

May 13, 2015

Edward Hagobian
220 South Kenwood Street, #210
Glendale, Ca. 91205

**RE: 1680 VALLEY VIEW ROAD
VARIANCE CASE NO. PVAR 1420378**

Dear Mr. Hagobian:

On May 13, 2015, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, on your application for a Variance to allow the use of a required driveway that is not completely on the same lot as the proposed house, located at **1680 Valley View Road**, in the "R1R" - (Restricted Residential) Zone, Floor Area Ratio District II, described as Parcel B of Parcel Map 1287A, in the City of Glendale, County of Los Angeles.

CODE REQUIRES

(1) A required driveway leading to required parking spaces must be completely located on the same lot as the required parking spaces. GMC 30.32.130 B.

APPLICANT'S PROPOSAL

(1) To allow the use of an existing driveway that is not completely on the same lot as the required parking spaces the driveway leads to.

ENVIRONMENTAL RECOMMENDATION: A Negative Declaration was adopted by the Planning Hearing Officer on May 13, 2015, for the subject property.

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 any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.

The project site is an existing hillside, uphill, flag lot with an average current slope of 74%. It is located among other hillside lots that have been developed with single-family houses over time. The driveway that crosses the subject site also crosses four other neighboring and abutting lots that are developed with single-family houses. Two of these lots are also flag lots. This single driveway connects all of these developed properties to Valley View Road at a point located to the north of the site. In order to provide a driveway that is completely on the same lot as the proposed house and garage, the driveway must be located within the 21-foot wide stem of the flag-configured lot for street access and would result in a driveway slope of approximately 56%, exceeding the allowable maximum slope of 20%. Since the existing vehicular access across neighboring properties can be utilized to provide the necessary access to the proposed garage on the subject property and has also provided access to the neighboring properties, it would be inconsistent with the intent of the ordinance to deny such access as well as impractical to design a driveway with a slope of 56% on the subject site.

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.

The property is accessible by an existing driveway that provides vehicular access to similar properties in the vicinity of the site. This driveway is capable of providing the necessary vehicular access to the proposed development on the subject site while also maintaining access to the rest of the properties this driveway currently serves. Moreover, the flag lot configuration and steep topography of the site preclude alternative driveway locations and designs due to limited street frontage and driveway slope standards.

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 proposed use of the existing driveway that provides access to several neighboring properties and is not completely located on the subject property will continue to be used as a driveway and will provide the

required access to the proposed house and garage. This driveway has been used for many years and has not resulted in known detrimental effects. The increased use of this driveway by the occupants of the proposed house is not expected to be significant or injurious to the neighboring properties.

D. The granting of the variance will not be contrary to the objective of the ordinance.

The variance is to use an existing driveway that is not located completely on the subject property. This driveway currently provides access to several neighboring properties and crosses the subject site. Since alternative driveway locations are limited and hindered due to the flag lot configuration and steep topography of the site, granting of the variance will allow a reasonable use of the existing driveway for the proposed development of the property and will be consistent with the objectives of the ordinance.

Additionally, a discretionary action, such as the requested variance, must also take into consideration the hillside development review policy consistent with Chapter 30.11.040 (A) of the Glendale Municipal Code, as follows:

A. That the development shall be in keeping with the design objectives in the Glendale Municipal Code, the hillside design guidelines and the landscape Guidelines for hillside development as now adopted and as may be amended from time to time by City Council.

The Hillside Design Guidelines suggest preferred methods to develop single-family homes in hillside areas of the City and recommend minimizing grading to preserve the natural hillside appearance, open space and groves of native trees. The proposal to utilize an existing driveway will eliminate any grading associated with a new driveway and is consistent with the design objectives of the Hillside Design Guidelines. The project will also require approval of the Design Review Board that will review the site planning, massing, architecture, materials and landscaping to ensure the project design is compatible with the surrounding natural and built environment.

- B. That the development shall be compatible with the surrounding neighborhood in terms of size, scale, bulk/mass, roofline orientation, setbacks, and site layout.**

The proposed development would be similar to the adjacent single-family residential development and would make use of an established shared driveway with the approval of the variance application. Also, the project will require approval of the Design Review Board that will review the site planning, massing, architecture, materials and landscaping to ensure the project design is compatible with the surrounding natural and built environment.

