

June 21, 2017

Sunnie Kim
Owner
Yuban Investment LLC
4151 Forest Hill Drive
La Canada, CA 91011
&
Sam Won Construction
Attention: Christie Kim
3470 Wilshire Boulevard, #930
Los Angeles, CA 90010-3900
&
Samson A Soliven, PLS
Registered Engineer or Licensed Surveyor
P.O. Box 774
Anaheim, CA 92815

**RE: 532 AND 536 WEST ELK AVENUE
TENTATIVE TRACT MAP NO. 74370**

Dear Sirs/Madam:

The Planning Commission of the City of Glendale, at its meeting held on June 21, 2017, conducted a public hearing and **APPROVED WITH CONDITIONS**, your application and the thirty-two (32) additional conditions listed in the motion adopted by the Planning Commission on June 21, 2017, for a Tentative Tract Map No. 74370 has been filed for a proposed subdivision of land at **532-536 West Elk Avenue**, for the purpose of creating a new 6-unit multi-family residential condominium project in the "R-2250" - Medium Density Residential Zone, described as Lots 9 and 10, Block R, Glendale Valley View Tract, in the City of Glendale, County of Los Angeles, State of California.

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 3 new construction exemption, pursuant to State CEQA guidelines Section 15303, because this is a condominium in an urbanized area with not more than six units.

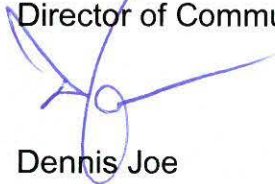
A copy of the adopted motion is enclosed.

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 (JULY 3, 2017)**, 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 **July 3, 2017**, at the Building and Safety Section, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

If you have any questions, please do not hesitate to call the case planner, Dennis Joe at (818) 937-8157.

Sincerely,
Phil Lanzafame
Director of Community Development Department

A handwritten signature in blue ink, appearing to read "Dennis Joe", with a large, stylized flourish extending to the right.

Dennis Joe
Planner

DJ:sm

CC: City Clerk (K.Cruz); Police Dept. (S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); 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 (S. Mirzaians); 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); and case planner Dennis Joe.

MOTION FOR TENTATIVE TRACT 74370

Moved by Planning Commissioner Astorian, seconded by Planning Commissioner Shahbazian, that upon consideration of Tentative Tract No. 74370, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, that Tentative Tract No. 74370 is hereby approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.24 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the thirty-one (31) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. The density of the subject tract is 21 dwelling units per net acre, which is consistent with the medium density residential standards of the Land Use Element. West Elk Avenue is classified as a local street. Local streets are typically adjacent to single- and multi-family residential land uses, and carry low volumes of traffic to and from collector and arterials. The street right-of-way width is 52 feet and consistent with the Circulation Element. The project site is located in an area where the ambient noise contour is 65-70 CNEL, as shown on the map of the 2030 Noise Contours of the City's Noise Element and on-site acoustical characteristics will be suitable for residential living. The development contributes to the provision of a wide range of housing types to meet the needs of current and future residents. The development contributes to the provision of a wide range of housing types to meet the needs of current and future residents (Goal 1) and the proposed project provides increased opportunities for home ownership (Goal 3). The Recreation Element places the property in Recreation Planning Area No. 7, and it does not identify the subject site for public park needs. The Historic Preservation Element does not identify any historical sites in the project area. The Seismic Safety and Safety Elements do not identify major hazards that could impact development in the subject area. The Open Space Element does not designate this site as open space.
- B. The project's design and improvements with conditions of approval, are consistent with the approved and adopted General Plan Elements cited in the preceding paragraph. No Specific Plans are applicable to the project site and its environs.
- C. The site is physically suitable for the proposed development in that the project site is relatively flat and rectangular in shape that is suitable for residential construction. The Seismic Safety Element indicates that the project site is not subject to geologic or seismic hazards. On-site drainage will be channeled into the existing storm drain system in a manner satisfactory to the Public Works Division. Water and power facilities for this project will be provided to the development in accordance with requirements of the Power and Water Division.
- D. The site is physically suitable for the proposed density. The project will provide for a density below that allowable under the existing R-2250 zoning classification and the density will be consistent with the recommendations of the Land Use Element. The density will be comparable to that of apartments and condominiums already existing in the area.

