department, after having conducted an Initial Study, prepared a Mitigated Negative Declaration for the project.

## **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 proposed use is consistent with the various elements and objectives of the General Plan.**

Residential uses on the ground floor are allowed in the (C2) - Community Commercial zone subject to approval of a Conditional Use Permit (CUP) and development in accordance with the (R-1250) - High Density Residential zone standards. The project, including the ground floor residential units, is consistent with the Land Use Element in that it will revitalize a currently vacant site, the design of which includes subterranean parking and a large landscaped area adjacent to West Glenoaks Boulevard.

Further, the project will increase housing type diversity and the opportunity to live in an area that has little recent residential development and is located in an easily accessible location. The proposed project and the SB 1818 affordable housing contained within it, particularly fulfill two goals contained in the Housing Element in that it provides a wide range of housing types to meet the needs of current and future residents and provides housing services that address groups with special needs. As confirmed at the public hearing, the applicant stated that he needs three stories of housing to make this affordable housing project financially feasible. The production of affordable housing is consistent with Housing Element 2014-2021 Program Strategy 2a Density Bonus. The Safety Element does not identify any hazards associated with the site. The adjacent West Glenoaks Boulevard can accommodate the traffic generated as a result of the project. The Open Space and Conservation Element does not identify this site for open space purposes nor as a site valuable for conservation purposes. Therefore, the application is consistent with the various elements and objectives of the Glendale General Plan.

**B. The use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare or the environment.**

The project is located in a neighborhood where both commercial and residential uses are permitted and currently in existence. Apartments with

ground floor residences are prevalent along Glenoaks Boulevard to the east of the project site. Allowing ground floor residential uses on the subject property would be consistent with other apartment uses on Glenoaks Boulevard. The mitigated negative declaration for the project did not identify issues which would compromise health, safety, welfare or the environment. The provision of dwelling units on the ground floor, permitted or granted variances in other areas of the City, have not proven to be detrimental to those neighborhoods.

**C. The use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.**

The surrounding area is developed, and has been for many years, with a variety of commercial uses along West Glenoaks Boulevard. Multi-family residences are located east of the site on West Glenoaks Boulevard. Single and multi-family housing is located on the blocks north and south of West Glenoaks Boulevard. Given the mixed-use nature of the surrounding neighborhood, ground floor residential units are not anticipated to adversely impact adjacent uses. Further, the foot traffic that the proposed high density residential development may bring will be beneficial to the neighborhood businesses. There is very limited vacant land in the surrounding neighborhood and, therefore, development of residential dwelling units on the ground floor will not impede new development in the area.

**D. Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use, including the residential units at the ground level.**

Public facilities such as gas, electricity, water and sewer are in place adjacent to the subject site and the surrounding neighborhood. Glendale Water and Power (GWP) does not anticipate issues serving the project site. Approximately 34% of the subject site is landscaped, well above the minimum 25% required. The project includes 81 on-site parking spaces, above the minimum 79 spaces required. Driveway access from the western portion of the site, generating concerns from the surrounding neighborhood in a previous project on the site, has been relocated to the eastern end of the project site. Traffic and Transportation staff did not cite concerns related to this driveway location.

## **CONDITIONS OF APPROVAL**

**APPROVAL** of this Conditional Use Permit 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 to the satisfaction of the Planning Hearing Officer.
2. That all necessary licenses (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety Section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
3. That Design Review Board approval shall be obtained prior to the issuance of a building permit.
4. That the applicant shall comply with all Section/Department requirements as specified in their memos to the satisfaction of the City or Department Director. These memos include GWP (February 5, 2015), Building and Safety Section (January 28, 2015) and Community Services and Parks (January 28, 2015)
5. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Community Development Director for private property and the Public Works Director for public property.
6. That adequate means be provided for the collection of solid waste generated at the site and that all recycling items be collected and properly disposed of to the satisfaction of the Integrated Waste Management Administrator.
7. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Hearing Officer.
8. That the applicant shall comply with all mitigation measures included in the Mitigated Negative Declaration prepared for the project.
9. That a landscape plan proposing water conserving materials and including a complete irrigation plan shall be prepared by a person licensed to prepare such plans and shall be approved by the Design Review Board prior to the issuance of a building permit.

