



City of Glendale
Community Development
Planning & Neighborhood Services

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August 17, 2016

Balian Investments, LLC
Attn: Missak S. Balian
27 North Madison Avenue, Suite 200
Pasadena, CA 91101

**RE: 373 WEST DORAN STREET
TENTATIVE TRACT MAP NO. 73993
(CASE NO. PTTMMCP NO. 1600546)**

Dear Mr. Balian:

The Planning Commission of the City of Glendale, at its meeting held on August 17, 2016, conducted a public hearing and **APPROVED** your application and the **THIRTY-EIGHT (38) ADDITIONAL CONDITIONS** listed in the motion adopted by the Planning Commission on August 17, 2016, for the property located at **373 West Doran Street** Tentative Tract Map No. 73993 (PTTMMCP 1600546), for a tentative subdivision map filed showing a proposed development of land for the purpose of creating a new 5-unit multi-family residential condominium project, in the "R-1250" – High Density Residential Zone, described as Portion of Lot 2 of Tract No. 2492, in the City of Glendale, County of Los Angeles, as per map recorder in Book 24, Page 33 of Maps, in the Office of the Los Angeles County Recorder, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL REVIEW

The project is exempt from CEQA review as a Class 3 "New Construction" exemption pursuant to Section 15303 of the State CEQA Guidelines, because this project is located in an urbanized area and is designed for not more than six dwelling units.

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 (AUGUST 29, 2016)**, following the date of the Planning Commission's action.

Information regarding appeals and appeal forms will be provided by the Building and Safety Section or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 10-day

period, on or before **AUGUST 29, 2016**, at the Building and Safety Section, 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 pm to 5 pm.

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

Sincerely,

Philip Lanzafame
Director of Community Development Department



Vista Ezzati
Planning Assistant

VE:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); Fire Prevention Engineering Section-(J. Halpert); 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 (S. Mirzaians); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); owner; Andre Haghverdian-civil engineer on the project; and case planner-Vista Ezzati.

MOTION

Moved by Planning Commissioner Landregan, seconded by Planning Commissioner Manoukian, that upon review and consideration of Tentative Tract No. 73993, and after reviewing the records, files, report, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 73993 is hereby approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.32 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the thirty-eight (38) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. The density of the subject tentative tract is 32.4 dwelling units per acre, which is consistent with the R-1250 Zone, and the high density residential standards of the Land Use Element; Doran Street has been designated as an urban collector street according to the Circulation Element; the project site is located in an area where the ambient noise contour level is 70 CNEL and over, as shown on the map of the 2030 Noise Contours of the City's Noise Element and the on-site acoustical characteristics will be suitable for residential living with utilization of special insulation techniques; the project is compatible with the goals and objectives of the Housing Element as it contributes to the provision of a wide range of housing types to meet the needs of current and future residents (Goal 1), it provides increased opportunities for home ownership (Goal 3), it provides equal housing opportunities for all persons (Goal 5), and provides housing that is sensitive to environmental and social needs (Goal 6); the Recreation Element places the subject property in Recreation Planning Area No. 6 that is underserved by parks with only three located in the area, the applicant is subject to payment of park fees to offset impacts to parks; the Historic Preservation Element does not identify any historical sites in the project area; the Safety Element does not identify major hazards that could impact development in the subject area; the Open Space Element does not designate this site as open space.

- B. As conditioned, the project's design and improvements and the tentative map will be consistent with the approved and adopted General Plan Elements cited in the preceding paragraph. No Specific Plans are applicable to the project site and its environment.

- C. The site is physically suitable for the proposed type of development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the natural progression of private redevelopment in the neighborhood. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and power facilities for this project exist adjacent to the project site and will be provided to the development in accordance with requirements of the Water and Power Division.
- D. The site is physically suitable for the proposed density. The project will provide for a density equal to that allowable under the existing R-1250 zoning classification and the density will be consistent with the recommendations of the Land Use Element. The density will be comparable to that of apartments and condominiums already existing in the area.
- E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage or damage to wildlife. This development is exempt from environmental review in accordance with the California Environmental Quality Act under Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because this project is located in an urban area and has fewer than six multi-family residential dwelling units.
- F. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the residential living environment, protect the public health and welfare, and the design will not cause any serious public 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 because there are no such easements on the site.
- H. The sanitary sewer system is adequate to accommodate new developments in this area, and discharge of waste into the system from this project will not violate water quality standards.
- I. The water and power demands that will be generated by the project will not alter the City's ability to serve the project or any other areas of the community nor would the project impact available fiscal resources of the community.

- J. The project provides for future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design, and configuration, etc.