- C. That the site plans shall show preservation of prominent natural features, native vegetation and open space in a manner compatible with the surrounding neighborhood, minimizing alteration of terrain necessary for development.**

There are no protected scenic vistas, blue line streams or primary or secondary ridgelines on the site. The proposed use of the existing driveway would minimize the extent of alterations to the topography necessary for the construction of the house. Also, the project will require approval of the Design Review Board that will review the site planning, massing, architecture, materials and landscaping to ensure the project design is compatible with the surrounding natural and built environment.

- D. That site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.**

The proposed development would be located on a property situated among other developed properties of similar character and topography. It is not anticipated that the proposed development plans would result in a negative visual impact on the surrounding properties. Also, approval from the Design Review Board is required.

- E. That the architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.**

The proposed development plans include architectural style and other elements that are common on adjacent development and would integrate with the surrounding development. Also, approval from the Design Review Board is required.

CONDITIONS OF APPROVAL

APPROVAL of this Variance shall be subject to 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 Planning Hearing Officer.
2. A recorded reciprocal access easement is required. Verification of such an easement shall be provided.
3. 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.
4. 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 plan check.
5. That Design Review Board approval/exemption shall be obtained prior to the issuance of a building permit.
6. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.
7. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.
8. That (water conserving) plant materials shall be installed as represented on the plan displayed at the public hearing and in accordance with the approved landscape plan. This landscaping plan shall include a complete irrigation plan with water conserving devices, shall be prepared by a person licensed to prepare such plans and shall be approved by the Hearing Officer prior to the issuance of a building permit.

9. That the landscaping and irrigation plans for hillside properties shall be in accordance with the Landscape Guidelines for Hillside Development and to the satisfaction of the Planning Hearing Officer.
10. That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash.
11. That the applicant shall comply with all requirements of the Glendale Fire Department, as specified in their memo dated March 15, 2015, to the satisfaction of the Glendale Fire Department.
12. That the applicant shall comply with all requirements of the Glendale Public Works Engineering Division, as specified in their memo dated December 10, 2014, to the satisfaction of the Department Director.
13. That the applicant shall comply with all requirements of the Glendale Water and Power Engineering Department, as specified in their memo dated December 2, 2014, to the satisfaction of the Department Director.

APPEAL PERIOD

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper City and public agency.

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires.

Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **MAY 28, 2015**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (COD), 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.

TRANSFERABILITY

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.

Cessation: A Variance may be terminated by the review authority upon any interruption or cessation of the use permitted by the Variance for one year or more in the continuous exercise in good faith of such right and privilege.

Extension: Variances granted by such right or privilege 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 such variance.

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 sold, 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, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances and conditional use permits (individual cases heard and decided upon by the Planning Hearing Officer).

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of a Variance at least ten (10) days notice by mail to the applicant or permittee. Continuing jurisdiction over any case is the purview of the Planning Hearing Officer, with concurrence by the Director of Community Development.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner (Chris Baghdikian at 818-937-8182) first and then, the 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,



Bradley Collin
Planning Hearing Officer

BC:CB:sm

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); 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 (G.Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T.Aleksanian); 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 – Chris Baghdikian

GLENDALE FIRE DEPARTMENT
FIRE ENGINEERING
Response to Request for Comments for Single Family Dwellings

Project Address: 1680 VALLEY VIEW RD. **Project Number(s):** PVAR 1420378 / PDR 1420380

Code Requirements:

Fire Protection

1. **Fire sprinkler system.** A complete automatic fire sprinkler system shall be installed in all new structures in accordance with the recommendations of NFPA 13D and the requirements of the Glendale Fire Department. Plans and permit application shall be submitted to the Fire Department 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 contraindicated. Flat concealed sprinkler heads are required in all habitable areas.

Access and Egress

2. **Address.** 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 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.
3. **Emergency escape.** 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 the Code.
4. **Emergency access walkway.** Provide an emergency access walkway leading from fire apparatus access road to exterior openings per the CFC. Landings shall be provided beneath bedroom rescue windows or doors to provide fire department access around the home. All architectural and landscape plans shall be designed to avoid any present or future obstructions that may hinder access and placement of fire department ladders. **SEE CONDITION OF APPROVAL #2 BELOW.**
5. **Construction Access.** Applicant shall submit a site plan to the Fire Department for approval of Fire Department access during construction. A roadway suitable for use by Fire Department apparatus (80,000 pounds) shall be clearly identified on the plans. A minimum of 20 foot clear width shall remain free of obstruction during all construction phases and activities.