- E. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage. This development is exempt from environmental review according to the California Environmental Quality Act.
- F. Compliance with subdivision design standards and criteria of Glendale and the conditions of approval will protect the residential living environment, protect the public health and welfare, and prevent any serious health problems.
- G. The project 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 new developments in this area, and discharge of waste into the system from this project will not violate water quality standards.
- I. The water and power demands that will be generated by the project will not alter the City's ability to serve the project or any other areas of the community nor would the project impact available fiscal resources of the community.
- J. The project provides for future passive or natural heating or cooling opportunities to the extent feasible in consideration of constraints imposed by topography, lot design and configuration, etc.

CONDITIONS

Planning Division staff recommends that Tentative Tract No. 74370 be approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 (Final Maps) and 16.28 (New Condominiums) of Title 16 of the Glendale Municipal Code, and the following additional conditions:

Public Works Department Requirements

1. A Tract Map shall 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.
2. The method of discharge of the onsite drainage shall be approved by the Director of Public Works:
 - a. 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.

- b. 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.
3. 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 land striping, curb painting and markings, and pavement markings to the satisfaction of the City Engineer.
4. The entire asphaltic concrete roadway pavement within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphaltic concrete pavement and the restoration of all parking restriction curb painting, traffic delineation, striping, and pavement markings, per California Department of Transportation (CALTRANS) Standards, at no cost to the City and to the satisfaction of the Director of Public Works.
5. 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.
6. 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 obtain an approved LID to be integrated into the design of the project.
7. The applicant may consider providing a "hammer-head" at the terminus of any "dead-end" parking aisle to allow vehicles to turn around. Unless all stalls are assigned to specific residential tenants.
8. Contractor shall not store trash bins, construction equipment, construction materials, or construction vehicles (concrete truck, dump truck, etc.) on City's right-of-way (sidewalk, parkway, or street) without first obtaining a "Street-Use" permit from the Public Works - Engineering Division. Permit must be displayed at job site.
9. An approved Construction Traffic Control plan shall be required for use during project construction. The plan shall identify all traffic control measures, signs, and delineators to be implemented by the construction contractor through the duration of demolition and construction. The plan shall also identify contractor information, hours of construction, construction worker parking information, as well as the proposed haul route.

Integrated Waste Management

10. Because the size of the structure/tenant improvement/residential addition will be equal to or greater than 1,000 square feet, the applicant shall comply with Glendale Municipal Code 8.58, the Construction and Demolition Waste Reduction and Recycling Plans. More information on this Code is available at www.ci.glendale.ca.us. Call the Building and Safety Division at (818) 548-3200 to make an appointment.

Planning Division Requirements

11. The project approved herein shall be constructed as depicted on those sets of plans stamped approved by staff. Any modification to these plans must be approved by the Planning Division staff prior to the changes on the working drawings or in the field. Changes considered substantial by 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.
12. The project shall be designed to accommodate a maximum of six (6) dwelling units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
13. All ground and roof-mounted equipment shall be fully screened from view.
14. Roof-mounted mechanical equipment must be baffled to the satisfaction of the Director of Community Development. The project will be required to comply with the Glendale Municipal Code noise standards to reduce noise levels to normally acceptable.
15. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Community Development.
16. The applicant shall provide down drains and drip pans to the satisfaction of the Director of Community Development.
17. All electrical, communication, fire alarm, and television service shall be provided underground.
18. That backflow prevention devices shall be installed in a location to the satisfaction of the Director of Community Development.

Water Engineering – Potable Water

19. Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
20. 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.
21. 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.
22. 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.

23. 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.
24. 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.
25. 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.

Backflow Prevention

26. Backflow prevention (BFP) devices are required for the following water services:
 - a. Potable Water, Irrigation
 - b. Potable Water, Fire
 - c. Potable Water, Multi-family (4 units +)
27. 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.
28. 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).
29. 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)

Miscellaneous Requirements

- 30. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or should interest on such monies remain unspent at the conclusion of litigation, the City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
- 31. This tentative tract map approval shall be valid for thirty-six (36) months or until approval of the final map, whichever occurs first, in accordance with local and state laws.
- 32. The applicant shall construct opaque fencing adjacent to the east side planters as a condition of the existing opaque panel fencing. Should that not be feasible, the applicant shall provide taller shrubs within the east side landscape planters.

Adopted this 21st day of June, 2017.

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

VOTE

- Ayes: Astorian, Shahbazian, Manoukian
- Noes: None
- Abstain: None
- Absent: Landregan, Lee