

June 19, 2018

Jonathan & Robert Dohring  
3000 Cornwall Drive  
Glendale, CA. 91206

**RE: 4751 ROUND TOP DRIVE  
VARIANCE CASE NO. PVAR 1802259**

Dear Applicants:

On June 13, 2018, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapter 30.43, on your application for a Variance to allow the use of a required driveway that is not completely on the same lot as the proposed house and garage, located at **4751 Round Top Drive**, in the "R1R" - Restricted Residential Zone, described as A PARCEL OF LAND LOCATED IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF JOSE M. VERDUGO 21.60 ACRE ALLOTMENT OF THE RANCHO SAN RAFAEL, AS DESCRIBED IN DECREE OF PARTITION IN CASE NO. 7054 OF THE SUPERIOR COURT OF SAID COUNTY, WHICH IS DEPICTED ON THE RECORD OF SURVEY ON FILE IN BOOK 280, PAGE 77 OF SURVEY MAPS IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF THE CITY OF GLENDALE WITH THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 2 KNOWN AS GLENDALE FREEWAY. THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 2, NORTH 08°53'09" EAST 90.75 FEET; THENCE NORTH 12°34'01" EAST 188.08 FEET; THENCE NORTH 14°24'40" EAST 96.06 FEET; THENCE NORTH 13°31'05" EAST 350.00 FEET; THENCE NORTH 38°10'02" EAST 109.79 FEET TO THE EASTERLY BOUNDARY LINE OF THE CITY OF GLENDALE; THENCE DEPARTING THE EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY 2 AND ALONG SAID EASTERLY BOUNDARY LINE OF THE CITY OF GLENDALE SOUTH 00°42'10" WEST 638.65 FEET: THENCE DEPARTING SAID EASTERLY BOUNDARY LINE OF THE CITY OF GLENDALE. SOUTH 37°41'52" WEST 74.12 FEET: THENCE SOUTH 52°18'17" EAST 48.40 FEET;

THENCE SOUTH 12°21'52" WEST 13.56 FEET; THENCE SOUTH 08°53'25" WEST 53.36 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY LINE OF THE CITY OF GLENDALE; THENCE ALONG SAID SOUTHERLY BOUNDARY

LINE SOUTH 89°58'28" WEST 202.50 FEET TO THE POINT OF BEGINNING;  
CONTAINING 2.38 ACRES.

CODE REQUIRES

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

APPLICANT'S PROPOSAL

(1) To allow a new driveway that is not completely on the same lot as the required parking spaces the driveway leads to.

ENVIRONMENTAL RECOMMENDATION

The project is exempt from environmental review per State CEQA Guidelines Section 15303, Class 3 "New Construction or Conversion of Small Structures" because the project is the construction of a single family dwelling.

**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 **APPROVED WITH CONDITIONS** your application based on the following:

- A. That the strict application of the provisions of any such ordinance would result in practical difficulties or unnecessary hardship inconsistent with the general purposes and intent of the ordinance.**

The project site is an existing hillside, uphill, lot and is proposed to be developed with a single-family house for which it is zoned consistent with the General Plan Land Use designation. The site is adjacent to other lots that have been developed or that are expected to be developed with single-family houses over time. Construction of the Glendale Freeway eliminated the available street frontage and access. However, an easement was reserved over an abutting property to provide for necessary future access. The easement is located adjacent to the southerly portion of the site over an approximately 7,074 square-foot undeveloped lot in Los Angeles with access from Round Top Drive, and provides a reasonable and efficient vehicular and pedestrian access based on topography and proximity to the street. The variance would allow the practical development of the site consistent with the ordinance that encourages the most appropriate use of land in accordance with the comprehensive general plan. Without the variance, the subject property would be deprived from street access and any development would be precluded.

- B. There are exceptional circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.**

The property's street access was eliminated with the construction of the Glendale Freeway. Other properties in the vicinity, including abutting properties located in Los Angeles, have frontages on a public street for access. The subject property is unique in that it is designated for low density residential development, contains large areas where development would be feasible but lacks the required and necessary street access. The variance would provide the necessary regulatory means to gain reasonable and feasible street access over an abutting residentially-zoned and undeveloped property.

- 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 variance would allow the use of the abutting property to obtain street access for the proposed single-family residential development. The proposed development generally, and the driveway specifically, would be located in areas of the property where the topography is relatively flat. Moreover, the driveway access from Round Top Drive has been established for many years. The proposed variance would not be detrimental to the public or neighboring properties due to the proximity of the street to the subject property and the existing and planned low density residential development of the neighboring properties.