Permits and Notes

6. **Permits.** Obtain the necessary Fire Department approval/permits (Fire Sprinkler, Landscaping/Fuel Modification, etc.). Submit plans and applications to the Fire Department.
7. **Notes and submittal requirements.** Include all applicable notes on the architectural and fire protection system plans (see the Fire Prevention section of the Glendale Fire Department website www.glendalefire.org for details).

**GLENDALE FIRE DEPARTMENT
FIRE ENGINEERING
Response to Request for Comments for Single Family Dwellings**

Additional Code Requirements for the High Fire Hazard Area

8. **High Fire Hazard Area.** Projects located in the High Fire Hazard Area must comply with all related regulations (see the Fire Prevention Vegetation Management section of the Glendale Fire Department website www.glendalefire.org for a map and related requirements).
9. **Hazard abatement.** All hazardous vegetation shall be abated per city requirements for a distance of 100 feet prior to construction of any new structure (and from any existing structures) and shall be maintained at all times.
10. **Fuel modification/Landscaping.** All landscaping/fuel modification shall comply with the Hillside Development Landscape Guidelines. Provide a minimum 100 foot Fuel Modification Zone for all proposed and existing structures. Submit plans and application to obtain a Fire Permit.
11. **Building materials.** All building material and material assemblies (walls, roofs, eaves, decks, windows, etc.) for projects within the High Fire Hazard Area shall comply with the CBC Chapter 7A.

Additional Comments: (RECOMMENDED CONDITIONS OF APPROVAL):

1. **Water Supply to house.** Due to the excessive hose-lay distance to the house from the street, the Fire Department's ability to pump water for firefighting at the house from the public street may be impracticable. The applicant shall provide an approved method of providing an adequate water supply for firefighting at the house subject to the satisfaction of the Fire Code Official.
2. **Emergency access walkway.** (IN ADDITION TO THE CODE REQUIREMENT #4 ABOVE): Provide an emergency access walkway leading from fire apparatus access road **AROUND THE ENTIRE EXTERIOR PERIMETER OF THE HOUSE**; access walkway must be able to accommodate a 20-foot long ladder, be at least 36" wide, and be permanent all-weather surface. Landings shall be provided beneath rescue windows or doors to provide fire department access around the home. The architectural and landscape design shall omit any present or future obstructions that may hinder access and placement of fire department ladders.

Name: JEFF HALPERT

Date: 3-15-15

Title: FPE-II

Dept.: FIRE

Tel. (Ext.): 8125

✓
PUBLIC WORKS: ENGINEERING
- ROUBIK GOLANIAN

Comments

No Comments

1. A minimum two feet offset from the property line shall be required for the limits of grading. Section A-A on Sheet A-8 indicates that the graded area is at the property line.
2. The sections, labeled A-A and B-B shown on Sheet A-8.1, are reversed.
3. Show and label the existing driveway easement and other existing easements on the plans.
4. Show the alignment of the proposed sewer lateral. A private sewer lateral easement is required if the sewer lateral encroaches onto adjacent properties.
5. The Soils Report shall address the excavation and backfill work for the proposed sewer lateral.
6. The entire private driveway for the site shall 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 shall perform the necessary repairs to the driveway to the satisfaction of adjacent property owners using the driveway.
7. Provide a detailed earthwork calculations for the project

Conditions:

1. A separate Grading Permit issued by the City's Engineering Division is required.
2. A grading/drainage plan shall be submitted for the 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 may be required. If 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.

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, strips of land of various wide, along the entire frontage of the property on _____. The dedicated portion shall be paved with new Portland Cement Concrete sidewalk pavement to match and join the new adjacent Portland Cement Concrete improvements.
- 7. The applicant shall dedicate to the City for street use purposes, portions of the property on _____, of sufficient area, in order to accommodate the ADA-compliant handicap ramps.
- 8. The applicant shall dedicate to the City for alley use purposes, a strip of land ___ feet wide.
- 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 roof, on-site drainage, and subdrains 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. Drainage from all new improved surfaces ~~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 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.
14. 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 xxxxxxxx xxx 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 in _____.
 - b. Remove all broken/damaged/deteriorated curb, gutter, sidewalk, landscaping and irrigation along the entire frontage of the property 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.
 - c. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation as necessary.
 - d. Construct the proposed driveway apron ~~and the sidewalk immediately behind the new apron~~ with new 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. Construct new PCC curb and gutter along the entire frontage of the property.
 - e. Construct new Portland Cement Concrete curb and gutter fronting the entire property in xxxxxxxx xxx.
 - f. Construct new _____-foot wide Portland Cement Concrete sidewalk adjacent to the property line.
 - g. Construct new ADA-compliant handicap ramp at _____.
 - h. Widen the _____ half of _____ by _____ feet in order to obtain a half roadway width of _____ feet. The widened portion of the roadway and any additional pavement removals shall be paved with a minimum pavement structural section of 1-1/2 inches of Asphalt Rubber Hot Mix (ARHM) pavement over 4-1/2

