



CITY OF GLENDALE, CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT
Director of Community Development

633 East Broadway, Room 103
Glendale, California 91206-4386
(818) 548-2144 Fax (818) 240-0392
www.ci.glendale.ca.us

December 19, 2012

Ms. Vicky Barbieri
210 North Central Avenue, Suite 200
Glendale, CA 91203

**RE: 1414 COLUMBIA DRIVE
STANDARDS VARIANCE CASE NO. PVAR 1221746**

Dear Ms. Barbieri:

On December 12, 2012 the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, for your application for a Variance to construct a two-story addition to an existing single-family residence and a new two-car garage accessed from Dartmouth Drive on an approximately 5,200 square-foot, double-frontage lot, zoned "R1R-III" - Restricted Residential Zone, Floor Area Ratio District III, located at **1414 Columbia Drive**, described as Portions of Lots 13 and 14 of Tract No. 5138, in the City of Glendale, County of Los Angeles.

Variances are required to allow for a reduced driveway length, a reduced front street setback along Dartmouth Drive, a reduced interior setback for the garage, an unenclosed down-slope under-floor area below the first and second stories and proposed deck facing Dartmouth Drive, over-height walls in the front street and interior setback for the proposed stairwell facing Dartmouth, and to legalize the over-height, existing retaining walls in the street front street setback area facing Columbia Drive and in the interior setback areas.

APPLICANT'S PROPOSAL

- 1) Allow a 7'-9" driveway length from the front property line along Dartmouth Drive.
- 2) Allow a 7'-9" front setback and zero foot interior setback for the garage from the front property line along Dartmouth Drive and the interior property line, respectively.

- 3) Allow the area below the two-story residence addition and deck that is supported by caissons/columns to remain unenclosed by walls.
- 4) Allow over-height walls and retaining walls ranging from 18 inches to seven feet in the front street setback area along Dartmouth Drive and the interior setback for the proposed stairwell, and to legalize the retaining walls in the front street setback area along Columbia Drive and the interior setbacks.

CODE REQUIRES

- 1) Any driveway serving a parking area shall be a minimum of 18 feet in length in the "R1R" zone from the back of the sidewalk or the property line where no sidewalk exists. (GMC Section 30.32.130.G.4).
- 2) All buildings and structures built according to the provisions of the "R1R" standards must be set back from any front property line a minimum of 15 feet (GMC 30.11.030), and all buildings and structures and additions to such buildings and structures for which a building permit has been issued in the "R1R" and "R1" zone permitted prior to May 2, 1991, shall be set back from the interior property lines not less than five feet for buildings or structures over 20 feet and equal to or less than 30 feet in height (GMC 30.11.030).
- 3) All supporting structures below enclosed occupiable living spaces or garages which are exposed above the ground surface shall be fully enclosed by walls or suitable construction (GMC 30.11.040.G).
- 4) Maximum height for walls and retaining walls in the front street setback (GMC 30.11.070.f & g, and 30.30.010.B.2.a) and maximum height for retaining walls in the interior setback (GMC 30.11.070.C.2.a)

ENVIRONMENTAL RECOMMENDATION: This project is exempt from the California Environmental Quality Act (CEQA).

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development Department staff thereon, and the statements made at the public hearing with respect to this application, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your application based on the following:

- A. That the strict application of the provisions of the ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance in that the request would be unduly restricted from achieving its goal of meeting the needs for such use and structure if Code limitations were strictly observed.**

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 for this project. The lot is located in Adams Hill, an area of the City known for winding, narrow streets, hillside lots, and garages located close to the front property lines. The project site itself features an existing residence on a through lot that angles downward from Columbia Drive to Dartmouth Drive. Based on calculations by a licensed surveyor, the property features an average current slope of 39.4%, as noted in the topographic survey (Exhibit 6 in the staff report). The site's topography, the location of the existing house at the top of the slope and the limited area for development of the addition would result in practical difficulties that hinder compliance with Code standards. The garage is proposed for the Dartmouth Drive frontage. Meeting the required street setback on Dartmouth Drive would require extensive grading and construction of retaining walls, which may not meet the Hillside Design Guidelines. Access from Columbia Drive would require costly and impractical conversion of existing living space into a garage and a new driveway from Columbia Drive may also not meet the code standards for driveway slope. Furthermore, enclosing the whole area under the deck and addition would create a significant massing instead of minimizing the impact of the proposed addition. Therefore, strict setback application would be a practical difficulty and unnecessary hardship.

- B. 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.**

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. The property is located in the "R1R" - Restricted Residential Zone, in an area of other hillside properties with steep slopes. Although such sloped lots are typical in the Adams Hill area, the property's site plan constraints and existing conditions are exceptional circumstances when compared to other typical "R1R" properties. The site's existing building location and the topographical

condition with its steep downward slope greatly limit the developable area on the lot. Furthermore, the site is a through lot and just over 5,000 square feet, so the property is encumbered by having to provide the required street front setbacks on both ends of the site. This further reduces the buildable area of the already steep lot. Therefore, the lot's size, slope, existing site plan, and dual-frontage are exceptional circumstances to consider for granting the variance requests.

C. 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.

The granting of the variances 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. The proposal with its two-car garage, new staircase and two-story addition will not be detrimental to the Adams Hill neighborhood. The 5,200 square foot, through-lot features a single family house that has been vacant for a number of years, and it previously had a substandard one-car garage that was demolished approximately ten years ago. The current proposal involves a new two-story addition to the residence and a new two-car garage and staircase leading to the home from Dartmouth Drive. The finished project will provide two fully enclosed parking spaces on-site (versus a substandard one-car garage) and retaining walls necessary to support for the new staircase leading to the house. The final outcome would be a vacant, red-tagged house that has been brought into a habitable condition and which one which would have the required off-street parking.

