



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

February 12, 2020

Jefferson Choi, Synarc Studio
17200 Red Hill Avenue
Irvine, CA 92614

**RE: 800 NORTH PACIFIC AVENUE
PARKING REDUCTION PERMIT NO. PPRP 1923119
(GAS STATION – SELF SERVICE & CAR WASH)**

Dear Mr. Choi:

On January 29, 2020, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.50 on your application for a Parking Reduction Permit to provide seven parking spaces for a new 1,789 square-foot retail building and a new 1,790 square-foot self-service car wash, whereas ten parking spaces are required by Code (seven for the retail building and three for the car wash), located at **800 North Pacific Avenue**, in the "C2-II" - (Community Commercial, Height District II) Zone, described as Portion of Lot 38 and Lot 45, Oliver's West Glendale Tract, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

For retail buildings, four parking spaces per thousand SF of floor area ($[1,789/1,000]*4 = 7$ parking spaces) and one parking space per washing module plus two parking spaces for a self-service car wash.

APPLICANT'S PROPOSAL

To provide seven parking spaces instead of the code-required ten parking spaces.

ENVIRONMENTAL DETERMINATION

The project is exempt from review under the California Environmental Quality Act (CEQA) as a Class 32 In-Fill Development Project.

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development staff thereon, and statements made at the public hearing with respect to this application, this parking reduction permit application is **APPROVED WITH CONDITIONS** based on the following:

GMC 30.50.040 FINDINGS OF FACT

FOR ANY OTHER CIRCUMSTANCE WHERE THE APPLICANT WISHES TO REQUEST A PARKING REDUCTION, SUCH REDUCTION MAY BE GRANTED WHERE THE REVIEW AUTHORITY FINDS THAT:

- 1. The parking need for the land use is not as great as for similar land uses or the parking requirement for the land use established in the zoning code is greater than what will be needed by the land use.**

Presently, the site is improved with a 1,510 square-foot building (service station and mini-market) and two gas station pump canopies. The building and southeast gas station pumps and canopy will be demolished as part of the project and a new 1,789 square-foot retail building and a new 1,790 square-foot self-service car wash are proposed. The new retail building will require seven parking spaces (4/1,000 square feet of building) and the self-service car wash requires three parking spaces (one parking space for the washing module plus two parking spaces).

In this case, the required parking exceeds that which will be needed by the land use, due to specific site features, business operations and limited number of employees.

First, there will be only two employees on site, one for the car wash and one for the retail store/gas station. The car wash is self-service and does not require cars to park on site, other than inside the car washing module while the car is being washed; therefore, little to no additional parking is needed for the car wash. Three parking spaces for the car wash are, therefore, greater than what will be needed by the use.

Second, in addition to the seven dedicated parking spaces that are provided for the retail store and car wash, the project also has fourteen additional automobile stalls. Eight are located at the gas pumps and six at the vacuum stations. These stalls do not qualify as Code-compliant parking because they are not available during all hours for the required use per GMC 30.32.040(C). They do, however, meet the Code-required parking stall dimensions.

It is reasonable to assume that some of the customers who visit the retail store or car wash will likely park at the gas pumps or vacuum stalls, rather than use one of the dedicated parking spaces, since they will already be pumping gas or washing their car. A parking study was conducted on November 8, 2019, at a nearby site (Shell Gas Station at 825 North Central Avenue in Glendale), which has similar project features as the subject site. The gas station includes an approximately 1,750 square-foot retail store and single-module self-service car wash, six parking spaces, eight gas pump stalls, and four vacuum/air pump

stalls. Based on this survey, there are sufficient parking spaces to accommodate the various uses on site. As shown in the table below, during peak demand there was at least one surplus dedicated parking space, two surplus gas pump stalls, and two surplus vacuum/air pump stalls.