10. That landscaped areas shall be maintained in good condition with live plants and free of weeds and trash.
11. That the method of discharge of the on-site drainage shall be approved by the Director of Public Works.
12. That a grading permit shall be obtained for the subterranean garage.
13. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
14. That any expansion or modification of the facility or use shall require a new conditional use permit application. Expansion shall constitute adding of additional units, floor area, or any physical change as determined by the Planning Hearing Officer.
15. That the project shall comply with applicable density bonus provisions of Title 30.

#### **APPEAL PERIOD**

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 **MARCH 16, 2015**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

**APPEAL FORMS available on-line:** <http://www.glendaleca.gov/appeal>

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 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 conditional use permit 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.

## GMC CHAPTER 30.41 PROVIDES FOR

### Termination

Every right or privilege authorized by a conditional use permit 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

An extension of the conditional use permit 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 the conditional use permit.

**NOTICE – subsequent contacts with this office**

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner (Roger Kiesel at 818.937.8152 / email: [rkiesel@glendaleca.gov](mailto:rkiesel@glendaleca.gov)) who acted on this case. This would include clarification and 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,



Laura Stotler  
Planning Hearing Officer

LS:sm

CC: City Clerk (K.Cruz); Police Dept. (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 (R.Takidin/G.Tom/S.Boghosian); Glendale Water & Power--Electric Section (V.Avedian/B.Ortiz/E.Olsen); Dir. Parks, Recreation and Community Services Dept. (J.Duran); 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); L.Myers; L.Peebles; S. Roberts; S.Spalding; and case planner- Roger Kiesel.

CITY OF GLENDALE  
**INTERDEPARTMENTAL COMMUNICATION**

**DATE:** February 05, 2015

**TO:** Roger Kiesel, Community Development Department

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

**SUBJECT:** **PCUP 150984**  
**1407 W. Glenoaks Blvd.**

Glendale Water & Power (GWP) Engineering has reviewed the plans for the 55-unit multi-family building.

Requirements are as follows:

**Electric Engineering**

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

- Project 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.
- 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.
- Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
- 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.
- 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.



- 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.
- Project will require an on-site transformer vault facility for the electrical service. GWP will start the new vault design after the project has provided the following:
  - Electrical load calculations.
  - Single line diagram.
  - Electrical room layout.
  - Switchboard elevations.
  - Architectural plans showing the proposed vault and electrical room locations.
  - Elevation plans.
- Additional comment(s) and/or attachment(s).  
Arch Elevation Plans must depict overhead clearance measurements from existing electrical lines.

Grade cannot be lowered at the power poles.

Contact GWP Customer Service Engineering regarding the allowable locations of the utility vault room and electrical metering equipment.

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

- No conflict.

#### **Street Lighting (818) 548-4877**

- No Conflict

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

- The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.
- Any possible power pole relocations shall be coordinated with GWP Electrical Engineering in advance at the project's expenses.
- 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.
- Additional comment(s) and/or attachment(s).  
There are existing power poles and overhead electric conductors in the rear property line of this project. These power poles shall be clearly marked on the plans. Also the clearance of the proposed building from the existing power lines shall be provided in the plans. The power poles shall be protected in place and no excavations shall be done within a 5ft. radius of the power poles.

#### **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). If developer elects to read, invoice and maintain individual meter, GWP will require a master meter which will be installed at the curb side per GWP specifications. The water meters are to be installed per GWP specifications. Meter locations must be approved by GWP.
- A complete set of plumbing plans and fire sprinkler plans shall be submitted to GWP Water Engineering for review and approval prior to request of new domestic water service and new fire line respectively
- 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.
- 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.
- 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.
- 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**

- 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.
- Additional comment(s) and/or attachment(s).  
Please find attached recycled water application to be submitted with irrigation and plumbing plans to GWP Water Engineering. Please visit LA County Department of Public Health website ([http://www.publichealth.lacounty.gov/eh/ep/cross\\_con/cross\\_con\\_recycle.htm](http://www.publichealth.lacounty.gov/eh/ep/cross_con/cross_con_recycle.htm)) to download plan check application and requirements.