D. The granting of the variance would not be contrary to the objectives of the ordinance.

The granting of the variance will not be contrary to the objectives of the ordinance. The proposed addition to the single family residence and the new two-car garage are consistent with the goals and objectives of both the Land Use Element of the General Plan and "R1R" zoning for single family residential development. The objectives of the Code are intended to promote the public's health, safety and welfare, and to allow reasonable development and use of property. The project development benefits the neighborhood by providing two enclosed parking spaces on-site that comply with Code except

for the driveway length and setbacks. The proposed walls and retaining walls for the proposed stairwell from Dartmouth Drive are the minimum necessary for a new staircase leading to the house without resulting in an even greater number of switchbacks within the up-sloped front street setback on Dartmouth Drive. The unenclosed under-floor area below the proposed deck and addition is in keeping with the objectives of the "R1R" standards, given that the proposed design is meant to minimize the mass and bulk of the proposed deck to avoid being a prominent feature of the landscaped hillside. To deny the request for a two-car garage and staircase with supporting structures on this 5,200 square-foot, steeply-sloped, dual-frontage lot with an existing house would unduly restrict the flexibility for the single family use and be contrary to the intent of the code. These variances would bring the property back into a habitable state and are the minimum necessary to afford the highest and most efficient use of the property, resulting in the continued use of the single family home use while providing an addition and a new two-car garage.

The proposal is consistent with the criteria set forth in GMC 30.11.040 for residential development in hillside areas. The proposed two-story addition to the existing house and the new two-car garage are in keeping with the design objectives in the Glendale Municipal Code and is generally compatible with the surrounding neighborhood in terms of scale, bulk/mass, roofline orientation, setbacks, and site layout. The house and addition are terraced to reflect the down-slope topography of the lot. The house is being extended towards Dartmouth Drive, while new stairs leading to the house are located where the previous one-car garage stood. The new two-car garage is angled closer to the northerly interior property line, parallel to Dartmouth Drive. The project minimizes alteration of terrain necessary for development, except for the grading required for the new two-car garage. The development proposed is in a manner compatible and consistent with that of the surrounding Adams Hill neighborhood. Furthermore, the requirement that site plans for development of property on steep slopes take into account the visual impact on surrounding properties, since the house is set back against the slope and in line with the adjacent houses.. The architectural style and architectural elements of the proposed in-fill development are more contemporary than the surrounding properties, yet the massing and terracing appear to be compatible. The project will be further reviewed during the Design Review Board process.

SUMMARY OF PLANNING HEARING OFFICER'S DECISION

The Planning Hearing officer was able to make all four required findings in favor of the requested variances pursuant to Section 30.43.030, Glendale Municipal

Code. Remodeling of this house is necessary to create a habitable unit, and the two car garage and stairwell is necessary to improve the function of this dual-fronting lot. The conditions attached to the approval will control the use in a manner necessary to allow the use to properly fit into the specific location.

CONDITIONS OF APPROVAL

Based on the above rationale, the Planning Department staff recommends approval of Standards Variance PVAR 1221746 with the following conditions:

- 1) 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 Hearing Officer.
- 2) That all necessary permits shall be obtained from the Building and Safety Section and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- 3) That Design Review Board approval shall be obtained prior to the issuance of a Building Permit.
- 4) That the applicant shall comply with all Fire; Public Works-Engineering and Integrated Waste; and, Glendale Water and Power (GWP) requirements, copies attached, to the satisfaction of the Fire Chief, Director of Public Works, and Director of Glendale Water and Power, respectively.
- 5) That if any buildings, curb or gutter, fencing or landscaping areas, etc., adjacent to the site are damaged during construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the City Engineer for public property.
- 6) That the premises be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
- 7) That any expansion or modification of the structure shall require a new variance application. Expansion shall constitute adding of floor area, reduction of parking/open spaces, or any physical changes as determined by the Planning Hearing Officer.

**APPEAL PERIOD (effective date), TIME LIMIT, LAPSE OF PRIVILEGES,
TIME EXTENSION**

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 Building and Safety Division upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **JANUARY 3, 2013**, in the Building and Safety Division, 633 E. Broadway, Room 101.

APPEAL FORMS available on-line:
<http://www.ci.glendale.ca.us/planning/SubmittingAProject.asp>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded.

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.

REVOCATION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Variances (individual cases heard and decided upon by the Hearing Officer). To consider the revocation, the Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a Variance at least 10 days notice by mail to the applicant or permittee.

GMC CHAPTER 30.41 PROVIDES FOR

TERMINATION

Every right or privilege authorized by a Variance 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 Variance 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 Variance.

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 (Vilia Zemaitaitis – 818.937.8154) and/or Planning Hearing Officer who acted on this case. 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.

Sincerely,



Laura Stotler
Planning Hearing Officer
LS:sm

CC: City Clerk (K.Cortes); Police Dept. (Tim Feeley/Z.Avila); City Attorney's Dept. (G. van Muyden/M.Yun/Yvette Neukian); Fire Prevention Engineering Section-(D.Nickles); City Engineer and Traffic & Transportation Section (Roubik Golanian/G.Tom); Director of Public Works and General Manager for Glendale Water and Power (Stephen Zurn); Glendale Water & Power--Water Section (R.Takidin); Glendale Water & Power--Electric Section (M.Kelley/M.Jackson); Parks, Recreation and Community Services Dept. (Emil Tatevosian); Neighborhood Services (A.Jimenez); Integrated Waste Management Admin. (D.Hartwell); Maintenance Services Section Admin. (D.Hardgrove); Street and Field Services Admin.; Environmental Management (M.Oillataguerra); and case planner – Vilia Zemaitaitis.

file

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DUE DATE: JULY 23, 2012 (PLEASE submit response by this DATE)

FROM: VILIA ZEMAITAITIS, Case Planner Tel. # 818-937-8154

TO: [Handwritten mark]
PROJECT ADDRESS: 1414 Columbia Drive
Applicant: Vicky Barbieri
Property Owner: Juan Barbieri

PROJECT DESCRIPTION: Two-story addition to existing SFD with new two-car garage off Dartmouth Drive. Variances are required for reduced driveway length less than 18 feet, reduced front street and interior setbacks for the garage, retaining walls in the front street and interior setbacks, and uncovered/unenclosed supporting structures.

