

April 10, 2017

Mr. Vijay Sehgal
2902 Knox Avenue, 2nd Floor
Los Angeles, CA 90039

**RE: 1820 SOUTH BRAND BOULEVARD
VARIANCE CASE NO. PVAR 1605003**

(ALSO SEE: PARKING EXCEPTION CASE NO. PPPEX 1703990)

Dear Mr. Sehgal:

On March 29, 2017, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code (GMC), Title 30, Chapter 30.43, on your application for a variance to allow development of a six-story, 26-unit live/work project with certain live/work units being less than the required 1,000 square-foot minimum in area, in addition to a proposed parking exception (Parking Exception Case No. 1703990), pursuant to GMC 30.32.020, to allow less than the required number of "accessible" parking spaces for the project, proposed at **1820 South Brand Boulevard**, in the "SFMU" – Commercial/Residential Mixed Use Zone, described as Lots 26 and 27 of Tract No. 1578 (APN 5640-037-036), in the City of Glendale, County of Los Angeles.

CODE REQUIRES

Variance

- (1) The minimum total floor area of a live/work unit shall be 1,000 square feet within each unit (GMC 30.34.090.D.1.)

APPLICANT'S PROPOSAL

Variance

- (1) To allow construction of nine of the live/work units to be less than 1,000 square feet in area. Three units will be 775 square feet in area and six units will be 850 square feet in area.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared per CEQA guidelines and circulated for the 20-day review period. The Hearing Officer adopted the Proposed Negative Declaration prior to making a determination regarding the applications.

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 variance 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.

Strict application of the live/work provisions would result in practical difficulties or unnecessary hardship inconsistent with the intent of the ordinance. A live/work unit is an integrated dwelling unit and working space occupied and utilized by a single housekeeping unit in a structure designed to accommodate joint residential occupancy and work activity, and which includes complete kitchen and sanitary facilities. Live/work units are intended to be occupied by business operators who live in the same structure that contains the commercial activity and function predominantly as workspace with incidental residential accommodations.

The proposed six-story live/work development on the corner of South Brand Boulevard and Vassar Street includes 26 units, nine of which are to be less than the minimum required 1,000 square-foot area minimum. While most units are configured as "studio" units, the smaller 775 square-foot and 850 square-foot units (less than the 1,000 sq.ft. limit) have an "alcove" bedroom area, in addition to a full kitchen and bathroom. The additional "alcove" bedroom area in the smaller units maintains the required integration of live and work areas, while allowing some privacy for the occupant of the unit. The "bedroom" portion of each of these units is also less than 50% of the total area of the unit, in compliance with one of the development standards of live/work units. These smaller units are located on the upper floors of the project. Given their design, location and size, these units would most likely be utilized as small scale office spaces.

The project's smaller units on the upper floors are balanced out by larger units on the bottom floors. Vehicular access to the project site and parking is off a two-way driveway located on Vassar Street, while two live/work units are proposed on the South Brand Boulevard frontage. These two units are the largest within the development (1,800 square feet and 1,980 square feet) and include multiple interior levels. The ground floors of each of these units feature large open areas with significant glazing facing the street, allowing for a larger business operation or display areas. The design of these units reinforces the dominant commercial nature intended for live/work units, while activating the street frontage along South Brand Boulevard.

Lastly, the average unit size of all units in the proposed development is 1,103 square feet, which exceeds the minimum 1,000 square-foot live/work unit size standard. Further, the nine subject live/work units still exceed the City's Zoning Ordinance requiring efficiency and one-bedroom multi-family dwelling units to be a minimum of 600 square feet in area. It would be a hardship to disallow the nine live/work units below the minimum required size of 1,000 square feet, located on the fourth, fifth and sixth levels, particularly given that these units, and the project as a whole, comply with the general purpose and intent of live/work units.

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 project's proposed live/work land use is unique to the surrounding neighborhood and to the SFMU zone. The neighborhood adjacent to the proposed project includes industrial uses to the south, single-family residential uses to the southeast, multi-family residential uses to the east and southwest, and a fast-food restaurant, car repair uses

and banquet hall to the west. The historic Seeley's building and its surface parking lot are located immediately north of the subject site. Several years ago, as part of an overall upgrade and improvement to the Seeley's site, an addition containing three live/work units was constructed at the south-east corner of the site. These are the only other live/work units located anywhere close to the project site.

The live/work development is proposed in the SFMU zone, which is generally located along the southern portion and the west side of San Fernando Road and along Broadway and Colorado Street between Columbus Street and San Fernando Road. With the exception of the Seeley's building addition, no other live/work units have been developed in the SFMU zone. The new Arts Colony project, developed on the former YMCA surface parking lot, located at 121 North Kenwood Street in the DSP zone (approximately two miles from the project site), also features live/work units. This project would only be the third new live/work development in the City, and as such, a unique proposal for this property that is not a typical use or development in relation to other properties in the same zone and neighborhood.

