April 3, 2024

Robert Longuryan

610 South Braodway, # 608

Los Angeles, CA 90014

&

Serge Adamian

2310 Gardner Pl.

Glendale, CA 91206

**RE: 354 WEST WILSON AVENUE**

**TENTATIVE TRACT MAP NO. 84200 (PTM-002099-2023)**

Dear Sirs:

The Planning Commission of the City of Glendale, at its meeting held on April 3, 2024, conducted a public hearing on your application for a **tentative subdivision map filed for a proposed development of land at 354 West Wilson Avenue for the purpose of creating a new 6-unit residential condominium project,** in the “R-1250” - (High Density Residential) Zone, described as Lot 31, Block 8 of Glendale Boulvard Tract, in the City of Glendale, County of Los Angeles, and **APPROVED WITH CONDITIONS** with **Forty-Nine** (49) conditions, in the City of Glendale, County of Los Angeles.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA review as a Class 32 “Infill Development” exemption pursuant to Section 15332 of the State CEQA Guidelines, because the project meets all the conditions of an in-fill development project.

A copy of the adopted motion is enclosed.

**APPEAL PERIOD**

The applicant’s attention is called to the fact that this approval 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 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** **(APRIL 15, 2024**), following the date of the Planning Commission’s action, 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 so that imperfections/incompleteness may be corrected before the appeal period expires.

**All appeals must be filed using the City’s online permit portal:** [**GlendaleCA.gov/Permits**](http://www.GlendaleCA.gov/Permits)**. Create an account. Click “Apply” and “Planning/Zoning.” Any appeal must be filed within fifteen (15) days following the actual date of the decision with the prescribed fee prior to the expiration of the 15-day appeal period, on or before APRIL 15, 2024. For any questions about the appeal application or process, contact the case planner, Aileen Babakhani at** [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov)). **or 818-937-8331.**

If you have any questions, please do not hesitate to call me at (818) 937-8331

(email: [ababakhani@glendaleca.gov](mailto:ababakhani@glendaleca.gov))

Sincerely,

Bradley Calvert

Director of Community Development Department

Aileen Babakhani

Planner

AB:sm

CC: City Clerk (K.Cruz); Building and Safety (S.Hairapetian); Neighborhood Services Division (J.Sada); Design Review & Historic (J.Platt/K.Conley); Economic De. (M.Berry); Housing (P.Zovak / M. Fortney); Urban Design and Mobility F.Zohrevand); Parks, Recreation and Community Services and Park (T. Aleksanian/ A.Limayo); Information Services (G.Arnold); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Engineering Section-(J.Diaz/ D.Stimson); Traffic & Transportation Section (P.Casanova/S.Roudsari); General Manager for Glendale Water and Power (M.Young); Glendale Water & Power--Water Section (S.Boghosian/R.Takidin/F.Garcia); Glendale Water & Power--Electric Section (C.Babakhanlou/ S.Boghosian / F.Garcia/ H.Barkhordian/ D.Scorza ); Police Dept. (Lt.A.Krilorian/Z.Avila); Dir. Of Public Works (Y.Emrani); Engineering and Land Development (A.Avazian/ S.Oganesyan / M.Oillataguerre/ R. Villaluna);  Integrated Waste Management Admin. (D. Hardgrove); Maintenance Services/Street and Field / Urban Forester (L.Klick / C.Linares / O. Urquidez); and case planner-Aileen Babakhani.

**MOTION**

Moved by Planning Commissioner Chraghchian, seconded by Planning Commissioner Lee, that upon review and consideration of Tentative Tract Map No. 84200, and after reviewing the records, files, report, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 84200 is hereby **Approved** subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.32 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the forty-nine (49) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

1. The density of the subject tract is 34 dwelling units per acre, which is consistent with the R-1250 Zone, and the high density residential standards of the Land Use Circulation Element; Wilson Avenue has been designated as a Minor Arterial, according to the 1998 Circulation Element; the project site is located in an area where the ambient noise contour level is 70 CNEL or above, as shown on the map of the 2030 Noise Contours of the City’s Noise Element and the on-site acoustical characteristics will be suitable for residential living; the project is compatible with the goals and objectives of the Housing Element as it contributes to the provision of a wide range of housing types to meet the needs of current and future residents (Goal 1), it provides increased opportunities for home ownership (Goal 3), it provides equal housing opportunities for all persons (Goal 5), and provides housing that is sensitive to environmental and social needs (Goal 6); the Recreation Element places the subject property in Recreation Planning Area No. 6, which is served by two public parks; the applicant is subject to payment of park fees to offset impacts to parks; the Historic Preservation Element does not identify any historical sites in the project area; the Safety Element does not identify major hazards that could impact development in the subject area; the Open Space Element does not designate this site as open space.
2. 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 environment.
3. The site is physically suitable for the proposed multi-family residential development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the natural progression of private redevelopment in the neighborhood. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and power facilities for this project exist adjacent to the project site and will be provided to the development in accordance with requirements of the Glendale Water and Power Division.
4. The site is physically suitable for the proposed density. The project will provide for a density, which is less than allowable density 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.
5. Adherence to the development criteria and conditions of approval will prevent substantial environmental damage and any impact to fish or wildlife or their habitat. This development is exempt from environmental review in accordance with the California Environmental Quality Act, as a Class 32 “Infill Development” exemption pursuant to Section 15332 of the State CEQA Guidelines, because the project meets all the conditions of an in-fill development project.
6. 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 public health problems.
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.
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.
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 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**

***Engineering & Land Development***

1. That a Tract Map shall be required. 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 shall be paid in connection with the filing of the final map or prior to recording of the final map, shall be based on the fees which are in effect at such respective times. In addition, survey monuments shall be set in accordance with the standards of the Director of Public Works office and to the satisfaction of the Director of Public Works. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
2. Obtain the latest final map format from the PW - Land Development Section prior

to submitting the final map to the County for review. Final maps submitted to the City with an outdated format shall not be accepted.

1. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements. In addition, the applicant shall submit a Low Impact Development (LID) drainage system to the Building and Safety Division for review and approval.
2. The applicant shall enter into a Covenant & Agreement with the City for the

replacement, installation, and continued maintenance of all NPDES-related drainage devices on the property and granting inspection rights to the City.

1. All drainage from roof and on-site improvements shall be conveyed to the street

via sheet flow through the driveway apron or cast-iron pipes/parkway drains from the property line and exiting through the curb. No drainage shall be allowed directly into the sidewalk.

1. All roof and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb.
2. Remove and replace all broken curb, gutter, sidewalk, driveway apron, landscaping, and irrigation along the entire street frontage of the property. All offsite repairs and improvements shall be constructed in accordance to the SPPWC Manual.
3. Any unused driveway apron shall be removed and replaced with new integral

curb and gutter, sidewalk, landscaping, and irrigation as necessary.

1. The entire asphalt concrete roadway pavement within the vicinity of the property

shall be inspected after the completion of the project. In the event of damage, because of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphalt concrete pavement.

1. The applicant shall bear all costs involved in the relocation/reconstruction and/or

adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way and easement that may be affected by the project and shall coordinate all such work with the respective utility companies.

1. All existing street appurtenances including traffic striping, street signs, curb

paintings, tree wells, utilities, and all other improvements within the public right-of-way and easement that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.

1. Separate permits are required for all work within the public-right-of-way. All

applicable construction work shall conform to the SPPWC manual. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.

**Public Works Department Requirements**

***Traffic Engineering***

1. Any proposed abutment walls or landscaping, adjacent to the drive aisle leading to subterranean parking, shall not block visibility of pedestrians on the sidewalk.
2. Parking entrances/exits shall be set-back to allow visibility of pedestrians for vehicles exiting the driveway.

**Community Development Department Requirements**

***Planning Division***

1. The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. Any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
2. The project shall be designed to accommodate a maximum of six (6) dwelling units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
3. The project shall comply with the design approved in Design Review Case No. PDR 1726268.
4. All ground and roof-mounted equipment shall be fully screened from view.
5. The applicant shall modify the building permit for construction of a new condominium, not an apartment building. The building shall comply with new condominium standards in GMC Chapter 16.16.
6. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
7. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
8. The applicant shall pay all appropriate development impact fees established by City ordinance and resolutions to the satisfaction of the Building Official.
9. All electrical, communication, fire alarm, and television service shall be provided underground.
10. That backflow prevention devices shall be installed in a location to the satisfaction of the Director of Community Development.
11. The guest parking spaces must be marked and accessible (either located within an ungated parking area or within a gated parking area that has intercom access) to the satisfaction of the Director of Community Development.
12. The Covenants, Conditions and Restrictions (CC&Rs) for the project shall include a provision for the maintenance of the gates to the parking garage.
13. The parking spaces required for each unit shall be assigned and specified in the CC&Rs and condominium plan to the satisfaction of the Director of Community Development.
14. Each residential unit shall have 90 cubic feet of private storage space per the Glendale Municipal Code; and designated in the CC&Rs.
15. Any changes to CC&Rs will require the approval of Director of Community Development.

**Glendale Water & Power (GWP) Engineering**

***Electric Engineering Requirements***

1. Permanent subterranean and underground structures below GWP overhead line require a Permit to Encroach (PTE) from GWP. Contact GWP Customer Service Engineering to obtain a PTE application and pay applicable fee. The items listed below shall be provided by the developer when applying for a PTE.

* PTE Application filled out.
* Current copy of recorded Grant Deed for each property.
* Site and survey plans shall be provided by the developer when applying for a PTE. The survey plan shall include all power poles adjacent to the property.
* This fee shall be paid to GWP Electric Engineering.

1. 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 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.
2. Project is responsible for supporting and maintaining of GWP owned poles, overhead power lines and under-ground conduits, power lines and any other appurtenances in a safe and as-is condition.
3. Decorative Wall with W.I. Fence shall stop at 5' minimum from property lines at southwesterly corner of property. Fencing not requiring T or L Footing may be installed. Fencing may be any material which can be removed at GWP Request.
4. 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.

**Glendale Water & Power (GWP) Engineering**

***Water Engineering Requirements***

*Backflow Prevention*

1. Backflow prevention (BFP) devices are required for the following water services:

* Potable Water, Irrigation
* Potable Water, Fire
* Potable Water, Multi-family (4 units +)
* 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.

1. 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)
2. 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).
3. 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.

**GWP (Water Engineering) Requirements**

***Water Engineering Requirements***

*Potable Water*

1. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
2. Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
3. 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.
4. 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.
5. 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.
6. 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.
7. Developer shall contact GWP Water Engineering at (818) 548-2062 prior to construction.
8. Add the following to the General Notes: 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.
9. A complete set of plans shall be submitted for review to GWP Water Engineering.

Miscellaneous Requirements

1. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or should interest on such monies remain unspent at the conclusion of litigation, the City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
2. This tentative tract map approval shall be valid for thirty-six (36) months or until approval of the final map, whichever occurs first, in accordance with local and state laws.

Adopted this 3rd day of April, 2024.

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

VOTE AS FOLLOWS

Ayes: Chraghchian, Fuentes, Lee , Shahbazian

Noes: None

Absent: Minassian

Abstain: None