PLEASE CHECK:

- A. CITY ATTORNEY
- B. COMMUNITY DEVELOPMENT:
 - (1) Building & Safety
 - (2) Economic Development
 - (3) Housing
 - (4) Neighborhood Services
 - (5) Planning & Urban Design
EIF/Historic District
 - (6) Redevelopment

- G. INFORMATION SERVICES DEPT.
(Wireless Telecommunications)
- H. PUBLIC WORKS (ADMINISTRATION):
 - (1) Engineering
 - (2) Environmental Management
 - (3) Facilities (city projects only)
 - (4) Integrated Waste
 - (5) Street and Field/Maintenance
Services/Urban Forester
 - (6) Traffic & Transportation

D. COMMUNITY SERVICES/PARKS:
Wireless Telecom

J. GLENDALE POLICE

From
 E. FIRE ENGINEERING (PSC)

- F. GLENDALE WATER & POWER:
 - (1) Water
 - (2) Electric

- K. OTHER:
 - (1) STATE-Alcohol Bev. Cntrl. (ABC)
 - (2) CO Health dept.
 - (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1221746
CUP Case No.: _____
DRB Case No.: _____
Environment Info Form
(EIF) No.: _____

Tentative Tract/Parcel Map No.: _____
Zone Change/GPA: _____
Lot Line Adjustment: _____
Other: _____

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

Project Address: 1414 Berkeley Drive **Project Case No.:** PVAR 1221746

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: 7-30-12

Print Name: GABRIEL REZA

Title: Plan checker Dept. GFD Tel.: 8-937-8105

a. ADDITIONAL COMMENTS:

1. See Attached.
2. Project is located in an area with restricted access and/or narrow streets, limited turnaround capability for emergency vehicles.

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

- 1.

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

- 1.

CITY OF GLENDALE
"MASTER LIST" OF STANDARD CONDITIONS OF APPROVAL
RESIDENTIAL- COMMERCIAL- INDUSTRIAL ZONES
(Variances / CUPs/ PUPs / PPRs / Etc.)

FIRE ENGINEERING

Project Address: 1414 Berkeley Drive **Case No:** Plan-1221746

Comments

No Comments

Architectural

1. Note change of occupancy classification on architectural plans.

Access / Egress

2. Project is located in an area with restricted access and/or narrow streets; limited turnaround capability for emergency vehicles.

Conditions:

Architectural

1. Elevator size shall be capable of accommodating a gurney and meet the requirements per 2010 CBC Article 30.
2. Provide code-compliant emergency lighting along entire route of exit path (to the public way) and show locations on architectural plans.
3. Maximum occupancy not to exceed _____; post sign near main entrance stating such.
4. Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road, alley, and walkways giving access to and within the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4-inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke width shall be increased as needed for legibility based on visibility distance.

Fire Protection

5. A complete automatic fire sprinkler system shall be installed throughout the structure in accordance with the recommendations of NFPA 13 and the requirements of the Glendale Fire Department. Plans and permit application shall be submitted within 30 days of issuance of the building permit. Riser and all sprinkler piping shall be concealed; no exposed piping on exterior permitted. Quick response sprinkler heads are required throughout the structure unless contra-indicated. Flat concealed sprinkler heads are required in all habitable areas.

~~i. Installation of an automatic fire sprinkler system will be required
if valuation increase is greater than or equal to 50%.~~

6. Provide a fire alarm system capable of notifying the occupants, audibly and visually, upon activation of the automatic fire sprinkler system. Plans and permit application shall be submitted within 30 days of issuance of the building permit.
7. Provide extinguishing system for the hood / spray booth; installation of hood / spray booth fire suppression system shall be approved under separate permit; submit plans within 30 days of issuance of building permit.
8. Show location of automatic fire sprinkler riser, backflow preventer (not visible from the street), Fire Department Connection (FDC – must remain visible from the street) and Fire Alarm Control Panel (FACP). Coordinate locations with GFD staff and show locations on architectural and landscaping plans; provide a 3 foot clear pathway from FDC to sidewalk; pathway shall be clearly marked on the plans.
9. Smoke detectors shall be wired to the building electrical system, be equipped with battery backup, and emit a signal when batteries are low. Smoke alarms shall be interconnected, so that the activation of one alarm will activate all other alarms.
10. Water main and/or fire hydrant upgrade is required; provide receipt from Glendale Water and Power (GWP) for payment prior to architectural plan approval.
11. Provide compliance for fire hydrant(s) location and spacing per Section 508.5 and Appendix "C" CFC 2010.
12. Installation of fire line is required; provide receipt from GWP prior to approval of architectural plans.
13. Provide compliance with water flow requirements per Section 508.3 and Appendix "B" CFC 2010; provide payment for fire flow test.

High Fire Hazard Area

- 14. Project is located in the High Fire Hazard Area and must comply with all related regulations.
- 15. Provide a minimum 100 foot Fuel Modification Zone per the Hillside Development Landscape Guidelines for all proposed and existing structures; must submit plans and obtain Fire Permit.
- 16. All landscaping/fuel modification shall comply with the Hillside Development Landscape Guidelines; must submit plans and obtain Fire Permit.
- 17. All material and material assemblies for projects within the High Fire Hazard Area shall comply with Section 703A CBC 2010 and/or CRC 2010.
- 18. Obtain a Right of Entry Permit for annual hazard abatement on adjacent City Property prior to approval of fuel modification plans.