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 approval of smaller live/work units will not be materially detrimental to the public welfare or surrounding properties. The nine proposed units less than 1,000 square feet will be located on the fourth, fifth and sixth floors of the project, and will likely contain sole proprietor, office-type uses. The largest live/work units in the project are multi-level and front Brand Boulevard on the ground floor. The

size, configuration and design of the two largest units will re-enforce the commercial, active nature desired on Brand Boulevard. Meanwhile, the nine proposed live/work units that are smaller than the minimum required size are still comparable to standard one-bedroom, multi-family dwellings. The size of the units will not be visually distinguishable on the exterior elevations and the interiors will be sufficiently sized to allow for small scale commercial/industrial activity, in addition to providing for the residential needs of a smaller household. Lastly, parking will be provided onsite for the residents and commercial/residential guests. Therefore, the reduced size for the nine live/work units will not adversely impact the zone or neighborhood.

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

The objective of the live/work ordinance is to enable individuals to conduct a business from their place of residence, allowing employees and customers in the unit, unlike home occupations permits for residences, which disallow employees or customers to work at or come to the residence. The variance request to allow nine of the 26 live/work units to be less than 1,000 square feet will not be contrary to this objective. The units will still provide enough workspace with incidental residential accommodations, as intended by Code. The reduced sized units will not prevent employees or customers from coming to the live/work units. Businesses located in these units may be smaller in scale and more office-like, given the smaller quarters, and are more appropriately located on the upper floors of the building. Meanwhile, larger live/work units front South Brand Boulevard and will facilitate a more active storefront that is desired along this main north-south thoroughfare.

CONDITIONS OF APPROVAL

APPROVAL of the **Variance** shall be subject to the following:

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. That all necessary licenses (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
3. That 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 building permit application.
4. That 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 inspection for work within the public right-of-way.
5. That the project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements, including filing 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.
6. That Design Review approval shall be obtained prior to the issuance of a building permit.
7. 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.
8. That the applicant shall comply with all the requirements of the Building & Safety Section, as specified in their memo dated May 10, 2016, to the satisfaction of the Department Director.
9. That the applicant shall comply with all the requirements of Glendale Water and Power, as specified in their memo dated May 6, 2016, to the satisfaction of the Department Director.
10. That the applicant shall comply with all the requirements of the Public Works Department, Maintenance Services Division, as specified in their memo dated June 7, 2016, to the satisfaction of the Department Director.
11. That the applicant shall comply with all the requirements of Public Works Department, as specified in their memo dated June 10, 2016, to the satisfaction of the Department Director.

12. That the applicant shall comply with all the requirements of the Community Services & Parks Department, as specified in their memo dated May 17, 2016, 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 (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **April 25, 2017**, 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 (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/appeals>

GMC CHAPTER 30.4 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

Permits 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 the Variance.

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 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

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, conditional use permits and administrative exceptions. To consider the revocation, the Director of Community Development shall hold a public hearing after giving notice by the same procedure as for consideration of a Conditional Use Permit at least 10 days' notice by mail to the applicant or permittee.

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 first and then, the 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.

You may contact the case planner, Roger Kiesel, during normal business hours at (818) 937-8185 or via e-mail at rkiesel@glendaleca.gov.

Sincerely,



VILIA ZEMAITAITIS, AICP
Planning Hearing Officer

VZ:RK: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 & Power (S. Zurn); Glendale Water & Power - Water Section (G. Tom/S. Boghosian); Glendale Water & Power - Electric Section (V. Avedian/B. Ortiz); Community Services & Parks Dept. (T. Aleksanian); Neighborhood Services Division (S. Mirzaian); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street & Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); Rodney Khan –consultant on the project; Jeffrey Roi; Matt Dixon-Abundant Housing LA; and case planner- Roger Kiesel.

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

DATE: May 3, 2016

DUE DATE: May 17, 2016

(PLEASE submit your response by above DATE)

TO: _____

FROM: Roger Kiesel, Case Planner

Tel. # 937-8152

PROJECT ADDRESS: 1820 S Brand Boulevard

Applicant: ViJay Sehgal

Property Owner: Brand Investors LLC

PROJECT DESCRIPTION: The applicant is proposing a three story 26-unit live/work building with a total of 75 parking spaces in a subterranean garage. Variances are requested for unit size and tandem parking. Live/work units must be a minimum of 1,000 sq.ft. Nine of the proposed units are less than 1,000 sq.ft. Parking spaces are required to be accessible (non-tandem) except in the DSP. The variance requests allowing tandem parking outside the DSP. The site is zoned SFMU. Live/work units are permitted in this zone.

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1605003
 CUP Case No.: _____
 DRB Case No.: _____

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

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

**Project
Address: 1820 S. Brand Blvd.**

**Project
Case No.: PAUP 1605003**

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: 5/10/2016
Print Name: Sarkis Hairapetian
Title: Pr. Bld'g Code Sp. Dept. Bld'g & safety. Tel.: X-3209**

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. Building areas are allowed to be increased per 506.3, when automatic sprinkler system is used. These increases are not allowed in addition to height and story increase per 504.2.
- 4. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
- 5. 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.

**CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION**

DATE: May 06, 2016

TO: Roger Kiesel, Community Development Department

FROM: Gerald Tom, GWP Water Engineering ✓
Burhan Alshanti, Electrical Engineer II

SUBJECT: PAUP 1605003

Glendale Water & Power (GWP) Engineering has reviewed the plans for the three story 26-unit live/work building.

