

January 18, 2017

Bahram Movassaghi / Ahmad Shafizadeh  
901 South Glendale Avenue – Suite 200  
Glendale, CA 91205

&

Techna Land Co., Inc.  
Attn: Hayk Martirosian  
1545 North Verdugo Road #2  
Glendale, CA 91208

**RE: 330-334 SALEM STREET**  
TENTATIVE TRACT MAP NO. 74298 – CASE NO. PTTMCP NO. 1624030  
(12-Unit Multi-Family Residential Condominium Project)

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on January 18, 2017, conducted a public hearing and **APPROVED WITH CONDITIONS**, your application and the twenty-five (25) additional conditions listed in the motion adopted by the Planning Commission on January 18, 2017, for the property located at 330-334 Salem Street- **Tentative Tract Map No. 74298** – PTTMMCP 1624030 for a tentative subdivision map has been filed for a proposed development at **330-334 Salem Street** for the purpose of creating a new 12-unit multi-family residential condominium project, in the "R-1250" - High Density Residential Zone, described as Lots 6 and 7, Block 1 of the Moore's resubdivision of portion of Block 9 of the Glendale Boulevard Tract in the City of Glendale, County of Los Angeles, as per map recorded in Book 9, Page 135 of Maps, in the Office of the Los Angeles County Recorder, in the City of Glendale, County of Los Angeles, State of California.

Environmental Determination

The Tentative Tract Map application is categorically exempt under CEQA per Section 15301, Class 1(10).

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 (JANUARY 30, 2017)**, following the date of the Planning Commission's action. Information regarding appeals and appeal forms will be provided by the Building and Safety

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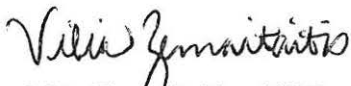
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Section of the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 10-day period, on or before **JANUARY 30, 2017** at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, 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) 937-8154.

Sincerely,

Phil Lanzafame  
Director of Community Development Department



Vilia Zemaitaitis, AICP  
Senior Planner

VZ: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-(J.Halpert); 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); and case planner Vilia Zemaitaitis

**MOTION FOR TENTATIVE TRACT 74298**

Moved by Planning Commissioner Landregan, seconded by Planning Commissioner Lee, that upon consideration of Tentative Tract No. 74298, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 74298 is hereby approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.24 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the twenty-five (25) 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 tract is 37 dwelling units per net acre, which is consistent with the high density residential standards of the Land Use Element; Salem Street has been designated as a local street according to the 1998 Circulation Element; the project site is located in an area where the ambient noise contour is 60-65 CNEL, as shown on the map of the 2030 Noise Contours of the City's Noise Element and 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 and is commensurate with local and regional needs for housing opportunities in that the development contributes to the provision of a wide range of housing types, it provides high density in proximity to public transportation, services and recreation to meet the needs of current and future residents (Goal 1); and the proposed project provides increased opportunities for home ownership (Goal 3); the Recreation Element places the property in Recreation Planning Area No. 6, and it does not identify the subject site for public park needs; the Historic Preservation Element does not identify any historical sites in the project area; the Seismic Safety and Safety Elements do 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. 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 cited in the preceding paragraph. No Specific Plans are applicable to the project site and its environs.
- C. The site is physically suitable for the proposed development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Seismic 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 Power and Water Division.
- D. The site is physically suitable for the proposed density. The project will provide for a density below 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. This development is exempt from environmental review according to the California Environmental Quality Act.

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- 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 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 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**

**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 to be paid in connection with the filing of the final map or to be paid 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 City Engineer's Office. All existing survey benchmarks and monuments/ties that are disturbed, removed, and/or otherwise affected by the construction shall be restored after the street improvements are completed at no cost to the City 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 method of discharge of the onsite drainage shall be approved by the City Engineer. All roof and onsite 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 the Standard Plans for Public Works Construction standards and under separate permit.
- 3. Remove any unused driveway apron or that portion of an existing driveway apron not leading to a driveway, and construct new Portland Cement Concrete integral curb and gutter and sidewalk, and landscaping/irrigation as necessary, in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer.
- 4. 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.

5. The applicant shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing pre-construction, during construction, and post-construction Best Management Practices (BMP's) that are integrated into the design of the project.

**Community Development Department, Planning Division Requirements**

6. The project approved herein shall be completely constructed as depicted on those sets of drawings, elevations, etc. and stamped 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 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.
7. The project shall be designed to accommodate a maximum of twelve (12) condominium units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
8. The guest parking spaces 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.
9. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Planning.
10. 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.
11. The subdivider shall modify the existing building permit from an apartment building to a condominium. The building shall be constructed to new condominium standards.
12. 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.
13. Appropriate impact fees shall be paid prior to final map approval.

**Water and Power Department Requirements**

14. Project to convey an easement to GWP for installation of overhead or underground lines, conduits, poles and any other appurtenances for the distribution of electric power through the property, as required by GWP. Contact GWP Customer Service Engineering to obtain an application for easement and pay applicable fee. This fee shall be paid to GWP Electric Engineering. The tract map is to reflect the new easement and permit to encroach on easement per easement documents signed by GWP and Subdivider.
15. The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.

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16. Any work to be done by GWP as a result of this project shall be coordinated with GWP Electrical Engineering Department in advance at the project's expense.
17. There are overhead conductors and power lines along the north property line. 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.
18. Applicant is responsible for the current cost of a water service or fire line in accordance with the current water fee schedule at the time of installation.
19. Individual water meters are required for each residential unit per Glendale Municipal Code Chapter 13.12. The water meters shall be installed by the applicant per City specifications. Meter locations must be shown on the plans and approved by Glendale Water & Power (GWP), Building & Safety, and Community Development (Planning Division) Departments.
20. 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 the GWP Water Department following payment of the necessary fees.
21. 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 Fire Department and to the satisfaction of the Fire Chief.
22. Installation of a recycled water (RW) irrigation system is required, initially connected to the potable system if the recycled water system is not available. The RW irrigation system must be inspected and approved by the local health agency and GWP prior to receiving recycled water. Plumbing plans must be submitted to the local health agency and GWP Water Department for review and approval.
23. 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. BFP device locations must be approved by both the GWP Water Department and Planning Department prior to installation. Final inspection and approval by the GWP Water Department of the installed facilities is required to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the local health agency before service can be granted.

**Miscellaneous**

24. 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

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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 interest on such monies remains 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.

25. This tentative 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.

Adopted this 18th day of January, 2017.

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

Vote as follows:

Ayes: Astorian, Landregan, Lee, Manoukian

Noes: None

Abstain: None

Absent: Shahbazian