Access / Egress

- 19. Clearly show all exiting routes until termination of public right-of-way (site plan).
- 20. Provide proper opening protections for the means of egress system.
- 21. Provide an emergency access walkway leading from fire apparatus access road to exterior opening per Section 504 CFC 2010. Landings shall be provided beneath bedroom rescue windows or doors when steps are used to provide fire department access around the home. Architect shall revise all architectural and landscape plans from any present or future obstructions that may hinder access and placement of fire department ladders.
- 22. Verify exiting from all areas / floors is code compliant; provide adequate separation of required exits; maintain required clearance from property line and/or openings along exit paths.
- 23. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with 2010 CBC Section 1026.
- 24. Provide a means of egress analysis on the plans in accordance with the 2010 CBC Article 10. Analysis shall include, but not be limited to the following:
 - i. Occupant load (showing detailed calculation and signage location).
 - ii. Required number of exits (including exit separation).

iii. Provide detailed calculation of all stairwells, aisles, exit widths, and travel distance.

- 25. Provide an access road for fire department apparatus per Section 503 and Appendix "D" CFC 2010; depict all dimensions (minimum width 20 feet).
- 26. Obtain a Fire Road Access Permit; submit a Road Maintenance Access Plan for use of Fire Roads; provide documentation for legal right of access.
- 27. Revise door swing to comply with exiting requirements.
- 28. Provide the minimum number of exits and continuity per 2010 CBC Sec. 1019 within all rooms, spaces, and levels.

Industrial Waste / Hazardous Materials

- 29. Provide pre-treatment (grease interceptor, clarifier, etc.) to serve the facility; minimum size 750 gallons located outside and connected to the sewer; show location on architectural site plan and plumbing plans for review; obtain an Industrial Waste Permit.
- 30. Complete and submit a CUPA Haz Mat disclosure packet.
- 31. Prepare and submit a CUPA Haz Mat Closure Letter.

Other

- 32. Must bring existing code violations into compliance.

Case-specific Code Requirements: (not standard code requirements)

- 33. Obtain an Assembly Permit from the Fire Department.

Suggested conditions: (may or may not be adopted by Hearing Officer)

Name: GABRIEL PEREZ Date: 7-30-12

Title: Plan checker Dept. Tel. (Ext.): 2-937-8105

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INTERDEPARTMENTAL COMMUNICATION
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PLEASE CHECK:

- | | |
|---|---|
| <input type="checkbox"/> A. CITY ATTORNEY | <input type="checkbox"/> G. INFORMATION SERVICES DEPT.
(Wireless Telecommunications) |
| <input checked="" type="checkbox"/> B. COMMUNITY DEVELOPMENT: | <input checked="" type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION): |
| <input checked="" type="checkbox"/> • (1) Building & Safety | <input checked="" type="checkbox"/> • (1) Engineering |
| <input type="checkbox"/> • (2) Economic Development | <input type="checkbox"/> • (2) Environmental Management |
| <input type="checkbox"/> • (3) Housing | <input type="checkbox"/> • (3) Facilities (city projects only) |
| <input checked="" type="checkbox"/> • (4) Neighborhood Services | <input type="checkbox"/> • (4) Integrated Waste |
| <input type="checkbox"/> • (5) Planning & Urban Design
EIF/Historic District | <input type="checkbox"/> • (5) Street and Field/Maintenance
Services/Urban Forester |
| <input type="checkbox"/> • (6) Redevelopment | <input type="checkbox"/> • (6) Traffic & Transportation |
| <input type="checkbox"/> D. COMMUNITY SERVICES/PARKS:
Wireless Telecom | <input type="checkbox"/> J. GLENDALE POLICE |
| <input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC) | <input type="checkbox"/> K. OTHER: |
| <input type="checkbox"/> F. GLENDALE WATER & POWER: | <input type="checkbox"/> (1) STATE-Alcohol Bev. Cntrl. (ABC) |
| <input checked="" type="checkbox"/> • (1) Water | <input type="checkbox"/> • (2) CO Health dept. |
| <input checked="" type="checkbox"/> • (2) Electric | <input type="checkbox"/> • (3) City Clerk's Office |

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1221746
 CUP Case No.: _____
 DRB Case No.: _____
 Environment Info Form
 (EIF) No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
 Lot Line Adjustment: _____
 Other: _____

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

Project: Columbia Project
Address: 1414 Berkeley Drive Case No.: PVAR 1221746

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Date: _____
Print Name: _____
Title: _____ Dept. _____ Tel.: _____

a. ADDITIONAL COMMENTS:

- 1.

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

- 1.

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

- 1.

PUBLIC WORKS: ENGINEERING
- ROUBIK GOLANIAN

Comments

No Comments

- The submitted plans submitted do not match the City records and the topographic survey included with the submittal. The plans shall be revised so that they match the included topographic survey and City records.
- No retaining walls, footings and foundation or any portion thereof shall be constructed within the public right-of-way.

Conditions:

- 1. A separate Grading Permit issued by the Public Works Engineering Division is required.
- 2. A grading/drainage plan shall be submitted for the Public Works Engineering Division's review and approval, and shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
- 3. A Tract map is 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 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 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. The subject property and this development must be connected to the City's Sanitary Sewer system. All costs involved in extending the sewer main line to serve the subject property shall be borne solely by the applicant at no cost to the City and to the satisfaction of the City Engineer.
- 5. The existing sanitary sewer system downstream of the project may not have the capacity to handle the additional sewage discharge generated by the proposed project. If downstream deficiencies are determined, the applicant shall be required to upgrade these deficient portions of the existing sanitary sewer system. This upgrade shall be completed prior to the project's connection to the existing sanitary sewer system. In addition, the proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.