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).
- Project will require an on-site transformer vault facility for the electrical service. GWP will start the new vault design after the project has provided the following:
 - Electrical load calculations.
 - Single line diagram.
 - Electrical room layout.
 - Switchboard elevations.
 - Architectural plans showing the proposed vault and electrical room locations.
 - Elevation plans.
- Additional comment(s) and/or attachment(s).
The design for the new subterranean parking is in conflict with the existing underground electrical service feeding 1800 S Brand (Seeley Building). The project must either not install subterranean parking on the Seeley portion of the property or relocate and reroute the existing electrical service and transformer vault room feeding Seeley's. Project must contact GWP Customer Service Engineering to discuss options.

Fiber Optics (818) 548-3923

- No conflict.

Street Lighting (818) 548-4877

- 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.
- In any new subdivisions, the subdivider shall provide a street lighting system in accordance with plans approved by GWP Street Light Engineering at the project's expense. The new street light standards shall

be fed from an underground circuit.

- 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.
- 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. Contact GWP at (818) 548-4877 for more information.
- 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.

Transmission & Distribution (818) 548-3923

- The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.
- The proposed development/project conflicts with the existing underground electrical facilities. Contact GWP Electrical Engineering Department for more information.
- Additional comment(s) and/or attachment(s).
There are underground electric conduits and a secondary pull box on the north side of Vassar St., east of Brand Blvd. There is existing underground primary service to 1800 S. Brand Blvd. that will be impacted by the proposed construction.

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.
- Individual water meters are required for each residential unit per Glendale Municipal Code (Chapter 13.12). The water meters are to be installed per GWP specifications. Meters will be installed on ground level only and accessible to GWP personnel.
- 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
- 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.
- 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.
- 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.

Recycled Water (818) 548-2062

- No conflict.

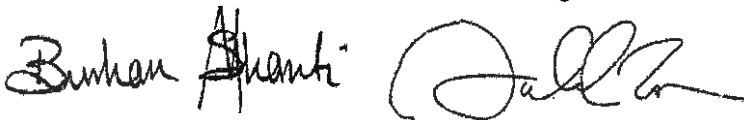
Backflow Prevention (818) 548-2062

- Backflow prevention (BFP) devices are required for the following water services:
 - Potable Water, Commercial
 - Potable Water, Irrigation

- Potable Water, Fire
- Potable Water, Multi-family (4 units +)
- See BFP requirements below:
- Backflow prevention (BFP) devices are required for each service connection(s) listed above from the City of Glendale, 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 Departments prior to installation. All BFP's are required to be installed as close as practical to the point of connection for meter service/water 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 immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health (626) 430-5290 before service can be granted. A list of approved backflow prevention assemblies can be found at www.usc.edu/dept/fccchr/list.html.
- A separate fire line is required for this project. A Double Check Detector Assembly (DCDA) is required to be installed as close as practical to the point of connection and the property line. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved DCDA. Please refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- 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, manufacturer, and model number of the approved RP. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- Additional comment(s) and/or attachment(s).
Please insert STD Detail Drawings 6561-A, 6528-A & 6762-A on plans and specify location/manf/model/size of backflow prevention assembly and adhere to clearance requirements.

