

November 15, 2017

Alen Malekian
2256 Honolulu Avenue, Suite '1A'
Glendale, Ca 91020

&

Ribeye Management, LLC
Attention: Paul Pagnone
201 West Palmer Avenue, Unit 'C'
Glendale, CA 91204

RE: 2942 AND 2950 OAK GLEN ROAD

- (1) RESOLUTION NO. 2017-001
- (2) VARIANCE CASE NO. PVAR 1724105
- (3) PARCEL MAP CASE NO. PPM 1603702, AND
SECONDARY RIDGELINE EXCEPTION CASE NO. PRBSE 1603704

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on November 15, 2017, conducted a public hearing and **APPROVED WITH CONDITIONS**, your applications and the additional conditions listed in the Resolution and the Motions adopted by the Planning Commission on November 15, 2017, for applications to subdivide an existing 269,200 square foot lot into four lots for constructing three new single-family dwellings, maintaining the single-family dwelling at 2950 Oak Glen (built in 1947), and demolishing a single-family dwelling located at **2942 Oak Glen Road** (built in 1944) with a shared driveway for two lots, less than the required lot width for three lots, and one lot with a Secondary Ridgeline, in the "R1R" - Restricted Residential Zone, Floor Area Ratio District II, described as Portion of Lot 1, Tract No. 4787, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL DETERMINATION

The Community Development Department, after having conducted an Initial Study, prepared a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Report Program for the project.

Copies of the adopted Resolution and Motions are enclosed:

- (1) RESOLUTION NO. 2017-001
- (2) VARIANCE CASE NO. PVAR 1724105
- (3) PARCEL MAP CASE NO. PPM 1603702, AND
SECONDARY RIDGELINE EXCEPTION CASE NO. PRBSE 1603704

APPEAL PERIOD

**(VARIANCE CASE NO. PVAR 1724105), AND
(SECONDARY RIDGELINE EXCEPTION CASE NO. PRBSE 1603704)**

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision for (**Variance Case No. PVAR 1724105**) has the right to appeal said decision to the City Council 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 (November 30, 2017)**, 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 **NOVEMBER 30, 2017**, 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 PERIOD
(PARCEL MAP NO. PPM 1603702)**

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision for (**Parcel Map No. PPM1701032**) may appeal said determination to the City Council within **ten (10) days (November 27, 2017)**, 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 **NOVEMBER 27, 2017**, 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 p.m. to 5 p.m.

If you have any questions, please do not hesitate to call the case planner, Kathy Duarte at (818) 937-8163.

Sincerely,
Phil Lanzafame
Director of Community Development Department



Kathy Duarte
Planner

KD:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden/Y. Neukian); Fire Prevention Engineering Section (J. Halpert); Dir. Of Public Works (R. Golanian); Building and Safety (S. Hairapetian); Design Review and Historic (J. Platt); Housing (P. Zovak); (Traffic & Transportation Section (P. Casanova); General Manager for Glendale Water and Power (S. Zurn); Glendale Water & Power - Water Section (G. Tom/S. Boghosian); Glendale Water & Power - Electric Section (B. Alshanti/B. Ortiz); Community Services and Parks Dept. (T. Aleksanian); Neighborhood Services Division (S. Sardarian/J. Jouharian); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (R. Villaluna); D. Stephens-neighbor; and case planner Kathy Duarte.

RESOLUTION 2017-001

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF GLENDALE, CALIFORNIA,
ADOPTING A CERTAIN MITIGATED NEGATIVE DECLARATION
PREPARED PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, the Director of Community Development considered the Initial Study, prepared on behalf of Parcel Map GLN. No. 1634, Secondary Ridgeline Exception PRBSE1603704, and Variance PVAR 1724105 for a parcel map application to subdivide an existing 269,200 square foot lot into four lots for the construction of three new single-family dwellings, maintaining the single-family dwelling at 2950 Oak Glen (built in 1947), and demolishing a single-family dwelling at 2942 Oak Glen Road (built in 1944). The applicant is also requesting an exception from the subdivision code to allow the creation of new residential lots on a site that contains a secondary ridgeline and less than the required lot width for three lots, and a variance from the Zoning Ordinance to allow a shared driveway for two lots, located at **2942 and 2950 Oak Glen Road** approved on November 15, 2017, a Proposed Mitigated Negative Declaration prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the Proposed Mitigated Negative Declaration was made available for a 20-day public review and comment period; and