A sewage capacity increase fee will be assessed if no sewer system upgrades are required. The fee is based on the increase in sewage flow generated by the project compared to the sewage flow from the current use of the site.

- 6. The applicant shall dedicate to the City for street use purposes, a strip of land _____ feet wide, along the entire frontage of the property on _____ Name of street _____.
- 7. The applicant shall dedicate to the City for street use purposes, a portion of the _____ corner of the property, of sufficient area, in order to accommodate the widening of the curb return and the construction of an ADA-compliant handicap ramp.

8. The applicant shall dedicate to the City for alley use purposes, a strip of land _____ feet wide, along the entire frontage of the property on _____ Description of alley _____.
9. A recorded ingress/egress, drainage and utility easement for the common private driveway is required. The easement shall be recorded against all the properties involved and shall be binding upon all owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owners, and based on the evidence that the easement is no longer necessary.
10. The property owner shall provide to the City, an Irrevocable Offer to Dedicate for street/alley use purposes, a strip of land _____ feet wide, along the entire frontage of the property on _____ Name of street and/or description of alley _____, and if required, a portion of the _____ corner of the property, of sufficient area, in order to accommodate the future widening of the curb return and the construction of an ADA-compliant handicap ramp.
11. The property owner shall enter into a Covenant and Agreement with the City agreeing to pay for the total cost of improving or widening the roadway fronting their property, at such time when the City elects to improve or widen _____ Name of street _____. The cost of improving or widening the roadway shall include, but not be limited to, all new Portland Cement Concrete curbs, gutters and sidewalks, new asphaltic concrete pavement, including the resurfacing of the street to its centerline, relocation and/or modification of driveway apron, relocation of utilities or adjustment to the new finished street surface, removal of existing street trees or tree roots, planting new trees and landscaping. This Covenant and Agreement shall be recorded against the property and shall be binding upon its owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owner, and based on the evidence that the terms of the Covenant and Agreement has been satisfied or is no longer necessary.
12. The applicant shall grant to the City a driveway apron easement along the frontage of the property on _____ Name of Street _____, of sufficient area to accommodate the construction of the entire proposed driveway apron to be located within the easement.
13. The method of discharge of the onsite drainage shall be approved by the City Engineer:
- a. All new and additional roof and on-site drainage 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 per Standard Plans for Public Works Construction, and under separate permit
- b. 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.
- c. All onsite drainage inlet devices shall be equipped with approved fossil filters or equal, 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. This Covenant and Agreement shall be recorded against the property and shall be binding upon its owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the City Engineer at the request of the owner, and based on the evidence that the terms of the Covenant and Agreement has been satisfied or is no longer necessary.

- 14. Remove all broken/damaged/deteriorated curb, gutter, sidewalk, landscaping and irrigation along the entire frontage of the property on Columbia and Dartmouth Drives, and construct new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation per 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.
- 15. Remove any unused driveway apron or that portion of an existing driveway apron not leading to a driveway, and construct new Portland Cement Concrete integral curb and gutter, sidewalk, and landscaping/irrigation as necessary, in accordance with the Standard Plans for Public Works Construction, to match and join the existing street improvements, under separate permit, and to the satisfaction of the City Engineer.
- 16. 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 Dartmouth Drive, 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 aprons.
 - b. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation as necessary.
 - c. Construct the proposed driveway apron and the sidewalk immediately behind the new apron with new 5-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.
 - d. Construct new full-width Portland cement Concrete sidewalk between the property line and the back of curb.
 - e. Construct new _____-feet wide Portland Cement Concrete sidewalk adjacent to the Back of curb or property line. The unpaved portion of the parkway adjacent to the new sidewalk shall be landscaped and irrigated to the satisfaction of the Director of Public Works.
 - f. Construct new ADA-compliant handicap ramps at _____ (Location) _____.
 - g. 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.
 - h. 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 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 Public Works-Traffic and Transportation Division.

- 17. 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.
- 18. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including filing of a Notice of Intent with the Los Angeles Regional Water Quality Control Board, and 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. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
- 19. The project 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. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
- 20. The project 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.
- 21. A dual sump pump design is required for basement or subterranean parking.
- 22. Street, storm drain, or sewer improvement plans prepared by a Registered Civil Engineer licensed in the State of California shall be submitted to the Engineering Division for review and approval. In addition, the improvement plans shall show the location and/or the relocation/reconstruction of all existing and proposed utilities, including their underground structures (i.e. water meters, pull boxes, valves, manholes, street lights, fire hydrants, etc.).
- 23. The existing slopes above the proposed project may be subject to surficial slumping and sliding during the rainy season or with landscape watering. The Geotechnical and Geological reports shall provide an assessment of surficial stability of the slope and a determination as to whether mitigation measures are necessary for the protection of life and property associated with this project.
- 24. The site is located within a Earthquake-induced Landslide Zone as indicated in the State of California Seismic Hazard Zones Map (_____ Quadrangle) issued by the California Department of Conservation, Division of Mines and Geology. The Geotechnical and Geological reports shall contain the Geotechnical Engineer's and Geologist's findings and recommendations on all matters pertaining to the stability of the site and adequacy of all structures, retaining walls, drainage etc. This requirement is to fulfill the above major concern regarding earthquake-induced landslide conditions.
- 25. The site is located within a Liquefaction Zone as indicated in the State of California Seismic Hazard Zones Map (_____ Quadrangle) issued by the California Department of Conservation, Division of Mines and Geology. The Geotechnical and

Geological reports shall contain the Geotechnical Engineer's and Geologist's findings and recommendations on all matters pertaining to the stability of the site and adequacy of all structures, retaining walls, drainage etc. This requirement is to fulfill the above major concern regarding liquefaction conditions.