Burhan Alshanti
Electrical Engineer II

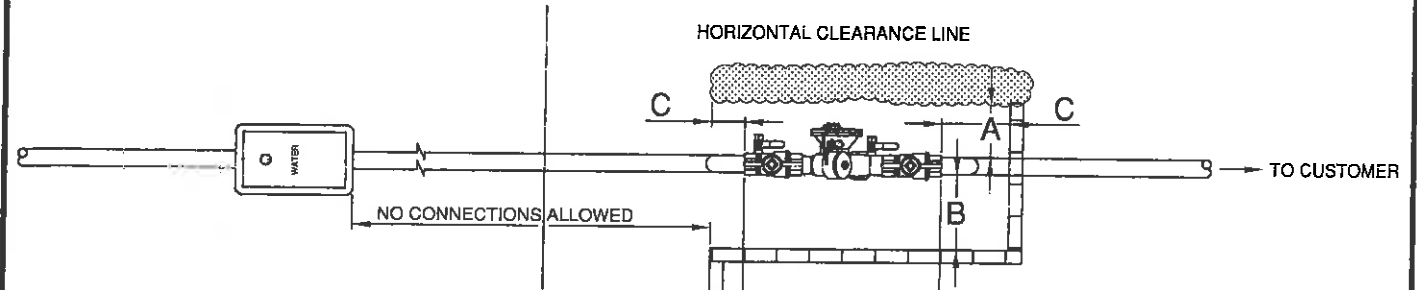
Gerald Tom
Senior Civil Engineer



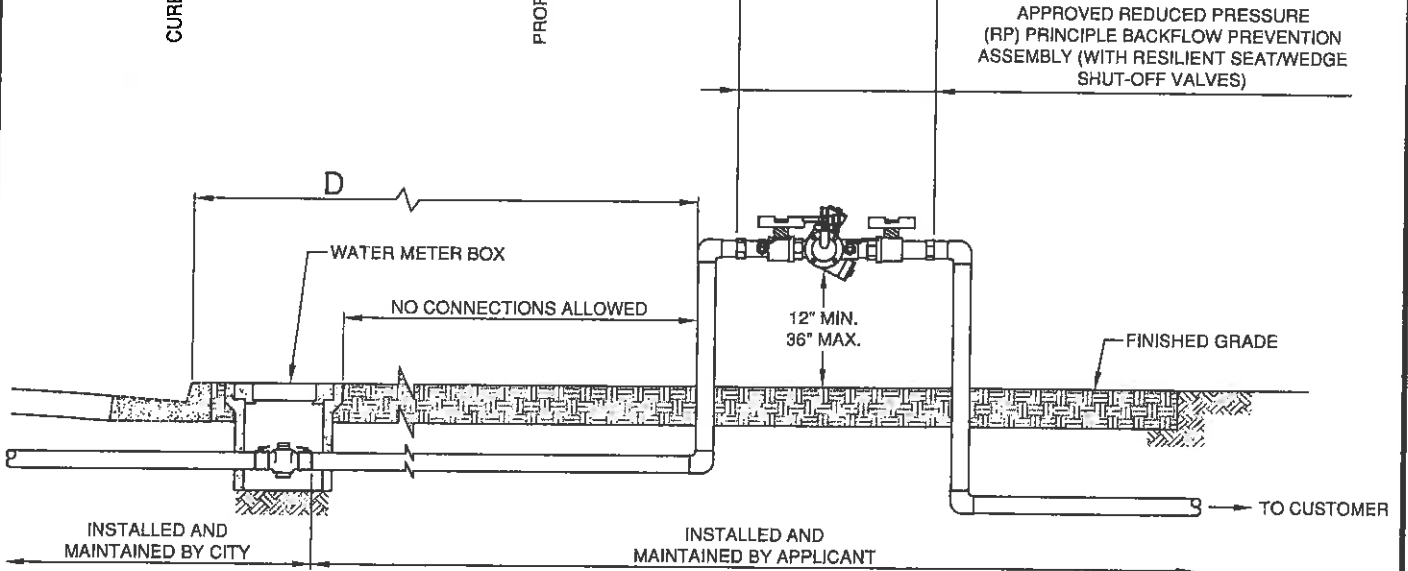
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MINIMUM CLEARANCE SCHEDULE

SIZE (BFPD)	A	B	C	D
3/4" - LARGER	12"	24"	12"	34" - 40" MAX. 26" - 30" MAX.



PLAN VIEW



SECTION VIEW

* ACCOMPANYING GWP STD. DWG. No. 6562-A

GLENDALE WATER & POWER
CITY OF GLENDALE
CALIFORNIA

REDUCED PRESSURE
PRINCIPLE ASSEMBLY
(ALL SIZES)