Both applications and plans must be submitted PRIOR to any construction activities. All potable and recycled water lines must be inspected by both entities prior to backfilling and pass a shut down test before recycled water can be served to site.

Recycled water is available for immediately connection along Glenoaks Blvd.

### **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.

- A separate fire line is required for this project. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved Double Check Detector Check (DCDA) backflow assembly.

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

Varoojan Avedian  
Senior Electrical Engineer

Gerald Tom  
Senior Civil Engineer



VA/GT:bo

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

**DATE:** January 28, 2015

**DUE DATE:** February 10, 2015

(PLEASE submit your response by above DATE)

**TO:** \_\_\_\_\_

**FROM:** Roger Kiesel, Case Planner Tel. # 8152

**PROJECT ADDRESS:** 1407 West Glenoaks Blvd.

Applicant: American General Design

Property Owner: American General Design

**PROJECT DESCRIPTION:** The project is a 55-unit multi-family building with 76 parking spaces on a 41,000 square-foot lot. The site currently contains the former Bob's Big Boy restaurant. Approval of a conditional use permit is required because in the C2 zone, ground floor residential units (as proposed) requires approval of a conditional use permit. The applicant is proposing some affordable units and is using SB 1818 to increase the residential density of the site.

**PLEASE CHECK:**

**A. CITY ATTORNEY**

**G. INFORMATION SERVICES**  
(Wireless Telecom)

**B. COMMUNITY DEVELOPMENT:**

**H. PUBLIC WORKS (ADMINISTRATION):**

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

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

**D. COMMUNITY SERVICES/PARKS:**

**J. GLENDALE POLICE**

**E. FIRE ENGINEERING (PSC)**

**K. OTHER:**

**F. GLENDALE WATER & POWER:**

- (1) Water
- (2) Electric

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

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: \_\_\_\_\_  
 CUP Case No.: PCUP1500984  
 DRB Case No.: \_\_\_\_\_

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

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

**Project  
Address: 1407 West Glenoaks Blvd.**

**Project  
Case No.: PCUP 150984**

*NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.*

**COMMENTS:**

- This office DOES NOT have any comment.
- This office HAS the following comments/conditions.     (See attached Dept. Master List)

**Date: 1/28/2015  
Print Name: Sarkis Hairapetian  
Title: Pr. Bld'g Code Sp. Dept. Bld'g & Safety Tel.: X-3209**

**Conditions:**

- 1. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- 2. That 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 conditional use permit are complied with.
- 3. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
- 4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plans check and permit.

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

**DATE:** January 28, 2015

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(PLEASE submit your response by above DATE)

**TO:** \_\_\_\_\_

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**PLEASE CHECK:**

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> <b>A. CITY ATTORNEY</b></p> <p><input type="checkbox"/> <b>B. COMMUNITY DEVELOPMENT:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> • (1) Building &amp; Safety</li> <li><input checked="" type="checkbox"/> • (2) Economic Development</li> <li><input checked="" type="checkbox"/> • (3) Housing</li> <li><input checked="" type="checkbox"/> • (4) Neighborhood Services</li> <li><input checked="" type="checkbox"/> • (5) Planning &amp; Urban Design<br/>EIF/Historic District</li> <li><input type="checkbox"/> •</li> </ul> <p><input checked="" type="checkbox"/> <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p><input checked="" type="checkbox"/> <b>E. FIRE ENGINEERING (PSC)</b></p> <p><input type="checkbox"/> <b>F. GLENDALE WATER &amp; POWER:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> • (1) Water</li> <li><input checked="" type="checkbox"/> • (2) Electric</li> </ul> | <p><input type="checkbox"/> <b>G. INFORMATION SERVICES</b><br/>(Wireless Telecom)</p> <p><input checked="" type="checkbox"/> <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> • (1) Engineering</li> <li><input checked="" type="checkbox"/> • (2) Environmental Management</li> <li><input type="checkbox"/> • (3) Facilities (city projects only)</li> <li><input type="checkbox"/> • (4) Integrated Waste</li> <li><input checked="" type="checkbox"/> • (5) Maintenance Services/Urban Forester</li> <li><input checked="" type="checkbox"/> • (6) Traffic &amp; Transportation</li> </ul> <p><input type="checkbox"/> <b>J. GLENDALE POLICE</b></p> <p><input type="checkbox"/> <b>K. OTHER:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> • (1) STATE-Alcohol Beverage Control (ABC)</li> <li><input type="checkbox"/> • (2) CO Health dept.</li> <li><input type="checkbox"/> • (3) City Clerk's Office</li> </ul> |
|---|--|

**ENTITLEMENT(S) REQUESTED**

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

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

**Project  
Address: \_1407 West Glenoaks Blvd.**

**Project  
Case No.: \_PCUP 150984**

*NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.*

**COMMENTS:** This project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on 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.