- 26. The submitted site plan shows the proposed _____, to be constructed over an existing _____ easement. This creates an obstacle to the maintenance or replacement/repair of the existing structure/pipes/conduits within the easement. No permanent structure, footing, foundation, or any portion thereof, shall be located within the existing easement.
- 27. The applicant shall submit to the Engineering Division, drawings (Plans, profiles, cross-sections, detail drawings, etc.) which show that the proposed structure is designed so that no portion of its footings is located within the easement. In addition, the footings for the proposed structures adjacent to the easement shall be designed with sufficient depth to ensure that no structural surcharge is imposed upon the existing pipe and/or conduit or upon the potential open trench during replacement/repair operations for maintenance purposes.
- 28. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

Case-specific Code Requirements: (not standard code requirements)

Suggested conditions: (may or may not be adopted by Hearing Officer)

No Comments

CASE No.: PVAR 1221746 Property Address: 1414 Columbia Drive

Case Planner: Vilija Zemaitaitis

Name/Signature  Date: 8/2/12

Title: City Engineer Dept. Public Works - Engineering Tel. (Ext.): (818) 548-3945

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DUE DATE: JULY 23, 2012 (PLEASE submit response by this DATE)

FROM: VILIA ZEMAITAITIS , Case Planner **Tel. #** 818-937-8154

PROJECT ADDRESS: 1414 Columbia Drive

Applicant: Vicky Barbieri

Property Owner: Juan Barbieri

PROJECT DESCRIPTION: Two-story addition to existing SFD with new two-car garage off Dartmouth Drive. Variances are required for reduced driveway length less than 18 feet, reduced front street and interior setbacks for the garage, retaining walls in the front street and interior setbacks, and uncovered/unenclosed supporting structures.

PLEASE CHECK:

- | | |
|--|---|
| <p><u> </u> A. CITY ATTORNEY</p> <p><u> X </u> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"><u> </u> • (1) Building & Safety<u> </u> • (2) Economic Development<u> </u> • (3) Housing<u> X </u> • (4) Neighborhood Services<u> </u> • (5) Planning & Urban Design
EIF/Historic District<u> </u> • (6) Redevelopment <p><u> </u> D. COMMUNITY SERVICES/PARKS:
Wireless Telecom</p> <p><u> X </u> E. FIRE ENGINEERING (PSC)</p> <p><u> X </u> F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"><u> </u> • (1) Water<u> </u> • (2) Electric | <p><u> </u> G. INFORMATION SERVICES DEPT.
(Wireless Telecommunications)</p> <p><u> </u> H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"><u> X </u> • (1) Engineering<u> X </u> • (2) Environmental Management<u> </u> • (3) Facilities (city projects only)<u> X </u> • (4) Integrated Waste<u> X </u> • (5) Street and Field/Maintenance
Services/Urban Forester<u> X </u> • (6) Traffic & Transportation <p><u> </u> J. GLENDALE POLICE</p> <p><u> </u> K. OTHER:</p> <ul style="list-style-type: none"><u> </u> (1) STATE-Alcohol Bev. Cntrl. (ABC)<u> </u> • (2) CO Health dept.<u> </u> • (3) City Clerk's Office |
|--|---|

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1221746
CUP Case No.:
DRB Case No.:
Environment Info Form
(EIF) No.:

Tentative Tract/Parcel Map No.:
Zone Change/GPA:
Lot Line Adjustment:
Other:

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

Project Chamber **Project**
Address: 1414 Berkeley Drive **Case No.:** PVAR 1221746

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: 10-3-2012

Print Name: LEONARDO BOCANE GRA
Title: C. E. ASSISTANT **Dept.** GWP- WATER **Tel.:** X 2062

a. ADDITIONAL COMMENTS:

- 1.

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

- 1.

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

- 1.

GLENDALE WATER AND POWER: WATER
1414 Columbia Dr.- RAJA TAKIDIN

Comments

No Comments

Conditions:

GWP Water Department Standard Conditions

Potable Water

- 1. Applicant is responsible for the current cost of a water service or fire line in accordance with the current water fee schedule at the time of installation.
- 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 City specifications. Meter locations must be approved by Glendale *Water and Power* (GWP), Building and Safety, and Planning Departments
- 3. Any water service or fire line connection, when no longer needed by the customer, must be permanently abandoned (disconnected at water main and water meter removed) by the GWP Water Department following payment of the necessary fee.
- 4. 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.
- 5. 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.

Recycled Water

- 6. Installation of a recycled water (RW) irrigation system is required, initially connected to the potable system if the recycled water system is not available. The RW irrigation system must be inspected and approved by the local health agency and GWP prior to receiving recycled water. Plumbing plans must be submitted to the local health agency and GWP Water Department for review and approval. Please contact Rosanna Lau at (818) 548-3966 for RW specifications, standard drawings and additional information.
- 7. Installation of a recycled water (RW) irrigation system for ground level irrigation only is required, initially connected to the potable system if the recycled water system is not available. The RW irrigation system must be inspected and approved by the local health agency and GWP prior to receiving recycled water. Plumbing plans must be submitted to the local health agency and GWP Water Department for review and approval. Please contact Rosanna Lau at (818) 548-3966 for RW specifications, standard drawings and additional information.

8. Dual plumbing using recycled water (RW) is required for sanitary flushing in common areas, initially connected to the potable system if the recycled water system is not available. Plumbing plans must be submitted to the Water Department for review and approval. Please contact Rosanna Lau at (818) 548-3966 for further information.

Water Quality

9. Backflow prevention (BFP) devices are required for each separate irrigation and fire service connection(s) from the City of Glendale. A BFP device may be required if multiple service lines are needed for domestic service. Please refer to the GWP Cross-Connection Control Program and Glendale Municipal Code(Chapter 13.32) to determine the type of device required. BFP device locations must be approved by both GWP Water Department and Planning Departments prior to installation. Final inspection and approval by the GWP Water Department of the installed facilities is required to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the local health agency before service can be granted.