Use	# Stalls	Peak time	Max # cars at any one time
Parking spaces	6	Weekdays 6am-12pm and Sat 6am-6pm	5
Gas pumps	8	Weekdays 6am-12am	6
Vacuum/air pump	4	Sat 6am-6pm	6

A site inspection confirmed that some customers who exclusively visited the retail store did not park in the dedicated parking spaces. Instead, they parked in the vacuum or gas pump stalls. Further, the subject proposal has one parking space and two vacuum stalls more than the comparison site that was used for the parking study; therefore, it is likely there will be surplus parking and gas pump/vacuum stalls available on the subject site to accommodate its parking needs.

As demonstrated above, the parking requirement for the land use established in the zoning code is greater than what will be needed by the land use. Also, the applicant indicated at the public hearing that there will be an on-site attendant at all times during the operating hours of the self-service car wash to ensure adequate operation, vehicle que, on-site circulation, etc., for the self-service carwash.

2. The intent of the parking regulations, in compliance with all other applicable provisions of this chapter, is met.

The intent of the parking regulations is to ensure the provision of suitable off-street parking and loading facilities and to protect the public safety by lessening traffic congestion on the public streets (GMC 30.32.010). As demonstrated in the first Finding of Fact, the site will provide sufficient off-street parking to accommodate the parking needs of the use, thereby preventing any traffic backup that may result in congestion on public streets. Further, since the business characteristics and operation is not expected to demand more than the seven parking spaces proposed on-site, the project's parking deficiency of three spaces is not expected to compromise on-street parking.

Public testimony was received from the neighbor to the east expressing concern about noise. With Condition of Approval No. 16, which requires the applicant to submit an acoustical analysis of the car wash and vacuum stations per GMC 8.36.140, demonstrating the project will comply with the Noise Control Chapter of the Glendale Municipal Code (GMC Section 8.36) prior to building permit, would

ensure that the project complies with the City's Noise Ordinance. Also, a condition is included, which requires the vacuum motor to be located at the north end of the car wash building, away from the adjacent office building to the east. The vacuum motor shall remain fully enclosed within the building. This condition will ensure that noise emitted from the vacuum motor will not disturb the adjacent property to the east.

No loading spaces are required for the use per GMC 30.32.150. The required parking spaces, and the additional gas pump and vacuum station stalls all comply with the Code-required parking stall dimensions. Further, the parking lot complies with all other standards as required in Chapter 30.32, "Parking and Loading."

3. Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

As described in the first Finding of Fact, the site provides sufficient parking for the intended use and any future uses subject to the provisions of GMC 30.32.030(B) ("Expansion or Remodeling of Building, or Change in Use"). This provision requires that if the building or use is expanded, or the use changes to a more parking-intensive use, any additionally required parking must be provided. As long as future uses do not expand the building or intensify the use, the proposed parking will be sufficient.

One letter was submitted by a neighborhood resident expressing concern about the lack of on-street parking in the area. As demonstrated in the first Finding of Fact, the site will provide sufficient on-site parking to accommodate the parking needs of the use since the business characteristics and operation is not expected to demand more than the seven parking spaces proposed on-site.

CONDITIONS OF APPROVAL

APPROVAL of this Parking Reduction Permit shall be subject to the following conditions:

1. That the transformer and associated landscaping and screening be designed and located to the full satisfaction of the Public Works Engineering Division, Glendale Water and Power Department, and Planning Division.
2. That the proposed project design complies with all Glendale Water and Power regulations regarding construction within certain proximity to power lines, utility poles/anchors, etc.
3. That no sign shall be installed at the parking spaces, vacuum stalls, or gas pump stalls indicating that the spaces/stalls are reserved for a specific use (e.g., that a vacuum stall may only be used for vacuuming, etc.).