WHEREAS, a Final Mitigated Negative Declaration has been prepared incorporating any comments received during the review period and any responses to those comments; and

WHEREAS, the Mitigated Negative Declaration reflects the independent judgment of the City of Glendale; and

WHEREAS, the Planning Commission has reviewed a copy of the Proposed Mitigated Negative Declaration, Initial Study, and Mitigation Monitoring and Reporting Program for their review; and

WHEREAS, the Glendale Planning Division has been identified as the custodian of record for the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Glendale finds on the basis of the whole record including the Initial Study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, and that the Planning Commission adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared on behalf of Parcel Map GLN. No. 1634, Secondary Ridgeline Exception PRBSE1603704, and Variance PVAR 1724105, and the Mitigation Monitoring and Reporting Program.

Adopted this 15th day of November, 2017

Signed by Chairperson Pro-Tem Greg Astorian of the Planning Commission

MOTION FOR PVAR 1603702

Moved by Planning Commissioner Shahbazian, seconded by Planning Commissioner Lee, that upon consideration of **Variance Case No. PVAR1603702**, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said variance, that Variance Case No. PVAR1603704 in conjunction with Tentative Parcel Map GLN No. 1634, and Secondary Ridgeline Exception Case No. PRBSE 1603704, and to subdivide an existing lot of 270,734 square feet into four lots for the construction of three new single-family dwellings to allow a new lot that creates a shared driveway between lots 3 and 4, that the Planning Commission hereby adopts the Mitigated Negative Declaration, and that the TPM and exceptions are hereby approved, subject to compliance with the thirty-one (31) conditions listed below, based on the following findings of fact:

- 1. The strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

That the strict application of any standard prescribed by this title would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of this title related to a shared driveway because meeting the driveway requirement would create the need for a cul-de-sac or a hammerhead turnaround which would cause more grading and the loss of protected oak trees. Additionally, the residences would need to be placed further from the street away from the flat portion of the site. This would also cause more grading and the need for retaining walls. If the owner is forced to comply with the driveway requirements, it will cause unnecessary hardship and practical difficulty as the cul-de-sac or hammerhead will negatively affect the design, style and aesthetic of the proposed subdivision, thereby causing to be inconsistent with the neighborhood character and preservation of the oak trees.

- 2. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property in the city being subdivided or re-subdivided. The location of the oak trees and topography of the site effect the development of the site. The terrain of the property is generally flat on the west side and slopes upward easterly to a ridgeline within the property. In the flatter area, close to the street, the parcel contains a few scattered indigenous and non-native trees. Moving westerly, up the slope, there is a mixture of isolated indigenous trees and an increasingly dense Oak-Chaparral community. As identified in the Indigenous Tree Report date March 14, 2016, there are 17 protected indigenous trees on the property, mainly Coast Live Oaks with a few Scrub Oak trees. The majority of the protected trees are mature Coast Live Oaks, mainly located in the valley bottom and on the lower slopes. The remaining protected trees are Scrub Oaks located on the lower and mid slope.. There are no protected trees being proposed for removal. Therefore, the site conditions lend

themselves to having development located at the flatter portion of the site in order to preserve the oak trees and secondary ridgeline.