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

The variance to locate a driveway partly on an abutting property to gain the required street access would not be contrary to the objectives of the ordinance. The ordinance encourages the appropriate use of land consistent with the comprehensive general plan. The use of the subject property is designated for single-family residential uses and the driveway access from the street would be located among other similar existing and planned residential uses.

**ADDITIONALLY, A DISCRETIONARY ACTION, SUCH AS THE REQUESTED VARIANCE, MUST ALSO TAKE INTO CONSIDERATION THE HILLSIDE DEVELOPMENT REVIEW POLICY CONSISTENT WITH CHAPTER 30.11.040 (A) OF THE GLENDALE MUNICIPAL CODE, AS FOLLOWS:**

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



The Hillside Design Guidelines suggest preferred methods to develop single-family homes in hillside areas of the City and recommend minimizing grading to preserve the natural hillside appearance, open space and groves of native trees. The proposed development and driveway location for street access would utilize the flatter portions of the site and would minimize the amount of grading consistent with the design objectives. Moreover, the proposed house would be located on the southern portion of the site which would be the closest to a street for access thereby shortening the necessary driveway length. The project will also require approval of the Design Review Board that will review the site planning, massing, architecture, materials and landscaping to ensure the project design is compatible with the surrounding natural and built environment.

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

The proposed house would be larger than the existing and planned residential development of the adjacent properties due to the larger lot size. However, the building design would incorporate significant variation in building volumes which, along with the proposed detached garage, would reduce the visual mass and volume. Additionally, the project will require approval of the Design Review Board that will review the site planning, massing, architecture, materials and landscaping to ensure the project design is compatible with the surrounding natural and built environment.

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

There are no protected scenic vistas, blue line streams or primary or secondary ridgelines on the site. There is one indigenous tree located on an abutting property away from any proposed construction activity area and would not be affected. The proposed development and driveway location for street access would utilize the flatter portions of the site which would preserve the site's topographic features and minimize the amount of grading. Also, the project will require approval of the Design Review Board that will review the site planning, massing, architecture, materials and landscaping to ensure the project design is compatible with the surrounding natural and built environment.

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

The proposed development would be located on the flatter portions of the site and would minimize the amount of necessary grading. Large areas of the site, which have steeper slopes, would remain ungraded with the native and existing vegetation. It is not anticipated that the proposed development plans would result in a negative visual impact on the surrounding properties. Also, approval from the Design Review Board is required.

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

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

## **CONDITIONS OF APPROVAL**

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

1. That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Hearing Officer.
2. That a recorded reciprocal access easement is required. Verification of such an easement shall be provided.
3. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) may be required upon submittal of plans for building plan check.
5. That Design Review Board approval/exemption shall be obtained prior to the issuance of a building permit.

6. That if any buildings, sidewalks, curb or gutter, fencing or landscape areas, etc., adjacent to the site are damaged during the course of construction on public or private property, the damage shall be repaired to the satisfaction of the Planning Hearing Officer for private property and the Director of Public Works for public property.
7. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties and the public right-of-way to the satisfaction of the Planning Hearing Officer.
8. That (water conserving) plant materials shall be installed as represented on the plan displayed at the public hearing and in accordance with the approved landscape plan. This landscaping plan shall include a complete irrigation plan with water conserving devices, shall be prepared by a person licensed to prepare such plans and shall be approved by the Hearing Officer prior to the issuance of a building permit.
9. That the landscaping and irrigation plans for hillside properties shall be in accordance with the Landscape Guidelines for Hillside Development and to the satisfaction of the Hearing Officer.
10. That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash.
11. That the applicant shall comply with all requirements of the Glendale Fire Department, as specified in their memo dated April 24, 2018, to the satisfaction of the Glendale Fire Department.
12. That the applicant shall comply with all requirements of the Glendale Public Works Engineering Division, as specified in their memo dated March 26, 2018, to the satisfaction of the Department Director.
13. That the applicant shall comply with all requirements of the Glendale Water and Power Engineering Department, as specified in their memo dated February 8, 2018, to the satisfaction of the Department Director.
14. That the plans shall show the combination of exterior decks, stairs and landings consistently.
15. That the elevated decks, stairs and landings that bridge between the house and garage shall be modified to provide a minimum 5-ft. separation between the house and the garage for compliance with the maximum allowable height of 32 feet for the house. As an alternative, a variance application to exceed the allowable height may be filed for review and determination.