APPROVED

07/14/2015

GERALD TOM, SENIOR CIVIL ENGINEER, R.C.E. No. C51209 DATE
GLENDALE WATER AND POWER - WATER DEPARTMENT

DES: RO/LB
D: GR/PN

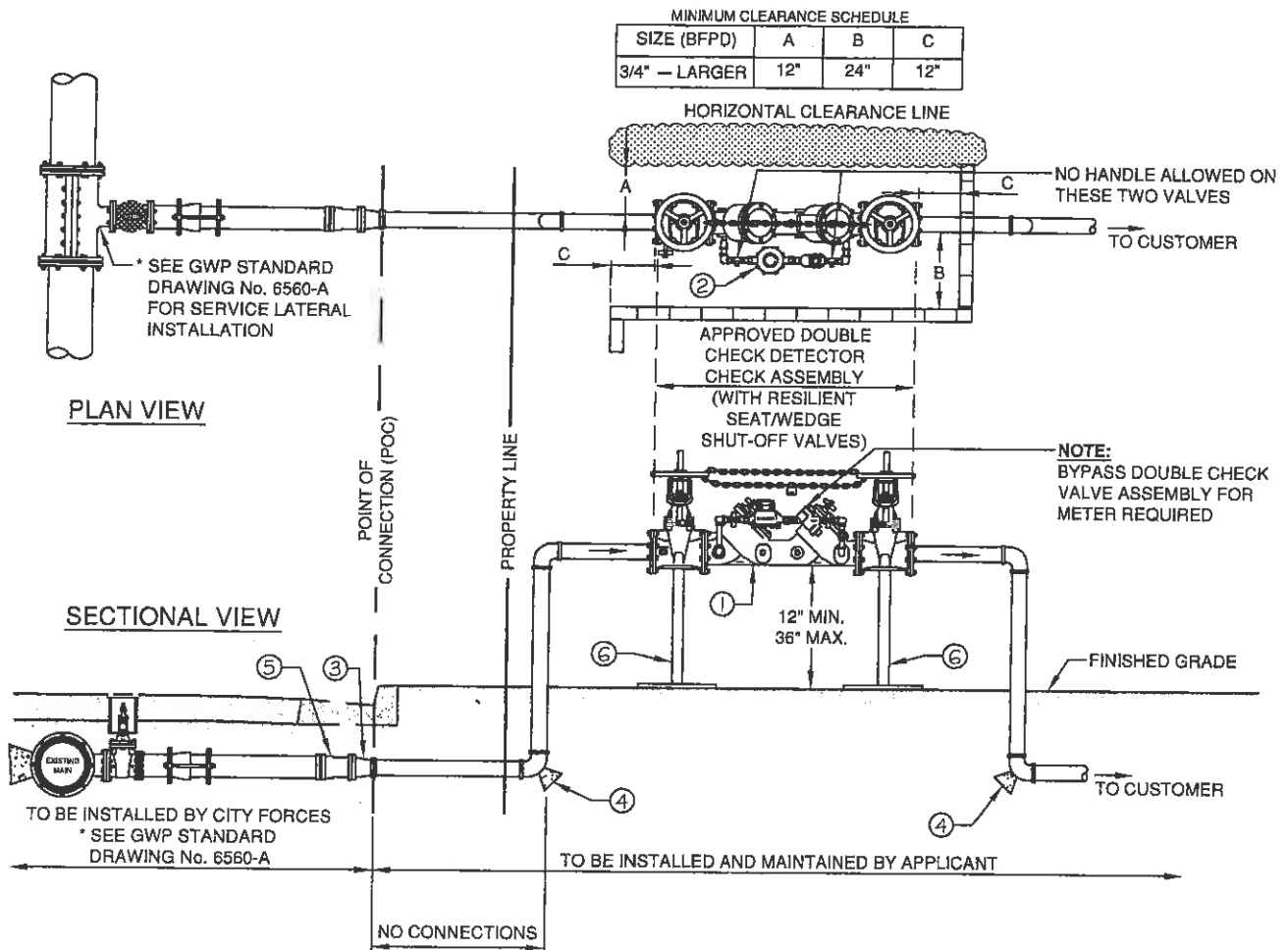
SCALE: NONE

DATE: 07/14/15
APP: RSN

C:

SHEET No. 1 OF 1

6528-A



DETAIL	DESCRIPTION
①	DOUBLE CHECK DETECTOR CHECK ASSEMBLY-APPROVED BY HEALTH AGENCY.
②	BYPASS METER TO BE FURNISHED BY GWP AT CUSTOMERS EXPENSE.
③	4" x 3" FLG. x FLG. REDUCER (WHEN NEEDED)
④	SEE GWP STD. DWG. No. 6083-A FOR THRUST BLOCK INSTALLATION
⑤	4" M.J. x FLG. ADAPTOR
⑥	ADJUSTABLE PIPE SUPPORT. SEE GWP STD. DWG. No. 6682-A.

* ACCOMPANYING GWP STD. DWG. No. 6083-A, 6560-A, 6528-A, 6682-A & 6562-A

**GLENDALE WATER & POWER
CITY OF GLENDALE
CALIFORNIA**

**STANDARD FIRE LINE INSTALLATION
WITH DOUBLE CHECK DETECTOR
CHECK ASSEMBLY - (3" - 12")**

APPROVED

07/14/2015

GERALD TOM, SENIOR CIVIL ENGINEER, R.C.E. No. C51209 DATE
GLENDALE WATER AND POWER - WATER DEPARTMENT

DES: LB
D: GR/PN
C: GT

SCALE: NONE
DATE: 07/14/15
APP:

SHEET No. 1 OF 1

6561-A

INSTALLATION REQUIREMENTS

1. ALL INSTALLATIONS MUST BE COORDINATED WITH GLENDALE WATER & POWER (GWP). ANY UNAUTHORIZED CONNECTION TO, OR OPERATION OF, A GWP FACILITY MAY BE GROUNDS FOR DENIAL OF WATER SERVICE.
2. BACKFLOW PREVENTION ASSEMBLY (BFP) MUST BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH AT THE UNIVERSITY OF SOUTHERN CALIFORNIA AND MUST BE INSTALLED IN THEIR ORIGINAL (UNALTERED) MANUFACTURED FORM.
3. THE ASSEMBLY SHALL BE INSTALLED AS CLOSE TO THE METER OR TO THE RIGHT-OF-WAY LINE AS PRACTICAL (SEE STANDARD DRAWING No. 6528-A & 6561-A).
4. THE BFP MUST BE TESTED BY A GWP-AUTHORIZED TESTER PRIOR TO ACTUAL SERVICE (SEE GWP'S APPROVED TESTER LIST).
5. ANY UNAUTHORIZED CONNECTION TO A BFP WILL RESULT IN DISCONNECTION OF SAID CONNECTIONS AND POSSIBLE SHUT OFF OF WATER SERVICE.
6. PLEASE CONTACT (818) 937-8948 FOR APPROVAL OF BFP INSTALLATION LOCATION PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD. No. 5678.
7. FOR A LIST OF APPROVED BFP, PLEASE CONTACT (818) 937-8948. NEW DEVICES MUST BE INSPECTED BY GWP AND TESTED BY LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH CERTIFIED BACKFLOW TESTER IMMEDIATELY UPON INSTALLATION BEFORE WATER SERVICE IS APPROVED.
8. ACCORDING TO CALIFORNIA AND GLENDALE CITY CODE AND REGULATIONS, ALL COMMERCIAL FIRE SERVICES AND IRRIGATION SERVICES WILL REQUIRE SOME FORM OF BACKFLOW PREVENTION SYSTEM TO PROTECT THE POTABLE WATER SYSTEM. PLEASE BE SURE TO THOROUGHLY REVIEW GWP STANDARD DRAWINGS. (SEE STANDARD DRAWINGS 6528-A & 6561-A)
9. ALL BFP SHALL BE LOCATED AS CLOSE AS PRACTICAL TO THE USER'S CONNECTION. THEY WILL BE INSTALLED A MINIMUM OF TWELVE INCHES (12") AND NOT MORE THAN THIRTY SIX INCHES (36") ABOVE FINISHED STREET GRADE MEASURED FROM THE BOTTOM OF THE DEVICE. A MINIMUM OF TWELVE INCHES (12") SIDE CLEARANCE, AND TWENTY-FOUR INCHES (24") FRONT CLEARANCE, LOCATED WHERE IT IS READILY ACCESSIBLE FOR INSPECTION, TESTING AND MAINTENANCE.