- 3. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such zone or neighborhood in which the property is located.**

That the granting of the variance will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity. The lot sizes and shapes of the proposed lots are compatible with the site and surrounding neighborhood and the site has been developed with the existing residential uses since 1944 and 1947. The proposed lot areas are 13,460 square feet for Lot 1, 13,235 square feet for Lot 2, 17,969 square feet for Lot 3, and 226,369 square feet for Lot 4, with an average area of 132,152 square feet. The average lot area within 500 feet of the site for R1R-zoned properties is 13,680 square feet. Although two of the proposed lot areas are smaller than the average of 13,680 square feet and three of the lots have lot widths less than 100 feet, they are rectangular-shaped with access from Oak Glen Road. The shared driveway and reduced lot widths eliminate the need for a cul-de-sac or hammerhead turn-around per the Fire Department requirements. Therefore, less grading is required and the oak trees are preserved. In addition, the shape of the lots follows existing contours. Although Lot 1 is irregularly-shaped and fans to the south and east, this shape is preferable so that one lot includes the secondary ridgeline and provides maintenance access if necessary. The protected oak trees will remain, the amount of grading will be reduced, and the secondary ridgeline will be preserved, therefore, the variance for a shared driveway will not be detrimental to the public welfare or injurious to the property or improvements and will be compatible with the character of the neighborhood.

- 4. The granting of the variance will not be contrary to the objectives of the ordinance.**

That the granting of the variance for a shared driveway between two lots will not be contrary to the objectives of this Title. The site is physically suitable for the proposed density of development. The 6.8 units per acre density of the proposed parcel map is below the 8 units per acre maximum density allowed by the land use element of the general plan for very low density residential designations. The parcel map will subdivide one residential lot into four residential lots for the purpose of accommodating an existing single-family residence on each of the three lots. The exceptions will allow one of the existing house and garages to remain and the remainder of the development to be located on the flat portion of the site, thereby preserving the oak trees and the character of the neighborhood, and will therefore not be contrary to the objectives of the ordinance. The proposed development is consistent with surrounding development and will allow the existing uses to be in conformance with surrounding land uses and will minimize non-conformity with zoning standards. Therefore, approving the TPM and the granting the exceptions are not contrary to the objectives of the ordinance because the proposal is compatible with the character of existing improvements in the neighborhood and conforms to the City's goals for development in the neighborhood.

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.
2. 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.
3. 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.
4. No cross-lot drainage between lots shall be allowed without a drainage easement. A drainage plan shall be required and shall be submitted to Public Works Engineering-Land Development Section for review and approval.
5. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.
6. An indigenous tree permit must be obtained prior to final approval of the site plans and the property owners must agree to adhere to a set of tree protection requirements developed by Forestry for the project.

Community Development Department Requirements

7. The subject property shall be subdivided in full compliance with the conditions of this grant, the City of General Plan, the State Subdivision Map Act, Title 16 of the Glendale Municipal Code, Variance Case No. PVAR1724105, and any other regulation applicable to the subdivision of the subject property. Any modification to these plans must be approved by the Community Development Department. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
8. For all walls, at or near a property line, item(s) following should be drawn in scale and detailed through section(s) and validated by a licensed architect's approval "stamped & signed" for compliance. Exterior Walls: Construction, projections, openings and penetrations of exterior walls of dwelling and accessory buildings shall comply with Table R302.1(1). Dwellings and accessory buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).

9. 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.
10. 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.

GLENDALE WATER AND POWER

11. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
12. 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.
13. Project to provide electric service – size, single line diagram and electric load calculation per National Electric Code (NEC).
14. The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky.
15. Project is responsible for supporting and maintaining GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.
16. The existing electrical facilities are not sufficient to service the new homes. The owner/developer is responsible for all costs associate with upgrades to electrical facilities (poles, vaults, pull boxes, conduits, transformers, high voltage power lines, low voltage power lines, etc.). Project may require electrical easements.
17. 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.
18. Any work to be done by GWP, as a result of this project, shall be coordinated with GWP in advance, at the project's expense.
19. The existing electrical facilities shall be protected in place and be accessible to GWP personnel at all times.
20. Any possible power pole relocations shall be coordinated with GWP Electrical Engineering in advance at the project's expense.