16. That the area of the garage shall be corrected to 782 square feet on the plans. Any necessary revisions based on the area of the garage shall be made.
17. That the minimum garage door width shall be increased to 8 feet, 8 inches from 8 feet, 6 inches, for compliance with the standards of GMC section 30.32.180.
18. That the entire driveway, including any portions located in Los Angeles, shall comply with the driveway standards of GMC section 30.32.130.
19. That prior to final approval of the construction, all driveways shall be paved with approved paving materials in compliance with the Glendale Municipal code.
20. That the existing indigenous tree located nearby on the adjacent property shall be shown on the plans.
21. That all permits that are required by the City of Los Angeles shall be obtained.

#### **APPEAL PERIOD**

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

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

Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (COD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **July 5, 2018**, at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the Community Development Department (COD), 633 East Broadway, Room 103, Monday thru Friday 12:00 p.m. to 5 p.m.

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



## **TRANSFERABILITY**

This authorization runs with the land for which it was intended for and approved. In the event the property is to be 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.

## **GMC CHAPTER 30.41 PROVIDES FOR**

### Termination

Every right or privilege authorized by a Variance shall terminate two (2) years after the granting of such, unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided for.

### Cessation

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

### Extension

Variations granted by such right or privilege may be requested one time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right and privilege has commenced within the two (2) years of the approval date. In granting such extension the applicable review authority shall make a written finding that neighborhood conditions have not substantially changed since the granting of such variance.

This authorization runs with the land or the use for which it was intended for and approved. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions and/or limitations of this grant.

## **VIOLATIONS OF THESE CONDITIONS**

Violations of conditions required by this determination may constitute a misdemeanor or infraction under Section 1.20.010 of the Glendale Municipal Code (GMC) and/or a violation of other local, State or Federal laws or regulations. Unless a specific penalty is provided, any person convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000.00), or imprisonment for a term not to exceed six (6) months, or by both fine and imprisonment. Infractions are punishable by a fine not exceeding the sum of five hundred dollars (\$500.00) for each violation. Violations of conditions required by this determination may be grounds for a revocation.



## REVOCATION, CONTINUING JURISDICTION

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

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

## NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner (Chris Baghdikian at 818-937-8182) first and then, the Planning Hearing Officer who acted on this case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **By Appointment Only**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

Sincerely,



Bradley Collin  
Planning Hearing Officer

CC: City Clerk (K.Cruz); Police Dept. (Lt.S.Bickle/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(D.Nickles); Dir. Of Public Works (R.Golanian); Traffic & Transportation Section (W. Ko/S. Vartanian); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian); Glendale Water & Power--Electric Section (V. Avedian/B. Ortiz); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (A. Jimenez); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove); Street and Field Services Admin.; Environmental Management (M. Oillataguerra); R.Khan-consultant on the project; J.Kamus-architect on the project; A. Franco; A.Frisbie; J.&J.Taitague; and case planner – Chris Baghdikian

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

**DATE:** 1/30/2018  
**TO:** \_\_\_\_\_

**DUE DATE:** 2/16/2018

**FROM:** Chris Baghdikian Tel. # 818/937-8182

**PROJECT ADDRESS:** 4751 Round Top Drive

Applicant: Jonathan Dohring, Robert Dohring

Property Owner: Robert Allen Dohring, Johathan Allen Dohring

**PROJECT DESCRIPTION:** An application for variance to allow driveway access over an abutting property for the proposed development of a single-family dwelling on an undeveloped lot zoned R1R-III.