Case-specific Code Requirements: (not standard code requirements)

Suggested conditions: (may or may not be adopted by Hearing Officer)

Name: Leonardo Bocanegra Date: October 3, 2012

Title: Civil Engineering Assistant Dept. GWP Water Department

Tel. (Ext.): (818) 548-2062

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DUE DATE: JULY 23, 2012 (PLEASE submit response by this DATE)

FROM: VILIA ZEMAITAITIS, Case Planner Tel. # 818-937-8154

PROJECT ADDRESS: 1414 Columbia Drive

Applicant: Vicky Barbieri

Property Owner: Juan Barbieri

PROJECT DESCRIPTION: Two-story addition to existing SFD with new two-car garage off Dartmouth Drive. Variances are required for reduced driveway length less than 18 feet, reduced front street and interior setbacks for the garage, retaining walls in the front street and interior setbacks, and uncovered/unenclosed supporting structures.

PLEASE CHECK:

- | | |
|--|--|
| <u> </u> A. CITY ATTORNEY | <u> </u> G. INFORMATION SERVICES DEPT.
(Wireless Telecommunications) |
| <u> X </u> B. COMMUNITY DEVELOPMENT: | <u> </u> H. PUBLIC WORKS (ADMINISTRATION): |
| <u> </u> • (1) Building & Safety | <u> X </u> • (1) Engineering |
| <u> </u> • (2) Economic Development | <u> X </u> • (2) Environmental Management |
| <u> </u> • (3) Housing | <u> </u> • (3) Facilities (city projects only) |
| <u> X </u> • (4) Neighborhood Services | <u> X </u> • (4) Integrated Waste |
| <u> </u> • (5) Planning & Urban Design
EIF/Historic District | <u> X </u> • (5) Street and Field/Maintenance
Services/Urban Forester |
| <u> </u> • (6) Redevelopment | <u> X </u> • (6) Traffic & Transportation |
| <u> </u> D. COMMUNITY SERVICES/PARKS:
Wireless Telecom | <u> </u> J. GLENDALE POLICE |
| <u> X </u> E. FIRE ENGINEERING (PSC) | <u> </u> K. OTHER: |
| <u> </u> F. GLENDALE WATER & POWER: | <u> </u> (1) STATE-Alcohol Bev. Cntrl. (ABC) |
| <u> X </u> • (1) Water | <u> </u> • (2) CO Health dept. |
| <u> X </u> • (2) Electric | <u> </u> • (3) City Clerk's Office |

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1221746
 CUP Case No.: _____
 DRB Case No.: _____
 Environment Info Form
 (EIF) No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
 Lot Line Adjustment: _____
 Other: _____

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

Project Address: 1414 Colombia Drive **Project Case No.:** PVAR 1221746

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: July 9, 2012
Print Name: Ron Williams
Title:Code Code Compliance
Inspector _____ **Dept.** N.S.S **Tel.:** 818-548-3700

a. ADDITIONAL COMMENTS:

- 1. Property as been Red Tagged by Che Hill on March 03, 2010 due to Slope failure and destruction of garage. Existing City Attorney violations are: 1. Unsafe building. 2. Deteriorated or damaged foundations. 3. Deteriorated or damaged walls. 4. Overgrown weeds and vegetation throughout the property.

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

- 1.

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

- 1.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: August 03, 2012
TO: Vilia Zemaitaitis, Planning Case Planner
FROM: Myrna Kelley, GWP Electric Engineering ✓
SUBJECT: 1414 Columbia Drive
PVAR 1221746

Glendale Water & Power (GWP) Electric Engineering has reviewed plans for the proposed two-story addition to an existing SFD with new two-car garage off of Dartmouth Dr. The following apply:

Customer Service (818) 548-3921

- 2 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.
- 3 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.
- 4 Project to pay all fees required for obtaining electric service before application(s) for building or electric permit(s) is/are signed by GWP Customer Service Engineering.
- 7 The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky. Contact GWP Customer Service Engineering to obtain pole height and line clearance requirements.
- 8 Project is responsible for supporting and maintaining of GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.

Fiber Optics Section (818) 548-3923

- 11 No conflict.

Street Lights Department (818) 548-4877

- 17 No conflict.

Transmission & Distribution Engineering (818) 548-3923

- 23 No conflict.

Glendale Water & Power Electric Engineering has no other issues or comments related to this project.

Henry Abrari, Principal Electrical Engineer

Henry R. Abrari

By Myrna Kelley, GWP Electric Engineering
(818) 548-3922

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DUE DATE: JULY 23, 2012 (PLEASE submit response by this DATE)
FROM: VILIA ZEMAITAITIS, Case Planner Tel. # 818-937-8154

PROJECT ADDRESS: 1414 Columbia Drive
 Applicant: Vicky Barbieri
 Property Owner: Juan Barbieri

PROJECT DESCRIPTION: Two-story addition to existing SFD with new two-car garage off Dartmouth Drive. Variances are required for reduced driveway length less than 18 feet, reduced front street and interior setbacks for the garage, retaining walls in the front street and interior setbacks, and uncovered/unenclosed supporting structures.