21. Project personnel are responsible for maintaining a 10-foot radial clearance from all overhead electrical lines during construction, including construction equipment.
22. The project is responsible for maintaining minimum clearance of 18" from the face of the power pole to the curb or driveway.
23. Developer is responsible for the current cost of a water service of fire line installation in accordance with the current water fee schedule.
24. Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12).
25. 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.
26. Any water service of fire line connection, when no longer needed by the customer, must be permanently abandoned by GWP following payment of the necessary fee.
27. Any water service or fire line shall have a separate connection to the potable water main.
28. 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.
29. A water main extension is required to be obtained at the developer's cost and shall include hiring of a licensed civil engineer in the State of California to design the water main extension, hiring a contractor off the GWP's approved contractor list for the construction of the water main extension and paying GWP for the cost of plan review, construction management, inspection, record keeping and field support.

Miscellaneous

30. 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 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.

31. This approval shall expire in 36 months, on November 15, 2021 unless the applicant files for an extension prior to that date or the applicant demonstrates that all conditions have been met and has filed a final parcel map prior to the expiration date.

Adopted this 15th day of November, 2017.

VOTE

Ayes: Lee, Satoorian, Shahbazian, Astorian

Noes: None

Abstain: None

Absent: Manoukian

**MOTION FOR TENTATIVE PARCEL MAP NO. GLN 1634, AND
SECONDARY RIDGELINE EXCEPTION CASE NO. PRBSE 1603704**

Moved by Planning Commissioner Shahbazian, seconded by Planning Commissioner Satorian, that upon consideration of *Tentative Parcel Map No. GLN 1634 ("TPM")*, and Secondary Ridgeline Exception Case No. PRBSE 1603704, to divide one single family residential lot into four single family residential lots, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative parcel map and related exceptions from the subdivision code to allow the creation of new residential lots on a site that contains a secondary ridgeline and less than the required lot width for three lots, that the Planning Commission hereby adopts the Mitigated Negative Declaration, and that the TPM and exceptions are hereby approved, subject to compliance with the thirty (30) conditions listed below, based on the following findings of fact:

1. The TPM is consistent with applicable General Plan elements, including the Land Use Element. The land use designation of the TPM area is Very Low Density Residential, which allows one dwelling unit per lot. The proposed parcel map is consistent with the recommended density. The reduced lot frontages for three lots and the shared driveway for Lots 3 and 4 reduce the amount of grading, retaining walls and elimination of oak trees. The applicant is requesting an exception from the subdivision code due to the fact that the site contains a secondary ridgeline; however, no future development is proposed in the location of the ridgeline. Oak Glen provides access to the TPM area. The streets are classified as Local Streets in the Circulation Element and are adequate to serve the residential needs of the immediate community. The proposed TPM 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 TPM will divide one residential lot into four residential lots that each contains an existing single-family residence. In this way no housing will be lost and the will continue to provide opportunities for home ownership and maintain a high quality neighborhood that is attractive and well designed as the lots follow the topography and oak trees will be preserved. The site is located in an area that is below the 60-65 CNEL noise contours which is "Normally Acceptable" for low density single-family homes if new buildings utilize conventional construction. No construction activities will occur; therefore there will not be a temporary periodic increase in ambient noise associated with construction activities. No historical significance is associated with either the existing buildings or the site. The project site is located in a High Fire Hazard Area as identified in the City of Glendale General Plan Safety Element. The Glendale Fire Department rates almost two-thirds of the City as highly susceptible to wild land fires, as the City's High Fire Hazard Area includes all areas with a medium, high or extreme brush fire hazard. California State law requires that fire hazard areas be disclosed in real estate transactions to ensure homeowners are informed of landscaping and structural requirements for fire safety. Additionally, hazard mitigation programs in fire hazards areas currently include fire prevention, vegetation management, legislated construction requirements, and public awareness. In order to minimize damage due to fire, the proposed project would comply with applicable fire prevention, vegetation management, and construction requirements. Therefore, impacts related to exposure to wild land fire

hazards would be less than significant. The TPM site is not located within a mapped liquefaction hazard zone or mapped landslide prone area. No known active faults cross the TPM site and the project site is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2000) and does not represent a fault rupture hazard to the proposed development. The property is located in Recreation Planning Area 4. The area is served by four parks; Montrose Community Park, Glorietta Park, Glendale Sports Complex, and the Mayors' Bicentennial Park. The site is in an area designated as residential/open space and the area is adjacent to the San Rafael Hills, which provide valuable open space.