**PLEASE CHECK:**

- |  |  |
|--|--|
| <p>_____ <b>A. CITY ATTORNEY</b></p> <p>_____ <b>B. COMMUNITY DEVELOPMENT:</b></p> <p><u>  x  </u> • (1) Building &amp; Safety</p> <p>_____ • (2) Economic Development</p> <p><u>  x  </u> • (3) Housing</p> <p><u>  x  </u> • (4) Neighborhood Services</p> <p>_____ • (5) Planning &amp; Urban Design<br/>EIF/Historic District</p> <p><u>  x  </u> <b>D. COMMUNITY SERVICES/PARKS:</b></p> <p><u>  x  </u> <b>E. FIRE ENGINEERING (PSC)</b></p> <p>_____ <b>F. GLENDALE WATER &amp; POWER:</b></p> <p><u>  x  </u> • (1) Water</p> <p><u>  x  </u> • (2) Electric</p> | <p>_____ <b>G. INFORMATION SERVICES</b><br/>(Wireless Telecom)</p> <p>_____ <b>H. PUBLIC WORKS (ADMINISTRATION):</b></p> <p><u>  x  </u> • (1) Engineering &amp; Environmental<br/>Management</p> <p>_____ • (2) Traffic &amp; Transportation</p> <p>_____ • (3) Facilities (city projects only)</p> <p><u>  x  </u> • (4) Integrated Waste</p> <p><u>  x  </u> • (5) Maintenance Services/Urban<br/>Forester</p> <p>_____ <b>J. GLENDALE POLICE</b></p> <p>_____ <b>K. OTHER:</b></p> <p>_____ • (1) STATE-Alcohol Beverage<br/>Control (ABC)</p> <p>_____ • (2) CO Health dept.</p> <p>_____ • (3) City Clerk's Office</p> |
|--|--|

**ENTITLEMENT(S) REQUESTED**

Variance Case No.: PVAR 1802259

AUP/CUP Case No.: \_\_\_\_\_

ADR/DRB Case No.: \_\_\_\_\_

Tentative Tract/Parcel Map No.: \_\_\_\_\_

Zone Change/GPA: \_\_\_\_\_

Other: \_\_\_\_\_

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

**Project** \_\_\_\_\_ **Project** \_\_\_\_\_  
**Address:** 4751 Round Top Drive **Case No.:** PVAR 1802259

*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 HAS the following comments/conditions.  (See attached Dept. Master List)

**Date:** 04-24-18

**Print Name:** Jeff Halpert  
**Title:**FPE II **Dept.** Fire **Tel.:**818-937-8125

**Code Requirements:**

**Fire Protection**

1. **Fire sprinkler system.** A complete automatic fire sprinkler system shall be installed in all new structures in accordance with the recommendations of NFPA 13D and the requirements of the Glendale Fire Department. Plans and permit application shall be submitted to the Fire Department within 30 days of issuance of the building permit. Riser and all sprinkler piping shall be concealed; no exposed piping on exterior permitted. Quick response sprinkler heads are required throughout the structure unless contraindicated. Flat concealed sprinkler heads are required in all habitable areas.

**Access and Egress**

3. **Address.** Approved address numbers, building numbers or approved building identification shall be placed in a position that is plainly legible and visible from the street, road and walkways giving access to and within the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4-inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) and shall be illuminated in an approved manner (if numbers are on the exterior). Number height and stroke width shall be increased as needed for legibility based on visibility distance.
4. **Exit routes.** Clearly show all exit routes until termination at public right-of-way. Provide approved walkways from all building openings to the public way.
5. **Emergency escape.** Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with the CBC.
6. **Emergency access walkway.** Provide an emergency access walkway leading from fire apparatus access road to exterior openings per the CFC. Landings shall be provided beneath bedroom rescue windows or doors to provide fire department access around the home. All architectural and landscape plans shall be designed to avoid any present or future obstructions that may hinder access and placement of fire department ladders.



**PUBLIC WORKS: ENGINEERING  
- ROUBIK GOLANIAN**

Comments/Conditions

No Comments

1. A separate Grading Permit issued by the City's Engineering Division is required.

2. A grading/drainage plan shall be required and shall be submitted to Public Works Engineering-Land Development Section for 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. The Grading Permit application and requirements can be obtained at the Public Works-Engineering counter, Room 205.

3. A separate Demolition Permit issued by the City's Building and Safety Division may be required. All existing sewer laterals serving the project site shall be capped at the property line prior to the start of demolition operations.

4. 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.

5. 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

6. 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 \$ (TBD) 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.

7. The applicant shall dedicate to the City a 4.5 foot wide easement for sidewalk and utility purposes, along the entire frontage of the property on xxxxxxxxxx. The dedicated portion shall be paved with new PCC sidewalk pavement to match and join the new adjacent PCC improvements.

8. The applicant shall dedicate to the City for sidewalk use purposes, portions of the property at the southwest corner of xxxxxxxxxx, of sufficient area, in order to accommodate the ADA-compliant handicap ramps.

9. The applicant shall dedicate to the City for street use purposes, a strip of land 2-foot wide along the entire frontage of the property at Colorado Street.

10. 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.

11. 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.

12. 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 PCC 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.

13. 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.