**GLENDALE WATER & POWER
CITY OF GLENDALE
CALIFORNIA**

**INSTALLATION REQUIREMENTS FOR
BACKFLOW PREVENTION
ASSEMBLY DEVICE (BFP)**

APPROVED



07/14/2015

GERALD TOM, SENIOR CIVIL ENGINEER, R.C.E. No. C51209 DATE
GLENDALE WATER AND POWER - WATER DEPARTMENT

DES: LB
D: GR/PN

SCALE: NONE

SHEET No. 1 OF 1

C:

DATE: 07/14/15
APP:

6762-A

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

DATE: May 3, 2016

DUE DATE: May 17, 2016

(PLEASE submit your response by above DATE)

TO: _____

FROM: Roger Kiesel, Case Planner

Tel. # 937-8152

PROJECT ADDRESS: 1820 S Brand Boulevard

Applicant: ViJay Sehgal

Property Owner: Brand Investors LLC

PROJECT DESCRIPTION: The applicant is proposing a three story 26-unit live/work building with a total of 75 parking spaces in a subterranean garage. Variances are requested for unit size and tandem parking. Live/work units must be a minimum of 1,000 sq.ft. Nine of the proposed units are less than 1,000 sq.ft. Parking spaces are required to be accessible (non-tandem) except in the DSP. The variance requests allowing tandem parking outside the DSP. The site is zoned SFMU. Live/work units are permitted in this zone.

PLEASE CHECK:

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

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1605003
 CUP Case No.: _____
 DRB Case No.: _____

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

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

**Project
Address: 1820 S. Brand Blvd.**

**Project
Case No.: PAUP 1605003**

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: 5.9.2016 and June 7, 2016

Print Name: Dan Hardgrove

Title: Deputy Director of Public Works Dept. Maintenance Services Tel.: 3950

a. ADDITIONAL COMMENTS:

Street Trees

The draft design packet issued for review is a preliminary submission. The plans appear to include the removal of existing street trees as well as adding several new tree sites. At this time Forestry comments will be limited until formal plans are submitted. It is the objective of the PWMS Forestry section to retain a right-of-way for the purpose of public improvements including street trees.

Project area currently has two mature Crape Myrtle trees in the public right of way on Vassar with space for potentially 1 to 2 new trees. There are no trees in the public right of way on Brand Ave in the project area with space for potentially 1 to 2 new trees.

Based on the preliminary submission, Maintenance services will require the following:

1. 2 new tree wells to be constructed and 2 new trees planted in the project area on Brand Ave. Remove one mature Crape Myrtle tree on Vassar to accommodate the proposed project entrance. Expand the parkway East of the proposed entrance on Vassar St. to accommodate an additional tree. Plant 1 tree in the expanded parkway on Vassar St..
2. Developer will adhere to all city standards for tree planting and tree protection.
3. Developer must see that all trees in the public right of way are in good condition at the time of project completion.
4. Developer must replace any damaged trees with species to be designated to the satisfaction of the Forestry department.
5. Developer shall be irrigated with a slow application system valved separately during their establishment period (1 to 3 years).

UPDATED COMMENTS 6-7-16: Two new street trees (one on Brand and one on Vassar) have been added in the City right-of-way at the site of the proposed development. The trees were added as part of street improvement project.

Urban Forester

INTERDEPARTMENTAL COMMUNICATION

PROJECT COMMENTS 11-10-2015

Location: 1820 S. Brand

Project No.: Brand Live/Work; Jade Enterprises

You may review complete plans, maps and exhibits in our office. We appreciate your consideration and look forward to your comments.

MAJOR CONCERNS:

Maintenance Services staff reviewed the existing plans for the development at the above address and have the following recommendations related to this project:

Street Trees

Currently there are 2 existing semi-mature crape myrtle trees located on the Vassar Street side of the proposed project which are not shown on submitted plans. The project, as proposed, may have significant impacts on existing street trees. In addition, there may be opportunity to plant additional street trees along Vassar Street and S. Brand Boulevard at this time.