2. The project will be consistent with the approved and adopted General Plan Elements as cited in the preceding paragraph so long as the TPM design and improvements are implemented in conformance with the conditions of approval.
3. The TPM site is physically suitable for the proposed development. The proposed lot sizes and shapes are compatible with the surrounding neighborhood. The proposed rectangular-shaped lots and one irregular-sized lot are similar in shape to the majority of lots within the 500-foot radius. The proposed parcels and existing structures will meet requirements for lot size, lot coverage, floor area ratio, and landscaping of the Zoning Code. The site has been developed with two residential uses since 1944 and 1947. The proposed lot areas are 13,460 square feet for Lot 1, 13,235 square feet for Lot 2, 17,969 square feet for Lot 3, and 226,369 square feet for Lot 4, with an average area of 132,152 square feet. The average lot area within 500 feet of the site for R1R-zoned properties is 13,680 square feet. Although two the proposed lot areas are smaller than the average of 13,680 square feet and three of the lots have lot widths less than 100 feet, they are rectangular-shaped with access from Oak Glen Road. The reduced lot width eliminates the need for a cul-de-sac. Therefore, less grading is required and the oak trees are preserved. In addition, the shape of the lots follows existing contours. Although Lot 1 is irregularly-shaped and fans to the south and east, this shape is preferable so that one lot includes the secondary ridgeline and provides maintenance access if necessary. The Planning Commission hereby adopts findings for both the lot width and secondary ridgeline exceptions pursuant to Section 16.08.280 as follows:
 - a) That the strict application of any standard prescribed by this title would result in practical difficulties or unnecessary hardship inconsistent with the general purpose and intent of this title related to lot width because meeting the minimum lot width would create the need for a cul-de-sac, which would cause more grading and the loss of protected oak trees. Additionally, the residences would need to be placed further from the street away from the flat portion of the site. This would also cause more grading and the need for retaining walls. If the owner is forced to comply with the minimum lot width requirements, it will cause unnecessary hardship and practical difficulty as the cul-de-sac will negatively affect the design, style and aesthetic of the proposed subdivision, thereby causing to be inconsistent with the neighborhood character and preservation of the oak trees.

