



April 1, 2015

Wilson/Maryland Mixed Use, LLC
500 North Brand Boulevard, Suite 2120
Glendale, CA 91203

**RE: 111 EAST WILSON AVENUE
SUBDIVISION OF LAND TENTATIVE TRACT NUMBER 72968
PTTMMC 1502576
(LAEMMLE LOFTS)**

Dear Sir/Madam:

The Planning Commission of the City of Glendale, at its meeting held on April 1, 2015, conducted a public hearing and **APPROVED** your application for the property located at 111 East Wilson Avenue, Tentative Tract No. 72968 - PTTMMC 1502576 (Laemmle Lofts), for a tentative subdivision map filed showing a proposed development of land at **111 East Wilson Avenue**, for the purpose of creating a new 2-lot mixed-use condominium project, consisting of one lot with two commercial units and one lot with 42 residential units. The property is described as follows: Parcel A: Lots 9, 10, 11 and 12, except the west 42.5 feet of said Lots 11 and 12 in Block 5 of Glendale Boulevard Tract; and Parcel B: West 42½ feet of Lots 11 and 12 in Block 5 of Glendale Boulevard Tract, both parcels being in the City of Glendale, County of Los Angeles, as per map recorded in Book 5, Page 167 of Maps, in the Office of the Los Angeles County Recorder, 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-six (46) additional conditions listed in the motion adopted by the Planning Commission on April 1, 2015.

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 (APRIL 13, 2015)**, 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 **APRIL 13, 2015**, at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

APPEAL FORMS available on-line: <http://www.glendaleca.gov/appeal>

To save you time and a trip - please note that some of our FORMS are available on line and may be downloaded. AGENDAS and other NOTICES are also posted on our website.

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 who acted on this case. This would include clarification and 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.

If you have any questions, please do not hesitate to call me at (818) 937-8154, or email: vzemaitaitis@glendaleca.gov.

Sincerely,

Hassan Haghani, AICP
Director of Community Development Department



Vilia Zemaitaitis
Senior Planner

VZ:sm

cc: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J. Halpert); Dir. of Public Works (R. Golanian); Traffic & Transportation Section (W.Ko/S.Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (R.Takidin/G.Tom/S.Boghossian); Glendale Water & Power--Electric Section (V.Avedian/B.Ortiz/E.Olsen); Dir. Parks, Recreation and Community Services Dept. (J.Duran); 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); and case planner-Vilia Zemaitaitis.

MOTION

Moved by Commission Member Yesayan, seconded by Commission Member Manoukian, that upon review and consideration of the addendum to the previously adopted Mitigated Negative Declaration (adopted on March 24, 2011) along with the Mitigated Negative Declaration, and upon review of the proposed Tentative Tract Map No. 72968 for the mixed use project located at 111 East Wilson Avenue, that the Planning Commission hereby finds that the proposed tract map is consistent with the General Plan in accord with the findings set forth in the staff report for the Project and approves Tentative Tract Map No. 72968 with the following 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. The applicant shall pay the required sewer capacity increase fee, as determined by the Public Works Department. This fee is based on the increase in sewage flow generated by the project, as compared to the sewage flow from the current/previous use of the site.
3. The applicant shall grant a sidewalk easement to the City for sidewalk purposes, a strip of land two (2) feet wide, along the entire frontage of the property on Wilson Avenue. The dedicated portion shall be paved with new Portland Cement Concrete sidewalk pavement to match and join the new adjacent Portland Cement Concrete improvements.
4. The applicant shall grant an easement to the City for sidewalk use purposes, a portion of the southeasterly 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.
5. The widening on Maryland Avenue for the proposed drop-off area shall have a 10-foot wide sidewalk. The proposed back of sidewalk shall be parallel to the proposed curb.
6. The applicant shall maintain the 10-foot wide parkway fronting the property which includes all the sidewalks, handicapped ramp, and driveway. In addition, the applicant shall enter into a Covenant and Agreement with the City agreeing to indemnify and hold the City harmless from all claims and liabilities resulting from the maintenance of the parkway fronting the property. This Covenant and Agreement shall run with the Property and shall be binding upon all owners, future owners, encumbrances, successors, heirs and assigns, and shall continue in effect until released by the authority of the City Engineer of the City at the request of owner, and based on evidence that this Covenant and Agreement is no longer necessary.
7. The applicant shall obtain encroachment permits required for any and all proposed encroachments in the public right-of-way, such as for the proposed Creative Sign on Wilson Avenue, to the satisfaction of the Public Works Department. Note: No balconies are allowed within the public right-of-way including public sidewalk easements and no doors shall swing open into the public right-of-way including public sidewalk easements.
8. The applicant shall comply with all Engineering requirements for the following: Building Permit No. B1424698, Grading Plan No. 1760, and Street Improvement Plan No. 1-3014.