PLEASE CHECK:

- | | |
|---|---|
| <u> </u> A. CITY ATTORNEY | <u> </u> G. INFORMATION SERVICES DEPT. (Wireless Telecommunications) |
| <u> </u> B. COMMUNITY DEVELOPMENT: | <u> </u> H. PUBLIC WORKS (ADMINISTRATION): |
| <u> X </u> • (1) Building & Safety | <u> X </u> • (1) Engineering |
| <u> </u> • (2) Economic Development | <u> X </u> • (2) Environmental Management |
| <u> </u> • (3) Housing | <u> </u> • (3) Facilities (city projects only) |
| <u> X </u> • (4) Neighborhood Services | <u> X </u> • (4) Integrated Waste |
| <u> </u> • (5) Planning & Urban Design EIF/Historic District | <u> X </u> • (5) Street and Field/Maintenance Services/Urban Forester |
| <u> </u> • (6) Redevelopment | <u> X </u> • (6) Traffic & Transportation |
| <u> </u> D. COMMUNITY SERVICES/PARKS: Wireless Telecom | <u> </u> J. GLENDALE POLICE |
| <u> X </u> E. FIRE ENGINEERING (PSC) | <u> </u> K. OTHER: |
| <u> </u> F. GLENDALE WATER & POWER: | <u> </u> (1) STATE-Alcohol Bev. Cntrl. (ABC) |
| <u> X </u> • (1) Water | <u> </u> • (2) CO Health dept. |
| <u> X </u> • (2) Electric | <u> </u> • (3) City Clerk's Office |

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1221746 Tentative Tract/Parcel Map No.: _____
 CUP Case No.: _____ Zone Change/GPA: _____
 DRB Case No.: _____ Lot Line Adjustment: _____
 Environment Info Form (EIF) No.: _____ Other: _____

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project

Project

Address: 1414 Berkeley Drive

Case No.: PVAR 1221746

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)
- Comments No Comments

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.
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.

Additional comments:

Existing /proposed site plan as shown on architectural sheet A-3/#1 indicates the existing/proposed North Westerly stairs projecting beyond the property line as shown. Any encroachment is not allowed beyond the property line. Redesign the stair location or obtain an easement from neighbors granting the easement right for the proposed encroachment prior to building plan check or permit issuance.

Date: 8/1/2012

Print Name: Sarkis Hairapetian
Title: B.C.S.II.
Dept. Building & Safety
Tel.: X-3209

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DUE DATE: JULY 23, 2012 (PLEASE submit response by this DATE)

FROM: VILIA ZEMAITAITIS, Case Planner Tel. # 818-937-8154

PROJECT ADDRESS: 1414 Columbia Drive

Applicant: Vicky Barbieri

Property Owner: Juan Barbieri

PROJECT DESCRIPTION: Two-story addition to existing SFD with new two-car garage off Dartmouth Drive. Variances are required for reduced driveway length less than 18 feet, reduced front street and interior setbacks for the garage, retaining walls in the front street and interior setbacks, and uncovered/unenclosed supporting structures.

PLEASE CHECK:

- | | |
|--|--|
| <u> </u> A. CITY ATTORNEY | <u> </u> G. INFORMATION SERVICES DEPT.
(Wireless Telecommunications) |
| <u> </u> B. COMMUNITY DEVELOPMENT: | <u> </u> H. PUBLIC WORKS (ADMINISTRATION): |
| <u> X </u> • (1) Building & Safety | <u> X </u> • (1) Engineering |
| <u> </u> • (2) Economic Development | <u> X </u> • (2) Environmental Management |
| <u> </u> • (3) Housing | <u> </u> • (3) Facilities (city projects only) |
| <u> X </u> • (4) Neighborhood Services | <u> X </u> • (4) Integrated Waste |
| <u> </u> • (5) Planning & Urban Design
EIF/Historic District | <u> X </u> • (5) Street and Field/Maintenance
Services/Urban Forester |
| <u> </u> • (6) Redevelopment | <u> X </u> • (6) Traffic & Transportation |
| <u> </u> D. COMMUNITY SERVICES/PARKS:
Wireless Telecom | <u> </u> J. GLENDALE POLICE |
| <u> X </u> E. FIRE ENGINEERING (PSC) | <u> </u> K. OTHER: |
| <u> </u> F. GLENDALE WATER & POWER: | <u> </u> (1) STATE-Alcohol Bev. Cntrl. (ABC) |
| <u> X </u> • (1) Water | <u> </u> • (2) CO Health dept. |
| <u> X </u> • (2) Electric | <u> </u> • (3) City Clerk's Office |

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1221746
 CUP Case No.: _____
 DRB Case No.: _____
 Environment Info Form
 (EIF) No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
 Lot Line Adjustment: _____
 Other: _____

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

Project Address: 1414 Columbia Drive

Project Case No.: PVAR 1221746

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: July 2, 2012

Print Name: T.E. Mitchell
Title: Ass't. Traffic & Trans. Admin.
Dept.: Traffic & Trans.
Tel.: x3960

a. ADDITIONAL COMMENTS:

1. Driveway should be designed to the satisfaction of the City Engineer.
2. The proposed two-car garage would provide parking for two vehicles. If no garage and no curb cut were provided, parking for one vehicle in an on-street, parallel parking space would be provided (where the proposed garage's curb cut would be located).

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

- 1.

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

- 1.

**INTERDEPARTMENTAL COMMUNICATION
ENVIRONMENTAL IMPACT COMMENTS**

(PLEASE SEND OUT THIS FORM ONLY WHEN ENVIRONMENTAL IMPACT COMMENTS ARE NEEDED.)

Location: 1414 Columbia Drive **EIF No.:** PVAR 1221746

X The project **would not** have adverse environmental effects on areas regulated by this Division/Section.

The project **would** have potential environmental impacts on areas regulated by this Division/Section identified below:

Date: July 2, 2012 **Case No:** PVAR 1221746

Print Name: T.E. Mitchell
Title: Ass't. Traffic & Trans. Admin.
Dept.: Traffic & Trans.
Tel.: x3960

POTENTIAL ENVIRONMENTAL IMPACT(S):

PROPOSED MITIGATION MEASURE(S):

The following mitigation measures are required to reduce adverse environmental effects to less than significant. (Please do not include code requirements listed in comment below):

ADDITIONAL COMMENTS:

NOTE: This page left blank intentionally for additional comments.