- This office DOES NOT have any comment.
- This office HAS the following comments/conditions.  (See attached Dept. Master List)

**Date: 2/4/15**

**Print Name: Tereza Aleksanian**

**Title: Community Services Manager\_ Dept.: Comm Srvs & Parks Tel.: 818-550-4303**

**a. ADDITIONAL COMMENTS:**

- 1.

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

- 1.

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

- 1.



## FINAL NEGATIVE DECLARATION

1407 West Glenoaks Project  
1407 West Glenoaks Boulevard

### A. Response to Comments

The following comment letters/email correspondence were received on the Proposed Mitigated Negative Declaration through the comment period.

1. Brian Ellis, Resident, October 22, 2014
2. Northwest Glendale Homeowners Association, Peter Fuad, President, October 22, 2014

### B. Mitigation Monitoring and Reporting Program (attached).

### C. Proposed Mitigated Negative Declaration (attached).

### D. Initial Study Checklist (attached).

Community Development Department  
City of Glendale  
December 2, 2014



**Kiesel, Roger**

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**From:** Brian Ellis <brian91202@gmail.com>  
**Sent:** Wednesday, October 22, 2014 10:21 PM  
**To:** Kiesel, Roger  
**Cc:** Peter Fuad  
**Subject:** 1407 Glenoaks comments

Dear Mr. Kiesel:

I will appreciate your sharing these comments with the DRB tomorrow. I have only had a short time tonight to review the documents on the website.

1) it appears from site plan and drawings to be massively over sized for the site and neighbor hood. For instance the west elevation and facing apt balconies are jammed as close as code allows up against the back of the neighboring strip mall while the east facade is window to window with the Extended Stay hotel. ] 1

2) due to the mass, the units appear tiny and seem more like cells than living spaces, again I believe caused by maximizing for value as opposed to esthetics. ] 2

3) the exterior facade is basically a box adorned with a variety of surface materials used to break it up rather than true articulation of the elevations, a result of cramming as much as possible on the plan. ] 3

4) it appears all parking for both residents and businesses are accessed from one two lanes driveway adjacent to the strip mall and the existing MTA bus stop. A resident will have to drive thru the commercial parking area and do a 180 degree turn to the opposite end of the parking lot to get to the entrance to resident parking, then descend a level. Not the most convenient nor effective access for them. I drive by this property every morning at 8A and with current traffic and buses at the corner of Sonora, this is going to be a very difficult exit configuration. Was any thought given to accessing the property at the East end? ] 4

These are my preliminary thoughts. At this time I can not support either the design or the change in zoning requested by the developer if this is the result.

Much of Glenoaks Blvd in this area lacks sufficient foot traffic to support a vibrant retail space, clearly shown by the troubled tenancy at the strip mall next door. Rather than shoehorn an inappropriate mixed use, oversized development here, the community may be better served by a smaller retail oriented project. I would suggest looking at Glenoaks further west near Paradise Bakery as an example of appropriate density. With the right tenant this could help the 1400 block.

Mr. Kiesel, will you please share my comments with the planning commission also?

Sincerely,

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Brian Ellis  
[Brian91202@gmail.com](mailto:Brian91202@gmail.com)  
Cel: 818-521-8015

COMMENT LETTER 2

**Kiesel, Roger**

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**From:** Fuads <fuads@pacbell.net>  
**Sent:** Thursday, October 23, 2014 2:02 PM  
**To:** Kiesel, Roger  
**Cc:** 'Brian Ellis'  
**Subject:** FW: 1407 Glenoaks comments

Mr. Kiesel, the Northwest Glendale Homeowners Association shares the concerns about this project expressed by Brian Ellis below. The mass and scale are inappropriate for this site, as is the design of the parking access. ] i a z

As you know, Glenoaks Boulevard is a gateway street for our neighborhood, traveled by many of us every day. As this project will set a precedent for additional future large projects along this corridor, any project of this type should require the highest design standards, and any zoning change should be considered only in light of what other future development may bring. We don't want other developers saying "me too" for their project based on what the city allows for this project.