- b) That there are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property in the city being subdivided or re-subdivided. The location of the oak trees and topography of the site effect the development of the site. The terrain of the property is generally flat on the west side and slopes upward easterly to a ridgeline within the property. In the flatter area, close to the street, the parcel contains a few scattered indigenous and non-native trees. Moving westerly, up the slope, there is a mixture of isolated indigenous trees and an increasingly dense Oak-Chaparral community. As identified in the Indigenous Tree Report date March 14, 2016, there are 17 protected indigenous trees on the property, mainly Coast Live Oaks with a few Scrub Oak trees. The majority of the protected trees are mature Coast Live Oaks, mainly located in the valley bottom and on the lower slopes. The remaining protected trees in the project area are Scrub Oaks located on the lower and mid slope. There are no protected trees being proposed for removal. Therefore, the site conditions lend themselves to having development located at the flatter portion of the site in order to preserve the oak trees and secondary ridgeline.
- c) That the granting of the exceptions will not be materially detrimental to the public welfare nor injurious to the property or improvements in the immediate vicinity. The lot sizes and shapes of the proposed lots are compatible with the site and surrounding neighborhood and the site has been developed with the existing residential uses since 1944 and 1947. The proposed lot areas are 13,460 square feet for Lot 1, 13,235 square feet for Lot 2, 17,969 square feet for Lot 3, and 226,369 square feet for Lot 4, with an average area of 132,152 square feet. The average lot area within 500 feet of the site for R1R-zoned properties is 13,680 square feet. Although two the proposed lot areas are smaller than the average of 13,680 square feet and three of the lots have lot widths less than 100 feet, they are rectangular-shaped with access from Oak Glen Road. The reduced lot width eliminates the need for a cul-de-sac. Therefore, less grading is required and the oak trees are preserved. In addition, the shape of the lots follows existing contours. Although Lot 1 is irregularly-shaped and fans to the south and east, this shape is preferable so that one lot includes the secondary ridgeline and provides maintenance access if necessary. Additionally, a variance was granted for a shared driveway in order to eliminate the need for a cul-de-sac or hammerhead turn-around per the Fire Department requirements. The protected oak trees will remain, the amount of grading will be reduced, and the secondary ridgeline will be preserved, therefore, the exceptions for lot width and secondary ridgeline will not be detrimental to the public welfare or injurious to the property or improvements and will be compatible with the character of the neighborhood.
- d) That the granting of the exceptions for lot width and secondary ridgeline will not be contrary to the objectives of this Title. The site is physically suitable for the proposed density of development. The 6.8 units per acre density of the proposed parcel map is below the 8 units per acre maximum density allowed by the land use element of the general plan for very low density residential designations. The parcel map will subdivide one residential lot into four residential lots for the purpose of accommodating an existing single-family residence on each of the three lots. The exceptions will allow

one of the existing house and garages to remain and the remainder of the development to be located on the flat portion of the site, thereby preserving the oak trees and the character of the neighborhood, and will therefore not be contrary to the objectives of the ordinance. The proposed development is consistent with surrounding development and will allow the existing uses to be in conformance with surrounding land uses and will minimize non-conformity with zoning standards. Therefore, approving the TPM and the granting the exceptions are not contrary to the objectives of the ordinance because the proposal is compatible with the character of existing improvements in the neighborhood and conforms to the City's goals for development in the neighborhood.

4. The site is physically suitable for the proposed density of development. The 6.8 units per acre density of the proposed TPM is below the 8 units per acre maximum density allowed by the land use element of the general plan for low density residential designations. The TPM will subdivide one residential lot into four residential lots for the purpose of providing one single-family residence on each of the three lots. The proposed TPM is consistent with surrounding development and will allow the existing uses to be in conformance surrounding land uses and minimize non-conforming uses. Therefore, the TPM is compatible with the character of existing improvements in the neighborhood and conforms to the City's goals for development in the neighborhood.
5. Adherence to the development criteria and conditions of approval will provide for development of the project site consistent with City environmental standards. The design of the subdivision will allow the existing oak trees to be preserved and reduce the amount of grading and retaining walls; therefore no environmental damage will occur.
6. Compliance with subdivision design standards and criteria of the Glendale Municipal Code and the conditions of approval will protect the public health and welfare, and prevent any serious health problems; therefore no serious health problems will occur.
7. 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. Adherence to the conditions of approval will provide for access.
8. 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. This is ensured through building permit requirements and inspections and public works conditions of approval.
9. 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.
10. The design of this residential subdivision provides for future passive or natural heating or cooling opportunities because the design of the subdivision provides adequate lot width and length for future single-family development to have adequate setbacks that allow for

future passive or natural heating or cooling opportunities. Additionally, CalGreen standards will be applicable to new construction on these proposed lots which will also provide for energy efficiency and opportunities for solar energy use.