Indigenous Trees

No ITO protected trees observed at the location

Wastewater

None

CODE REQUIREMENTS:

Street Trees

Glendale Municipal Code 12.40 City Street Trees TREE PLANTING STANDARDS AND SPECIFICATIONS; TREE PROTECTION MEASURES-CONSTRUCTION MANAGEMENT STANDARDS.

SUGGESTED CONDITIONS

Street Trees:

Maintenance Services will require developer to protect in place the 2 existing crape myrtle trees on Vassar Street and to plant additional new trees within the grass parkway in front of the building. In addition, there may be room for 1 additional street tree and new tree well to match existing on South Brand Boulevard side of project. Location and species to be determined at a later date when project plans have developed to a more specific level. Maintenance Services will require the developer to adhere to all city standards for tree planting and tree protection. Maintenance Services will require developer to replace all lost street trees in kind at a 2:1 ratio.

Environmental Information Form Comment Sheet Attached (Page 2): Yes or No X

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

**Project
Address: 1820 S. Brand Blvd.**

**Project
Case No.: PAUP 1605003**

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: 5.9.2016

Print Name: Dan Hardgrove

Title: Deputy Director of Public Works Dept. Maintenance Services Tel.: 3950

a. ADDITIONAL COMMENTS:

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The draft design packet issued for review is a preliminary submission. The plans appear to include the removal of existing street trees as well as adding several new tree sites. At this time Forestry comments will be limited until formal plans are submitted. It is the objective of the PWMS Forestry section to retain a right-of-way for the purpose of public improvements including street trees.

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1. 2 new tree wells to be constructed and 2 new trees planted in the project area on Brand Ave. Remove one mature Crape Myrtle tree on Vassar to accommodate the proposed project entrance. Expand the parkway East of the proposed entrance on Vassar St. to accommodate an additional tree. Plant 1 tree in the expanded parkway on Vassar St..
2. Developer will adhere to all city standards for tree planting and tree protection.
3. Developer must see that all trees in the public right of way are in good condition at the time of project completion.
4. Developer must replace any damaged trees with species to be designated to the satisfaction of the Forestry department.
5. Developer shall be irrigated with a slow application system valved separately during their establishment period (1 to 3 years).

Comments/Conditions

No Comments

(Revised per RFC dated 05-03-2016)

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. 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.

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 Director of Public Works. Sewer laterals shall only be connected to sewer pipes and not on manholes or cleanouts

5. The proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.

A sewage capacity increase fee in the amount of **\$3,922** will be assessed. 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 sidewalk use purposes, strips of land of variable widths, to provide for a 10 feet wide sidewalk, along the entire frontage of the property on xxxxxxxxxx. 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 at the northeast corner of Brand Boulevard and Vassar Avenue, of sufficient area, in order to accommodate an ADA-compliant handicap ramp.

8. The applicant shall dedicate to the City for street use purposes, a strip of land of sufficient width along xxxxxxxxxx to accommodate the proposed parallel parking, street widening and new sidewalk as shown on the attached exhibit.

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 Director of Public Works 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 Director of Public Works 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 Director of Public Works:

a. All 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 (SPPWC), 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 (SPPWC) manual, 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 Brand Boulevard and Vassar Avenue in accordance with the SPPWC manual, to match and join the existing street improvements, under separate permit, and to the satisfaction of the Director of Public Works:

a. Remove all existing ~~curb, gutter, driveway apron, and~~ sidewalk, and construct new Portland Cement Concrete ~~curb, gutter, driveway apron, and~~ sidewalk, in accordance with the SPPWC manual.

b. Remove all broken/damaged/deteriorated curb, gutter, sidewalk, and landscaping and irrigation along the entire frontage of the property and construct new concrete integral curb and gutter, sidewalk, and landscaping and irrigation per the SPPWC manual, under separate permit, and to the satisfaction of the Director of Public Works.

c. Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete integral curb and gutter, sidewalk, landscaping and irrigation if 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.

e. Construct new Portland Cement Concrete curb and gutter fronting the entire property in _____.

f. Construct new _____-foot wide Portland Cement Concrete sidewalk adjacent to the property line.

g. Construct a new ADA-compliant handicap ramp at the northeast corner of Brand Boulevard and Vassar Avenue.

h. Widen the southerly half of xxxxxxxxxx along the frontage of the project to accommodate a parking lane, an exclusive eastbound right turn lane and a two way left turn lane in front of the project as shown on the attached exhibit. 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 inches of asphaltic concrete pavement over 6 inches of crushed aggregate base, or the required pavement structural section based on engineering calculations prepared by a Registered Civil Engineer licensed in the State of California and submitted to the City for review and approval.

i. Grind 2-1/2 inches off the existing asphaltic concrete pavement (ACP) on Brand Boulevard (traffic lane adjacent to the curb only) and replace the same with 1-1/2 inches of ACP (to match existing pavement type) over 1 inch ACP leveling course.