4. That the self-service car wash and vacuum station operating hours shall be limited to 7:00 a.m. to 9:00 p.m. seven days per week.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. 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. If altering the project to comply with any Conditions of Approval herein, or any other Code standards, results in a substantial change of the project as reviewed under this application, a new application shall be required.
7. That any expansion or modification of the facility or use shall require a new Parking Reduction Permit. Expansion shall constitute adding floor area or any physical change as determined by the Planning Hearing Officer, with concurrence from the Director of Community Development.
8. That the proposed project shall demonstrate compliance with all zoning code standards as required in Glendale Municipal Code (GMC) sections 30.34.020 (Gas Stations) and 30.34.030 (Car Washes, Full and Self-service) prior to plan check approval.
9. That the proposed project shall comply with all conditions specified by the Building Division in their January 6, 2020 memorandum (attached).
10. That the proposed project shall comply with all conditions specified by the Glendale Water and Power Department in their January 14, 2020 memorandum (attached).
11. That the proposed project shall comply with all conditions specified by the Public Works Engineering Division in their January 15, 2020 memorandum (attached).
12. That the proposed project shall comply with all regulations and standards relating to the removal of the gas pump.
13. That a path of travel drawing be provided to the satisfaction of the Public Works Engineering Traffic Section, and any comments they issue in response be fully addressed.
14. That the proposed curb opening changes be reviewed by the Public Works Land Development Section and any comments they issue in response be fully addressed.

15. That the vacuum motor be relocated from the south end to the north end of the car wash building, away from the adjacent office building to the east. The vacuum motor shall remain fully enclosed within the building.
16. That prior to issuance of a building permit for the subject project, an acoustical analysis of the car wash and vacuum stations shall be provided per GMC 8.36.140, demonstrating the project will comply with the Noise Control Chapter of the Glendale Municipal Code (GMC Section 8.36).
17. That any modification to the existing ground sign located at Pacific Avenue and Burchett Street shall require compliance with current zoning code standards.
18. That all necessary permits (i.e. from Building, Fire, Engineering, etc.) shall be obtained from the Building and Safety Division 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.
19. That Design Review approval shall be obtained prior to the issuance of any building permit.
20. 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.
21. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
22. That the parking reduction is valid only insofar as the specific use for which it was granted or similar land use (as determined by the Planning Hearing Officer). The permit runs with this specific land use as long as there is not intensification of the use or that other uses proposed will not require more parking as provided herein as determined by the Planning Hearing Officer.
23. That the new retail store and car wash shall obtain a Business Registration Certificate which shall reference this Parking Reduction Permit and its corresponding Conditions of Approval.
24. That sufficient measures shall be enforced to prevent disturbing noise to surrounding properties from the car wash or vacuum stations.
25. That sufficient measures be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation and criminal activities.

26. That an Acceptance Affidavit accepting the Parking Reduction Permit and all its conditions shall be signed, notarized, and a recorded certified copy be submitted to the Planning Hearing Officer prior to the issuance of a Business Registration Certificate.
27. That the business shall comply with the state and local laws and ordinances concerning excessive noise and disturbing the peace, including but not limited to, Glendale Municipal Code Chapter 8.36 (Noise Control).
28. That the project shall comply with GBSC 2017, section 117 for "Refuse and Recycling Storage" rooms.

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 **FEBRUARY 27, 2019**, 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/appeals>

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.

REVOCACTION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Parking Reduction 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 30.4 PROVIDES FOR

Termination

Every right or privilege authorized by a Parking Reduction 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 Parking Reduction 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 administrative use permit.

Cessation

Any Parking Reduction Permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the Parking Reduction Permit for one year or more in the continuous exercise in good faith of such right and privilege.

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. This would include clarification, 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Cassandra Pruett at (818) 937-8186 or cpruett@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development



Milca Toledo
Planning Hearing Officer

MT:CP:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); 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); E.Liwski; S.Louis; C.Overesaard; and case planner – Cassandra Pruett.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: January 14, 2020

TO: Cassandra Pruett, Community Development Department

FROM: Gerald Tom, GWP Water Engineering
Darrell Hahn, GWP Electric Engineering

SUBJECT: PPRP1923119
800 N Pacific Avenue

Glendale Water & Power (GWP) Engineering has reviewed the plans.
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).
- 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).
Quitclaim of electric easement required.

Padmount transformer facilities require block walls and not guard posts as noted on plans.