11. The proposed subdivision provides lot sizes, design, or configuration which closely conform to the contiguous or nearly lots of the neighborhood in such a manner as to not be detrimental to adjoining properties or the surrounding neighborhood because the subject lot is large and irregularly-shaped and this neighborhood has eclectic lot sizes. The design of this parcel map places the secondary ridgeline within one larger lot which allow for access and maintenance of the ridgeline area should that be necessary. While clustering allows several of the parcels have less than the average lot size for the neighborhood, the proposed parcels are regularly shaped, the proposed width of their frontages are adequate to provide access to the development, and they have buildable area located in the flatter portion of the lot which will minimize landform alteration and preserve oak trees.
12. Evidence in the record shows that the project has been reviewed by the Glendale Fire Department. Although a cul-de-sac is not provided, the design of the subdivision allows for a turnaround area suitable for fire department use. Additionally, future homes to be developed on the property will have fire sprinklers and be required to maintain a 100 foot fuel modification area for each home.
13. The Glendale Fire Department reviewed the proposed plans and noted that fire protections and suppression services will be available for the proposed subdivision.
14. The length of the proposed roadway meets the minimum requirements of the Glendale Fire Department without requiring any additional turn-around (i.e., hammerhead or cul-de-sac). However, the design of the joint driveway can serve as a turn-around area for fire department purposes.

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.
2. 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.
3. 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.

4. No cross-lot drainage between lots shall be allowed without a drainage easement. A drainage plan shall be required and shall be submitted to Public Works Engineering-Land Development Section for review and approval.
5. Applicant shall comply with all Engineering requirements for the final engineering plans for building plan checking.
6. An indigenous tree permit must be obtained prior to final approval of the site plans and the property owners must agree to adhere to a set of tree protection requirements developed by Forestry for the project.

Community Development Department Requirements

7. The subject property shall be subdivided in full compliance with the conditions of this grant, the City of General Plan, the State Subdivision Map Act, Title 16 of the Glendale Municipal Code, Variance Case No. PVAR1724105, all mitigation measures included in the Mitigated Negative Declaration, and any other regulation applicable to the subdivision of the subject property. Any modification to these plans must be approved by the Community Development Department. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
8. 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.
9. 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.

GLENDALE WATER AND POWER

10. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
11. 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.
12. Project to provide electric service – size, single line diagram and electric load calculation per National Electric Code (NEC).
13. The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky.

14. Project is responsible for supporting and maintaining GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.
15. The existing electrical facilities are not sufficient to service the new homes. The owner/developer is responsible for all costs associate with upgrades to electrical facilities (poles, vaults, pull boxes, conduits, transformers, high voltage power lines, low voltage power lines, etc.). Project may require electrical easements.
16. 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.
17. Any work to be done by GWP, as a result of this project, shall be coordinated with GWP in advance, at the project's expense.
18. The existing electrical facilities shall be protected in place and be accessible to GWP personnel at all times.
19. Any possible power pole relocations shall be coordinated with GWP Electrical Engineering in advance at the project's expense.
20. Project personnel are responsible for maintaining a 10-foot radial clearance from all overhead electrical lines during construction, including construction equipment.
21. The project is responsible for maintaining minimum clearance of 18" from the face of the power pole to the curb or driveway.
22. Developer is responsible for the current cost of a water service of fire line installation in accordance with the current water fee schedule.
23. Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12).
24. 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.
25. Any water service of fire line connection, when no longer needed by the customer, must be permanently abandoned by GWP following payment of the necessary fee.
26. Any water service or fire line shall have a separate connection to the potable water main.
27. 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.
28. A water main extension is required to be obtained at the developer's cost and shall include hiring of a licensed civil engineer in the State of California to design the water main extension, hiring a contractor off the GWP's approved contractor list for the construction of the water main extension and paying GWP for the cost of plan review, construction management, inspection, record keeping and field support.

Miscellaneous

29. 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 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.

30. This approval shall expire in 36 months, on November 15, 2021 unless the applicant files for an extension prior to that date or the applicant demonstrates that all conditions have been met and has filed a final parcel map prior to the expiration date.

Adopted this 15th day of November, 2017.

VOTE

Ayes: Lee, Satorian, Shahbazian, Astorian

Noes: None

Abstain: None

Absent: Manoukian