Grind 2-1/2 inches off the existing asphaltic concrete pavement (ACP) on Vassar Avenue (half of the street fronting the property only) and replace the same with 1-1/2 inches of ACP (to match existing pavement type) over 1 inch ACP leveling course.

j. The dedicated portion of the new ~~entire width of the~~ alley fronting the property shall be constructed with new 4-inch Portland Cement Concrete pavement.

k. The alley approach on _____ adjacent to the site shall be reconstructed with new Portland Cement Concrete per the Standard Plans for Public Work Construction.

l. 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 City's Traffic and Transportation Division. In addition, the applicant shall restore all traffic lane striping, curb painting and markings, and pavement markings to the satisfaction of the City Engineer.

15. The entire asphaltic concrete roadway pavement and concrete alley 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.

16. 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.

17. 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 Low Impact Development (LID) to be integrated into the design of the project.

18. 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 LID 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.

20. A dual sump pump design is required for basement or subterranean parking.

21. Street and storm drain 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 (connection to County storm drain facility) 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 an 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 (Pasadena 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. Brand Boulevard shall have a full sidewalk width of 12 feet.

27. Vassar Avenue fronting the property shall have a 5-foot wide sidewalk and 10-foot wide landscaping.

28. The applicant may extend all street improvements on Vassar Avenue up to 14 feet southeasterly from the easterly property line, joining the existing sidewalk, driveway, and pavement of the adjacent property.

Parks

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

DATE: May 3, 2016 **DUE DATE:** May 17, 2016
(PLEASE submit your response by above DATE)
TO: _____

FROM: Roger Kiesel, Case Planner **Tel. #** 937-8152

PROJECT ADDRESS: 1820 S Brand Boulevard
Applicant: ViJay Sehgal
Property Owner: Brand Investors LLC

PROJECT DESCRIPTION: The applicant is proposing a three story 26-unit live/work building with a total of 75 parking spaces in a subterranean garage. Variances are requested for unit size and tandem parking. Live/work units must be a minimum of 1,000 sq.ft. Nine of the proposed units are less than 1,000 sq.ft. Parking spaces are required to be accessible (non-tandem) except in the DSP. The variance requests allowing tandem parking outside the DSP. The site is zoned SFMU. Live/work units are permitted in this zone.

PLEASE CHECK:

- | | |
|---|---|
| <input checked="" type="checkbox"/> A. CITY ATTORNEY

<input type="checkbox"/> B. COMMUNITY DEVELOPMENT:
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> (1) Building & Safety <input checked="" type="checkbox"/> (2) Economic Development <input checked="" type="checkbox"/> (3) Housing <input checked="" type="checkbox"/> (4) Neighborhood Services <input checked="" type="checkbox"/> (5) Planning & Urban Design
EIF/Historic District <input checked="" type="checkbox"/> D. COMMUNITY SERVICES/PARKS:

<input checked="" type="checkbox"/> E. FIRE ENGINEERING (PSC)

<input type="checkbox"/> F. GLENDALE WATER & POWER:
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> (1) Water <input checked="" type="checkbox"/> (2) Electric | <input type="checkbox"/> G. INFORMATION SERVICES
(Wireless Telecom)

<input checked="" type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> (1) Engineering & Environmental Management <input checked="" type="checkbox"/> (2) Traffic & Transportation <input checked="" type="checkbox"/> (3) Facilities (city projects only) <input checked="" type="checkbox"/> (4) Integrated Waste <input checked="" type="checkbox"/> (5) Maintenance Services/Urban Forester <input checked="" type="checkbox"/> J. GLENDALE POLICE

<input type="checkbox"/> K. OTHER:
<ul style="list-style-type: none"> <input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC) <input type="checkbox"/> (2) CO Health dept. <input type="checkbox"/> (3) City Clerk's Office |
|---|---|

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR 1605003 Tentative Tract/Parcel Map No.: _____
CUP Case No.: _____ Zone Change/GPA: _____
DRB Case No.: _____ Other: _____

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

Project
Address: 1820 S. Brand Blvd.

Project
Case No.: PAUP 1605003

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 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 and/or new units added.

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: 5/17/16

Print Name: Tereza Aleksanian

Title: Comm Services Manager Dept. Comm Services & Parks Tel.: x4303

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.

RESOLUTION NO. 2017-01

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

WHEREAS, in connection with the proposed project, a variance and parking exception at 1820 South Brand Boulevard, the Director of Community Development considered the Initial Study, prepared on behalf of Community Development Department and approved on April 6 , 2017, a Proposed Negative Declaration prepared pursuant to the California Environmental Quality Act; and

WHEREAS, the proposed Negative Declaration, which is attached hereto as Exhibit A and incorporated herein as if fully set forth, 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; and

WHEREAS, the Planning Hearing Officer acknowledges the findings of the Director of Community Development with respect to the preparation of the Negative Declaration; and

WHEREAS, the Glendale Community Development Department has been identified as the custodian of record for the Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING HEARING OFFICER OF THE CITY OF GLENDALE THAT:

SECTION 1. All the recitals set forth above are true and correct.

SECTION 2. The Negative Declaration for the project was prepared pursuant to the California Environmental Quality Act and State and Local Guidelines.

SECTION 3. Same has been presented to the Planning Hearing Officer, that the Planning Hearing Officer has reviewed and considered the information contained in the Initial Study, the Negative Declaration, and public comments, and finds 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 Negative Declaration prepared for the Project.

Adopted this 10th day of April, 2017.



Planning Hearing Officer