



September 17, 2014

Karen Korganyan  
5642 Etiwanda Avenue, No. 9  
Tarzana, CA 91356

**RE: 342-344 MYRTLE STREET  
SUBDIVISION OF LAND TENTATIVE TRACT NUMBER 72760  
(11-UNIT RESIDENTIAL CONDOMINIUM PROJECT)**

Dear Mr. Korganyan:

The Planning Commission of the City of Glendale, at its meeting held on September 17, 2014, conducted a public hearing and **APPROVED** your application for the property located at **342-344 Myrtle Street**, Tentative Tract No. 72760, to subdivide a proposed new three-story multi-family development consisting of eleven (11) condominium units over a semi-subterranean garage in the "R-1250" - (High Density Residential) Zone, in the City of Glendale, County of Los Angeles, subject to compliance with the State Subdivision Map Act, Chapters 16.32(Final Maps) and 16.16 (New Condominiums) of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the forty-seven (47) additional conditions listed in the motion adopted by the Planning Commission on September 17, 2014.

A copy of the adopted motion is enclosed.

Under the provisions of Section 16.24.180 of the Glendale Municipal Code, any person affected by the above decision may appeal said determination to the City Council within **ten (10) days (SEPTEMBER 29, 2014)**, 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 **SEPTEMBER 29, 2014**, at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

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

Sincerely,

Hassan Haghani, AICP  
Director of Community Development Department



Milca Toledo  
Planner

MT:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt. S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/M.Yun); Fire Prevention Engineering Section-(D.Nickles); Director of Public Works (R.Golanian/; Traffic & Transportation Section (G.Tom); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (E.Tatevosian); Neighborhood Services Division (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); Z. Meguerditchian – owner; and case planner-Milca Toledo.

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### MOTION

Moved by Planning Commissioner Astorian, seconded by Planning Commissioner Landregan, that upon consideration of Tentative Tract No. 72760, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 72760 is hereby approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.28 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the forty-seven (47) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. Zoning regulation for the lot allow 35 units per acre in the R-1250 Zone, which is consistent with the high density residential standards for this zone in the Land Use element; Myrtle Street adjacent to the site and the improvements meet the standards for a local street and as stated in the Circulation Element; the on-site noise level contour is 65 to 70 dB CNEL which is considered "conditionally acceptable" for multi-family residents in the Noise Element; the project is compatible with the housing types (Goal 1) to meet local and regional needs for housing opportunities in close proximity to work, recreation and shopping areas, provides increased opportunities for home ownership (Goal 3), and provides housing that is sensitive to environmental and social needs (Goal 6); the Recreation Element places the property in Recreation Planning Area No. 6 and does not identify the subject site for public park needs; the Safety Element does not identify major hazards that could impact development in the area; the Historic Preservation Element does not identify any historic sites in the project area.
- B. Provided the project's design and improvements are implemented in conformance with the conditions of approval, the project will be consistent with the approved and adopted General Plan Elements cited in the preceding paragraph.
- C. The site is physically suitable for the proposed development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The 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 Department. Water and power facilities for this project exist on and adjacent to the project site and will be provided to the development in accordance with requirements of the Water and Power Department.
- D. The site is physically suitable for the proposed density. The density will be consistent with the recommendations of the Land Use Element.

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- E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage.
- F. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the residential living environment, protect the public health and welfare, and prevent any serious health problems.
- G. The project will not conflict with any easements acquired by the public at large for access through or use of property within the project site.
- H. The sanitary sewer system is adequate to accommodate new developments in this area, and discharge of waste into the system from this project will not violate water quality standards.
- I. The water and power demands that will be generated by the project will not alter the City's ability to serve the project or any other areas of the community nor would the project impact available fiscal resources of the community.
- J. The project provides for future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design and configuration, etc.

## **CONDITIONS**

### **Public Works Department Requirements**

1. The subdivision project shall comply with all provisions of applicable State laws and Subdivision Ordinances of the City of Glendale. All fees pertaining to subdivisions required by the Glendale Municipal Code and City Ordinances to be paid in connection with the filing of the final map or to be paid prior to recording of final map shall be based on the fees which are in effect at such respective times. Survey monuments shall be set in accordance with the standards of the 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.
2. A grading/drainage plan for the Engineering Division's review and approval shall be made a part of the building plans submitted with the shoring permit application.
3. The method of discharge of the onsite drainage shall be approved by the City Engineer:
  - a. 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 per Standard Plans for Public Works Construction and under separate permit.

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- b. All on-site drainage inlet devices shall meet the NPDES requirements, and the applicant shall enter into a Covenant and Agreement with the City for the replacement, installation and continued maintenance of all NPDES-related drainage inlet devices on the property and granting inspection rights to the City.
4. The applicant shall perform at its sole expense, and at no cost to the City, the following street improvements along the entire frontage of the property on Glenwood Road, in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer:
  - a. Remove all existing curb, gutter, driveway aprons, and sidewalk and construct new Portland Cement Concrete integral curb and gutter, sidewalk and driveway apron.
  - b. Construct the proposed driveway apron with new Portland Cement Concrete per Standard Plan for Public Works Construction.
  - c. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping, and irrigation.
  - d. Construct the proposed driveway apron and the sidewalk immediately behind the new apron with new six (6) inch Portland Cement Concrete pavement. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code. The applicant may have to reconstruct the adjacent driveway apron to construct a common driveway apron.
5. The applicant shall provide new landscaping, street trees, tree wells, and irrigation along the entire frontages of the property along Myrtle Street to the satisfaction of the Director of Public Works. The City's Urban Forester shall determine the number, size, and location of street trees to be planted.
6. The entire asphaltic concrete roadway pavement within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphaltic concrete pavement and the restoration of all parking restriction curb painting, traffic delineation, striping and pavement markings, per California Department of Transportation (CALTRANS) Standards, at no cost to the City and to the satisfaction of the Director of Public Works.
7. The application shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division. In addition, the applicant shall restore all traffic lane striping, curb painting and markings, and pavement markings. All work shall be done to the satisfaction of the City Engineer.

