



May 4, 2016

Ann Gray
812 Fremont, Suite 205
South Pasadena, CA 91030

&

James Kawamura
4100 Newport PL Drive, #200
Newport Beach, CA 92660

RE: 611 NORTH BRAND BOULEVARD
TENTATIVE PARCEL MAP GLN NO. 1632
(CASE NO. PPM 1514807)

Dear Sir/Madam:

The Planning Commission of the City of Glendale, at its meeting held on May 4, 2016, conducted a public hearing and **APPROVED WITH CONDITIONS**, your application for a tentative parcel map proposing to subdivide one mixed use lot into two lots for the property located at **611 North Brand Boulevard** (Tentative Parcel Map GLN No. 1632 - PPM 1514807) in the "DSP/G" - (Downtown Specific Plan – Gateway District) Zone, described as Parcel A, in the City of Glendale, as shown on Parcel Map GLN No. 1114A filed in Book 40, Page 24 of Parcel Maps in the Office of the County Recorder, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 15 "Minor Land Divisions" exemption pursuant to State CEQA Guidelines Section 15315.

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 (MAY 16, 2016)**, 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 **MAY 16, 2016**, at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

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If you have any questions, please do not hesitate to call me at (818) 937-8161.

Sincerely,

Phil Lanzafame
Director of Community Development Department



Kristen Asp
Senior Planner

KA:sm

CC: City Clerk (K. Cruz); City Attorney's Dept. (G. van Muyden); 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 (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/S. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaian); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); owner; and case planner-Kristen Asp.

MOTION

Moved by Planner Commissioner Shahbazian, seconded by Planner Commissioner Manoukian, that the project is categorically exempt from CEQA as a Class 15 "Minor Land Divisions" exemption pursuant to State CEQA Guidelines Section 15315 because services are available to the site, access is available, and the property has not been subdivided within the last two years, the division is in conformance with the General Plan, no variances are requested and the parcel does not have an average slope greater than 20 percent and that upon consideration of Tentative Parcel Map No. GLN 1632, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative parcel map, that Tentative Parcel Map No. GLN 1632 is hereby approved subject to compliance with the nineteen (19) conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. The parcel map is to facilitate a mixed use subdivision of one lot into two mixed use lots. The parcel map is consistent with the City's General Plan as identified in the staff report dated May 4, 2016; the land use designation of the subject site is Downtown Specific Plan; the parcel map is compatible with the goals and objectives of the Land Use Element and is commensurate with the plan by supporting a variety of economic activities and mixed use development in that the parcel map will enable the subdivision of one lot into two lots and provide the potential to increase opportunities for additional downtown development.
- B. Provided the project's design and improvements are implemented in conformance with the conditions of approval, the project will be consistent with the approved and adopted General Plan Elements as cited in the preceding paragraph.
- C. The site is physically suitable for potential development. The site is flat. The parcel map will subdivide one lot into two mixed use lots for the purpose of developing future commercial or mixed use development.
- E. Adherence to the development criteria and conditions of approval will provide for development of the project site consistent with City environmental standards.
- F. Compliance with subdivision design standards and criteria of the Glendale Municipal Code and the conditions of approval will protect the public health and welfare, and prevent any serious health problems.
- G. The parcel map will not conflict with any easements acquired by the public at large for access through or use of property within the project site.
- H. The sanitary sewer system is adequate to accommodate future new developments in this area.
- I. This tentative parcel map is not located in a high fire hazard severity zone and is not subject to findings pursuant to Government Code Section 66474.02(a).

CONDITIONS

Public Works Department Requirements

1. 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 Director of Public Works office and to the satisfaction of the Director of Public Works. All monumentation work shall be performed by or under the supervision of a Licensed Surveyor, licensed in the State of California.
2. The property owner shall provide to the City, an Irrevocable Offer to Dedicate for street/alley use purposes, a strip of land 10 feet wide, along the entire frontage of the property on Sanchez Drive, and if required, a portion of the northeast 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.
3. A recorded ingress/egress, drainage and utility easement between the two properties is required prior to final map approval. The easement shall be recorded against all 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 Director of Public Works at the request of the owners, and based on the evidence that the easement is no longer necessary.
4. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

Community Development Department Requirements

5. Design Review approval is required for any exterior building improvements to Parcel 2. If any buildings are proposed on Parcel 1 prior to final map, Design Review approval shall be obtained for Parcel 1.
6. All required ADA improvements, including parking stalls shall be provided on Parcel 1 and Parcel 2.
7. Development of Parcel 1 or Parcel 2 shall be permitted, inspected and final building permit signed-off ensuring the development meets all building and safety and fire code requirements for both parcels. Any easements necessary to ensure compliance with building and fire codes and ADA requirements shall be recorded prior to final map and shall be to the satisfaction of the Building Official.
8. The subject property shall be subdivided in full compliance with the conditions of this grant, the City of General Plan, the State Subdivision Map Act, Title 16 of the Glendale Municipal Code and any other regulation applicable to the subdivision of the subject property. Any modification to these plans must be approved by the Community Development Department. Changes considered substantial by the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.

9. 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.
10. 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.
11. Additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plans check and permit.

GWP - Power

12. Separate electrical service shall be provided to Parcel 1 and Parcel 2.

GWP - Water

Potable Water

13. 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.
14. 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.
15. The fire hydrant on Sanchez Drive will need to be relocated due to the 10 foot street widening. Separate water service shall be installed to any parcel that will not have it's own water service.

Backflow Prevention

16. Backflow prevention (BFP) devices are required for each service connection, commercial and irrigation, per the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32). BFP device locations must be approved by both GWP and Planning Division prior to installation. All BFP's are required to be installed as close as practical to the point of connection for meter service/waster distribution system protection on the domestic, irrigation, and fire services. Installation of the BFP's must meet the 12" min- 36" max above finished street grade, 24" minimum front clearance, 12" minimum back and side clearance, and in a manner where it is readily accessible for inspection, testing and maintenance. The backflow installation must be inspected prior to burying or covering the pipes to confirm no cross-connection exists. GWP will also need to inspect the installed facilities prior to receiving service to ensure adequate backflow protection. The BFP device must be tested by a certified tester licensed by the local health agency before service can be granted.
17. A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the potable service for multi-family (4 units +), commercial and irrigation use. A RP Backflow Prevention Assembly is required to be installed as close as practical to the recycled water service for dual plumbed, commercial and irrigation use. Customer must submit

plans to GWP Cross-Connection Control Program showing the location, size, manufacture, and model number of the approved RP. Installation shall be done to the satisfaction of the Director of Glendale Water and Power.

Miscellaneous

18. 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 interest on such monies remain unspent at the conclusion of litigation; City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
19. This approval shall expire in 36 months, on May 4, 2019, unless the applicant files for an extension prior to that date or the applicant demonstrates that all conditions have been met and has filed a final parcel map prior to the expiration date.

Adopted this 4th day of May 2016.

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

VOTE

Ayes: Manoukian, Shahbazian, Landregan
Noes: None
Absent: Lee
Abstain: Astorian (due to conflict of interest)