The project was previously informed that the proposed location for the padmount transformer was not acceptable to GWP. Contact GWP to resolve.

Perimeter block walls must maintain proper clearances from utility poles and anchors. Contact GWP for requirements.

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.

Water Engineering**Recycled Water (818) 548-2062**

- No conflict.

Backflow Prevention (818) 548-2062

- Backflow prevention (BFP) devices are required for the following water services:
 - Potable Water, Commercial
 - Potable Water, Irrigation
 - Potable Water, Fire
 - See BFP requirements below:
- Backflow prevention (BFP) devices are required for each service connection(s) listed above from the City of Glendale, per the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32). BFP device locations must be approved by both GWP and Planning Departments prior to installation. All BFP's are required to be installed as close as practical to the point of connection for meter service/water distribution system protection on the domestic, irrigation, and fire services. Installation of the BFP's must meet the 12" MIN – 36" MAX above finished street grade, 24" minimum front clearance, 12" minimum back and side clearance, and in a manner where it is readily accessible for inspection, testing and maintenance. 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 service to ensure adequate backflow protection. The BFP device must be tested immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health (626) 430-5290 before service can be granted. A list of approved backflow prevention assemblies can be found at www.usc.edu/dept/fccchr/list.html.
- A separate fire line is required for this project. A Double Check Detector Assembly (DCDA) is required to be installed as close as practical to the point of connection and the property line. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved DCDA. Please refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the potable service for multi-family (4 units +), commercial and irrigation use. A RP Backflow Prevention Assembly is required to be installed as close as practical to the recycled water service for dual plumbed, commercial and irrigation use. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved RP. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements.

Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)

- Additional comment(s) and/or attachment(s).
Please insert STD Detail Drawings 6561-A, 6528-A & 6762-A on plans and specify location/manf/model/size of backflow prevention assembly and adhere to clearance requirements. All backflow prevention assemblies are required to be installed at street grade and as close as practical to property line/service connection. SUB-LEVEL INSTALLATIONS ARE NOT ALLOWED.

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.
- 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.

Darrell Hahn

Electrical Services Administrator

Gerald Tom

Senior Civil Engineer



DH/GT:fg/sb

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

Project Address: 800 N. Pacific Ave.	Project Case No.: PPRP1923119
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If project comments are not received by the due date, it will be assumed that your department has no comments.

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: 1/6/2020
Print Name: Sarkis Hairapetian.
Title: Pr. BCS. Dept. B&S. 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.
 - A. Separate application is required for separate detached structures, demolition, retaining walls, fences and swimming pool.
- 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.) will be required upon submittal of plans for building plans check and permit.
- 5. Comply with GBSC 2017, section 117 for "Refuse and Recycling Storage" rooms.

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

Project Address: 800 N. Pacific Ave. **Project Case No.: PPRP1923119**

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COMMENTS:

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

Date: January 15, 2020
Print Name: Willie G. Pangilinan
Title: Civil Engineering Assistant Dept. Public Works – Traffic Section Tel.: 818.937.8218

a. ADDITIONAL COMMENTS:

- 1. Show the correct set-back of the existing adjacent building (commercial), in relation to Public- Right- Of- Way.
- 2. The location of the proposed transformer should be offset 10' from the Right-Of- Way Line.
- 3. For additional landscaping, adjacent to the new transformer, and along the adjacent property line shall be at maximum height of 18 inches at all times, for improved visibility for adjacent property driveway.
- 4. Install red curb adjacent to existing driveway and Alley on Burchett Street to restrict parking and to improve accessibility for vehicles entering or exiting driveway and Alley. Developer / Contractor shall coordinate with Traffic Section with the locations and measurements of red mark.

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

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

- 1. Contractor shall not store trash bins, construction equipment, construction materials, or construction vehicles (concrete truck, dump truck, etc.), on City's Right- Of – Way (sidewalk, parkway, or street), without first obtaining a " Street – Use" permit from the Public Works- Engineering Division. Permit must be displayed at job site.