9. The method of discharge of the onsite drainage shall be approved by the City Engineer:
 - a. Drainage from 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.
 - 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.
10. 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 Maryland Avenue and Wilson Avenue, 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. 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 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.
 - d. Construct new full-width Portland Cement Concrete sidewalk between the property line and the back of curb.
 - e. Construct new ADA-compliant handicap ramps at the northwesterly curb return of the intersection of Maryland Avenue and Wilson Avenue.
 - f. 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.
 - g. 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.
11. 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.

12. 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.
13. 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. In addition, the applicant shall submit an approved Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
14. A dual sump pump design is required for basement or subterranean parking.
15. The applicant shall provide new street trees, tree wells, and irrigation along the entire frontages of the property along Maryland Avenue and Wilson Avenue 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.
16. 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.

Building Division Requirements

17. That Plans are under plan check and 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 current Glendale Building Code and all other applicable regulations.

Planning Division Requirements

18. 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.
19. The project shall be designed to accommodate a maximum of two lots with a total of two commercial air space units in Lot 1 and 42 residential units in Lot 2, in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
20. All ground and roof-mounted equipment shall be fully screened from view.
21. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
22. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
23. Appropriate impact fees shall be paid prior to final map approval.
24. All electrical, communication, fire alarm, and television service shall be provided underground.
25. The gas meters shall be installed in a location to the satisfaction of the Director of Community Development.

26. 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 one parking space.
 - b. Each unit shall be assigned a minimum of 90 cubic feet of lockable storage space outside of the unit, as per Section 30.16.040B.
 - c. HOA to maintain common areas including but not limited to: Maintenance of security gates, guest intercom, mailboxes, and security gates.
 - d. Any changes to CC & R's will require the approval of the Director of Community Development.

GWP (Electric - Street Lighting) Requirements

27. The existing street light facilities (pull boxes, street light poles, conduits, etc.) shall be protected in place and be accessible to GWP personnel at all times.
28. In all new commercial projects involving street improvement, the project shall provide a street lighting system in accordance with the plans approved by GWP Street Light Engineering at the project's expense.
29. Relocation of any existing underground street light system in conflict with project will be at the project's expense. All connections, splices and wiring of the system shall be done by GWP. The relocation of the street light substructure can be done by the project in accordance with the plans approved by GWP Street Light Engineering.
30. Any work to be done by Glendale Water & Power, as a result of this project, shall be coordinated with GWP Street Light Engineering department in advance at the project's expense.
31. Street Lighting section is currently preparing a street light plan to be incorporated with the construction plans for this development. The new street light plan requires the addition of one street light pole on Wilson Avenue and relocation of an existing street light pole on Maryland Avenue and the related underground system.

GWP (Water) Requirement

32. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
33. Domestic water service will be provided to the site with a master meter in the public right-of-way installed by GWP at the owner's expense. The master meter will be owned, maintained and operated by GWP. Individual water sub-meters are required for each residential unit per Glendale Municipal Code Section 13.12. Water sub-meters shall be installed, maintained, read and invoiced by the owner.
34. 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
35. 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.
36. 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.

37. 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.
38. 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.
39. Installation of a recycled water (RW) irrigation system for ground level irrigation only is required, initially connected to the potable water system if the recycled water system is not available. The RW irrigation system must be inspected and approved by the Los Angeles County Department of Public Health (LACDPH) and GWP prior to receiving recycled water. Irrigation plans must be submitted to the LACDPH and GWP for review and approval PRIOR to construction.
40. 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 and Planning Departments prior to installation. 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 water to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the Los Angeles County Department of Public Health before service can be granted.
41. A separate fire line is required for this project. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved Double Check Detector Check (DCDA) backflow assembly. Please refer to the City of Glendale's Standard Detail Drawing 6561-A and 6528-A for installation requirements.
42. A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the domestic/irrigation water meter service. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements.
43. All BFP's are required to be installed outside of the building for meter service/water distribution system protection on the domestic, irrigation, and fire service. Installation of the BFP's must meet the 12" MIN – 36" MAX above finished grade, and a minimum 12" away from fixed structures and greenery for inspection, testing and maintenance. BFPD installation location must be approved by GWP, per CA code of regulations, Title 17 and City of Glendale Ord. No. 5678.

Community Services and Parks Requirements

44. This project is subject to 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. Developer should complete the Development Impact Fee forms for staff to calculate the appropriate amount of the fee due based upon the net new square footage added. This project will also be responsible for paying any required Quimby Fees because it is a subdivision.

Miscellaneous Requirements

45. 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.
46. 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 1st day of April, 2015.

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

VOTE

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