Based on this, we oppose the zoning amendment for this project.

Peter Fuad  
President  
Northwest Glendale Homeowners Association

## Response to Comment

### Comment Letter 1

- 1-1. The proposed mixed-use project will be four stories and 45 feet in height. The project provides a 7-foot minimum setback and a 24-foot average setback along the West Glenoaks Boulevard. Interior (east, west and north sides) setbacks are 8.7-foot minimum and 11-foot average. Had the proposal been solely a commercial project, the minimum street-front setback would have been five feet for any portion of the building within 12 feet of grade and once the building wall goes above this height, the building can cantilever to the front property line. There would be no setbacks along the east and west interior property lines for an entirely commercial project, as the adjacent sites are also zoned for commercial use. For a commercial project, a 22.5-foot north interior setback would be required as the required minimum setback is one foot for every two feet of building height because the project site is adjacent to residentially-zoned land. Due to the topography of the site (the site slopes up from West Glenoaks Boulevard) and the design of the project, the development will be only two or three stories along the north elevation. The middle of the north elevation includes two story townhouses with roof decks. Three story flats bookend the townhouses. While the adjacent to the east hotel is three stories in height and the adjacent to the west strip center is one story in height, there are four-story multi-family buildings that dot the neighborhoods both north and south of West Glenoaks Boulevard in this area. Further, the wide front publicly accessible open space area allows the center portion of the building to be considerable setback from the street, reducing the sense of the street façade's mass.

The design of the project will be reviewed by the City's Urban Design Studio and planning staff to verify compliance with the City's Comprehensive Design Guidelines. The final design will require approval of the City Council and conditions may be imposed to ensure compliance with the City's Comprehensive Design Guidelines and compliance with the PPD zoning for the site. As such, the project development would not substantially degrade the existing visual character or quality of the site.

- 1-2. The proposed residential units range in size from 766 square feet for some of the one-bedroom units to 1,548 square feet for the two-bedroom townhouse units. The three-bedroom units are 1,524 square feet in area. The sizes of the proposed units are comparable to many of the multi-family residential developments currently under construction or recently completed, and have ranged from approximately 650 square feet to 1,300 square feet. Few of the new projects have included three bedroom configurations, as the present project proposes.

As noted in Response 1-1, City Council will review the final design and therefore the project will not substantially degrade the existing visual character of the site.

- 1-3. The site plan of the project is an "A" shape, with a private courtyard in the center for residents and a publicly accessible open space area adjacent to West Glenoaks Boulevard. In general, the floors of the project are stacked directly on top of each other. However, the facades of the project undulate to accommodate private balconies and larger closets for the residential units. Additionally, building materials such as prefinished metal panels, composite wood and hard trowelled cement plaster provide clean lines and a strong rhythm of vertically oriented recesses and projections and a color palette featuring contrasting dark and light tones provide visual variety. All of these features help break up the massing, reduce potential monotony and allow the relationships between the façade's volume to constantly shift as one moves past the building.

Also see Response 1-1.

- 1-4. The project is designed such that commercial and guest parking spaces are located on the ground level of the project while residential parking is located in a subterranean level. The City's Zoning Code requires that residential parking be accessible, covered and enclosed, which is typically why residential parking is separated from commercial parking. The Traffic and Transportation Section reviewed the plans for the project and had no concerns related to the on-site driveway circulation and parking space layout other than to suggest that any dead end driveway aisles include a hammerhead turn around. The proposed location of the publicly accessible open space area constrains the location of the driveway providing access to the site from West Glenoaks Boulevard.

## **Response to Comment**

### **Comment Letter 2**

- 2-1. Please see Response to Comment 1-1 and 1-3 above.
- 2-2. Please see Response to Comment 1-4 above.