14. 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 from the property line and exiting through the curb per the Standard Plans for Public Works Construction (SPPWC) manual, and under a 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 SPPWC manual, and under a 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. The applicant shall indemnify the City and hold the City harmless for any NPDES violation on the property.

15. 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 xxxxxxxxxx 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 and replace all broken curbs, gutters, and sidewalk.

b. Install new landscaping and irrigation system for the entire frontage of the property.

c. Maintain 5-foot wide sidewalk for the entire frontage of the property and replace any excess sidewalk with landscaping and irrigation.

d. Any unused driveway apron shall be removed and replaced with new PCC curb, gutter, sidewalk, landscaping, and irrigation.

e. Construct the driveway apron with 5-inch thick PCC pavement per SPPWC Plan No 110-2. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code.

f. Construct new PCC integral curb and gutter for the entire frontage of the property along xxxxxxxxxx.

g. Construct new \_\_\_\_\_-foot wide PCC sidewalk adjacent to the property line.

h. Construct a new ADA-compliant handicap ramp at the xxxxxxxxxx.

i. 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.



j. Grind 2.5 inches of existing asphalt concrete pavement on the easterly half of xxxxxxxxxxxx and replace the same with 1-1/2 inches of new asphalt concrete (AC) pavement (to match existing pavement type) over 1 inch AC pavement leveling course.

k. The 2.5 feet wide dedicated portion along the Alley fronting the property shall be constructed with new 6-inch PCC pavement.

l. The alley approach on \_\_\_\_\_ adjacent to the site shall be reconstructed with new PCC per the Standard Plans for Public Work Construction.

m. 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 Director of Public Works.

16. The entire asphalt 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.

17. 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.

18. 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.

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. In addition, the applicant shall submit an approved LID to be integrated into the design of the project.

20. 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.

21. The project shall comply with National Pollutants Discharge Elimination System (NPDES) requirements for a single family hillside development by implementing the following measures: 1. Conserve natural areas, 2. Protect slopes and channels, 3. Direct roof runoff to vegetated areas before discharge, 4. Divert surface flow to vegetated areas before discharge. (Disregard items 3 and 4 if diversion will result in slope instability.)

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

23. Street improvement plans for ~~xxxxxxxx~~ 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.).

24. 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.

25. The site is located within an Earthquake-induced Landslide 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 earthquake-induced landslide conditions.

26. 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.

27. All drainage from the site improvements shall be directed to flow to the proposed driveway.

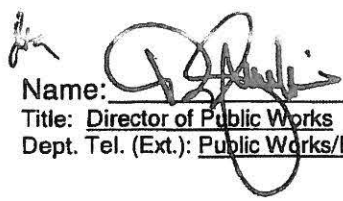
28. Separate permit(s) shall be obtained for all work within the jurisdiction of the City of Los Angeles.

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

**Case No.: PVAR 1802259**

**Address: 4751 Round Top Drive**

**Case Planner: Chris Baghdikian**

 Name: \_\_\_\_\_ Date: 3/26/18  
Title: Director of Public Works  
Dept. Tel. (Ext.): Public Works/Engineering – X 3945



CITY OF GLENDALE  
**INTERDEPARTMENTAL COMMUNICATION**

**DATE:** February 08, 2018

**TO:** Chris Baghdikian, Community Development Department

**FROM:** Gerald Tom, GWP Water Engineering  
Hovsep Barkhordarian, GWP Electric Engineering

**SUBJECT: PVAR 1802259**

Glendale Water & Power (GWP) Engineering has reviewed the plans.  
Requirements are as follows:

**Electric Engineering**

**Customer Service (818) 548-3921**

- ε No conflict.
- ε Additional comment(s) and/or attachment(s).  
GWP granted LADWP permission to provide power to this property, because GWP has no electrical facilities east of the freeway.

**Fiber Optics (818) 548-3923**

- ε No conflict.

**Street Lighting (818) 548-4877**

- ε No Conflict

**Transmission & Distribution (818) 548-3923**

- ε No conflict.

**Water Engineering**

**Recycled Water (818) 548-2062**

- ε No conflict.

**Backflow Prevention (818) 548-2062**

- ε No conflict.

**Potable Water (818) 548-2062**

- ε 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.
- ε Please contact GWP Water Engineering at (818) 548-2062 prior to construction.
- ε No water service is available to this property; a water main extension is required to obtain service for this

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

Hovsep Barkhordarian      Gerald Tom  
GWP Electric Administrator      Senior Civil Engineer



VH/GT:bo/sb