18. The project shall comply with all National Pollutants Discharge Elimination System (NPDES) requirements, including the submittal and certification of plans and details showing reconstruction, during construction, and post-construction Best Management Practices (BMPs) that are integrated into the design of the project.
19. A dual sump pump design is required for basement or subterranean parking.
20. Street Improvement plans prepared by a Registered Civil Engineer licensed in the State of California shall be submitted to the Engineering Division and the Los Angeles County Department of Public Works (catch basin relocation) 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.).
21. 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.
22. The site is located within a Earthquake-induced Landslide Zone as indicated in the State of California Seismic Hazard Zones Map (Burbank 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.
23. The site is located within a Liquefaction Zone as indicated in the State of California Seismic Hazard Zones Map (Burbank 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.
24. 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.
25. 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.

26. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

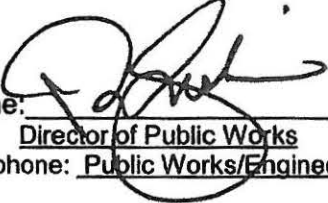
Case-specific Code Requirements: (not standard code requirements)

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

Case No.: PVAR 1420378 and PDR 1420380

Address: 1680 Valley View Road

Case Planner: Chris Baghdikian

Name:  _____
Title: Director of Public Works
Telephone: Public Works/Engineering – X 3945

Date: _____

12/10/14

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: December 02, 2014

TO: Chris Baghdikian & Mark Berry, Community Development Department

FROM: Gerald Tom, GWP Water Engineering
Varoojan Avedian, GWP Electrical Engineering

SUBJECT: PVAR 1420378 & PDR 1420380
1680 Valley View Road

Glendale Water & Power (GWP) Engineering has reviewed the plans for 1680 Valley View Road.

Requirements are as follows:

Electric Engineering

Customer Service (818) 548-3921

- Project to contact GWP Customer Service Engineering to determine electric service requirements before starting the permitting process. Final construction plans must incorporate the electric service plan information for GWP Electric Engineering to sign off the building plan application.
- Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- No Conflict

Transmission & Distribution (818) 548-3923

- No conflict.

Water Engineering

Potable Water (818) 548-2062

- Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- 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.
- 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.
- No water service is available to this property; a water main extension is required to obtain service for this

property. Where a water main extension is required to provide water service, extension shall be across the frontage of served property. Per Glendale Municipal Code (Chapter 13.20.060).

Recycled Water (818) 548-2062

- No conflict.

Backflow Prevention (818) 548-2062

- No conflict.

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

Varoojan Avedian
Senior Electrical Engineer

Gerald Tom
Senior Civil Engineer



VA/GT:bo

A RESOLUTION OF THE PLANNING HEARING OFFICER
OF THE CITY OF GLENDALE, CALIFORNIA,
ADOPTING A CERTAIN NEGATIVE DECLARATION
PREPARED PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT

WHEREAS, in connection with the proposed project, a new single-family residence located at 1680 Valley View Drive, the Director of Community Development considered the Initial Study, prepared on behalf of the Community Development Department and approved on April 23, 2015, a Proposed Negative Declaration prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the Proposed Negative Declaration was made available for a 20-day public review and comment period; and

WHEREAS, a Final Negative Declaration has been prepared incorporating any comments received during the review period and any responses to those comments; and

WHEREAS, the Negative Declaration reflects the independent judgment of the City of Glendale; and

WHEREAS, the Planning Hearing Officer has read and considered the Negative Declaration attached as Exhibit A; and

WHEREAS, the Glendale Planning Division has been identified as the custodian of record for the Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Hearing Officer of the City of Glendale finds on the basis of the whole record including the Initial Study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, and that the Planning Hearing Officer adopts the attached Negative Declaration.

Adopted this 13 day of May, 2015.



Planning Hearing Officer

D90(7/96)

<p>RECORD OF DECISION</p> <p>Approved on:</p> <p>_____</p>