CONDITIONS

Planning Division staff recommends that Tentative Tract No. 73993 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:

Public Works Department Requirements

- 1) The subdivision project shall comply with all provisions of applicable State laws and Subdivision Ordinances of the City of Glendale, and the Glendale Municipal Code. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances to be paid in connection with the filing of the final map or to be paid prior to recording of final map, shall be based on the fees which are in effect at such respective times. Survey monuments shall be set in accordance with the standards of the Director of Public Works Office and to the satisfaction of the Director of Public Works. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
- 2) That 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 building permit application.
- 3) The method of discharge of the on-site drainage shall be approved by the Director of Public Works:
 - (a) Drainage from all new improved surfaces, roof, and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb per SSPWC, and under separate permit.
 - (b) All on-site drainage inlet devices shall meet the NPDES requirement, 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.
- 4) 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 Doran 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, sidewalk, landscaping and construct new Portland Cement Concrete (PCC) integral curb and gutter, driveway apron, sidewalk, and landscaping.
 - (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 six (6) inch Portland Cement Concrete pavement. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code.
 - (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 application 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.
- 5) 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.
 - 6) The applicant 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 to the satisfaction of the Director of Public Works. In addition, the applicant shall submit an approved Low Impact Development (LID) to be integrated into the design of the project.
 - 7) A dual sump pump design is required for the basement or subterranean parking.

- 8) A separate Demolition Permit issued by the City's Building and Safety Division is required. All existing sewer laterals serving the project site shall be capped at the property line prior to the start of demolition operations.
- 9) Additional requirements may apply after the initial submittal of the final engineering plans for the building plan checking as required by and to the satisfaction of the Director of Public Works.

Building Division Requirements

- 10) That Plans are under plan check and 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 current Glendale Building Code and all other applicable regulations.
- 11) That all future cost/repair/maintenances for proposed exterior lift/elevator shall be exclusively addressed and covered in the CC&R

Planning Division Requirements

- 12) The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. 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 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.
- 13) The project shall be designed to accommodate a maximum of one lot with a total five residential units, in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
- 14) All ground and roof-mounted equipment shall be fully screened from view.
- 15) The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
- 16) The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
- 17) Appropriate impact fees shall be paid prior to final map approval.
- 18) All electrical, communication, fire alarm, and television service shall be provided underground.
- 19) The gas meters shall be installed in a location to the satisfaction of the Director of Community Development.
- 20) That the Tentative Tract Map be revised to reflect the correct legal description:
"Portion of Lot 2 of Tract No. 2492, in the City of Glendale, County of Los Angeles, as per map recorder in Book 24, Page 33 of Maps, in the Office of the Los Angeles County Recorder."

- 21) That the applicant shall provide the following information in the CC&R's to the satisfaction of the Director of Community Development:
 - a. Each unit shall be assigned at least two parking spaces.
 - b. Each unit shall be assigned a minimum of 90 cubic feet of lockable storage space outside of the unit, as per Section 30.16.040B.
 - c. HOA to maintain common areas including but not limited to: Maintenance of security gates, guest intercom, mailboxes, and security gates.
- 22) Any changes to CC&R's will require the approval of the Director of Community Development. That the applicant shall comply with the decision later dated November 25, 2015 for Administrative Design Review Case No. PDR 1518319.

GWP (Electric Engineering) Requirements

- 23) That electrical service to each unit shall be individually metered as required by G.M.C. Section 16.16.040.

GWP (Water) Requirement

- 24) Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- 25) Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
- 26) 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
- 27) 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.
- 28) 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.
- 29) 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.
- 30) 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. 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.

- 31) 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 before service can be granted.
- 32) 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. Please refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements.
- 33) A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the domestic/irrigation water meter service. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements.
- 34) All BFP's are required to be installed outside of the building for meter service/water distribution system protection on the domestic, irrigation, and fire service. Installation of the BFP's must meet the 12" MIN – 36" MAX above finished grade, and a minimum 12" away from fixed structures and greenery for testing and maintenance.

Community Services and Parks Requirements

- 35) 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. The Developer shall 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 project shall also be responsible for paying any required Quimby Fees prior to final map recordation.

Miscellaneous Requirements

- 36) 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 (5) 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 (5) 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 should interest on such monies remain unspent at the conclusion of litigation, the City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
- 37) This tentative tract map approval shall be **VALID FOR THIRTY-SIX (36) MONTHS** or until approval of the final map, whichever occurs first, in accordance with local and state laws.
- 38) That the applicant shall provide appropriate noise attenuation as part of construction of the project.

Adopted this 17th day of August, 2016.

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

VOTE

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