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8. Separate permits are required for all work within the public-right-of-way. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.
9. The street improvements will be inspected by the City after the construction of the project. The applicant may then be required to effect further repairs up to the reconstruction of the asphaltic concrete pavement of the streets to the satisfaction of the City Engineer.
10. The applicant shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing preconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project to the satisfaction of the Director of Public Works.
11. The contractor shall not store trash bins, construction equipment, 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 the job site.
12. That all security gates provided to the semi-subterranean garage, the distance between the gate and the back of the sidewalk must be adequate to accommodate the queue of vehicles entering the underground garage during weekday afternoon peak hour. Based on the peak hour trip generation, a minimum of one car length (25 feet) is required for the queuing distance.
13. On-street parking on Myrtle Street in front of the project site may be prohibited to provide adequate sight distance for drivers exiting the project driveway.
14. Additional requirements may apply after the initial submittal of the final engineering plans for the building plan checking as required by and to the satisfaction of the Director of Public Works.
15. The applicant shall comply with the Construction and Demolition Waste Debris Diversion Program in compliance with Chapter 8.58 of the Glendale Municipal Code to the satisfaction of the Building Official and Director of Public Works.
16. The applicant shall submit trash and recycling plans in compliance with Glendale Building Code 4101-4103 to the satisfaction of the Director of Public Works.

#### Building Division Requirements

17. 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.
18. 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 Tentative Tract Map are complied with.



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19. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
20. That 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 as required by the Glendale Municipal Code or other acts of law.

#### Planning Division Requirements

21. 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 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.
22. The project shall be designed to accommodate a maximum of eleven (11) dwelling units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
23. All ground and roof-mounted equipment shall be fully screened from view.
24. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
25. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
26. Appropriate impact fees shall be paid prior to final map approval.
27. All electrical, communication, fire alarm, and television service shall be provided underground.
28. The gas meters shall be installed in a location to the satisfaction of the Director of Community Development.
29. That the applicant shall provide the following information in the CC & R's to the satisfaction of the Director of Community Development:
  - a. Each unit shall be assigned at least two spaces.
  - b. There are five (5) additional parking spaces which will be assigned by Declarant to five of the three-bedroom units at the time of the sale of the Condominiums.
  - c. That the guest parking spaces shall remain open and unassigned.
  - d. HOA to maintain common areas including but not limited to: Maintenance of security gates, guest intercom, mailboxes, security gates and 90 cubic feet of storage per unit.
  - e. Any changes to CC & R's will require the approval of the Director of Community Development.

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#### GWP (Electric) Requirements

30. That the applicant shall provide Electrical Easement and Permit to encroach at rear of property to the satisfaction of the Director of Water and Power.
31. The development shall meet all clearance requirements from the existing overhead power lines at the rear property line as required by applicable codes (GO 95, GWP's Electrical Service Requirements) to the satisfaction of the Director of Water and Power.
32. The developer is responsible to pay the full cost to relocate the existing electric facilities required as a result of this project.
33. The developer is responsible to pay the full cost of providing electric service to the project.
34. The applicant shall comply with all requirements from the Glendale Water and Power (electric and water) to the satisfaction of the Director of Water and Power.

#### GWP (Water) Requirement

35. That the applicant is responsible for the cost of a water service or fire line I installation in accordance with the water fee schedule and to the satisfaction of the Director of Water and Power.
36. That individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters installation and location must be approved by Glendale Water and Power and to the satisfaction of the Director of Water and Power.
37. 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 to the satisfaction of the Director of Water and Power.
38. Any water service or fire line shall have a separate connection to the portable water main. A single connection that combines domestic and fire protection uses is not allowed.
39. Fire Department approval/exemptions shall be obtained when determining if the 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 off-site water facility improvements necessary to provide fire flow as required by and to the satisfaction of the Glendale Fire Department.



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#### Community Services and Parks Requirements

40. The project is subject to the appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation, and library facilities.

#### Maintenance Services/Urban Forester

41. That the applicant shall remove one over-mature camphor tree located within the parkway of the project and replace with two-Albizia julibrissin (mimosa) trees at 24"box size standards per City of Glendale standards. Locations of street tree plantings (both on and off site) along Myrtle Street to be determined at a later date when project plans have developed to a more specific level.
42. That the applicant shall adhere to all city standards for tree planting and tree protection.
43. That the applicant shall install programmed irrigation to the newly planted trees on Myrtle Street.
44. That the applicant shall install a bubbler type emitter system operate on a separate valve during the tree(s) established period (approximately 3 years). Once the tree(s) have become established, the valve may be turned off.
45. The applicant shall sustain the good condition of the street tree(s) during the course of the project construction to the satisfaction of the Director of Public Works.

#### Miscellaneous Requirements

46. 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.

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47. 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 17th day of September, 2014.

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

VOTE

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