



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

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November 7, 2018

Art Simonian
501 West Glenoaks Boulevard, No. 556
Glendale, CA 91202

&

Hayk Martirosian
Techna Land Co., Inc.
Attn: Hayk Martirosian
1545 North Verdugo Road, #2
Glendale, CA 91208

RE: 2608-2612 HONOLULU AVENUE
(2635 SYCAMORE AVENUE)
TENTATIVE TRACT MAP NO. 82293
SUBDIVISION – PTTMCP 1818392

Dear Applicants:

The Planning Commission of the City of Glendale, at its meeting held on November 7, 2018, conducted a public hearing and **APPROVED WITH CONDITIONS** (42 conditions), your application for a tentative subdivision map showing a proposed development of land at **2608-2612 Honolulu Avenue**, for the purpose of creating a new 28-unit multi-family residential condominium project, in the "C2-I-PPD and R1-II-PPD" - (Community Commercial/Low Density Residential – Precise Plan of Design Overlay) Zone, described as Portions of Lots 258 and 259, and Lots 293 and 294 of Tract No. 2535 M.B. 24, pgs. 72-73, in the City of Glendale, as recorded in the Office of the Recorder in the County of Los Angeles.

ENVIRONMENTAL DETERMINATION

A proposed Negative Declaration (ND) was prepared for the project and adopted by City Council on August 23, 2016.

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 (NOVEMBER 19, 2018)**, 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 ten (10)-day period, on or before **NOVEMBER 19, 2018**, 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 me at (818) 937-8181.

Sincerely,

Phil Lanzafame
Director of Community Development Department



Kristen Asp
Principal Planner

KA:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. Van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. Alshanti/B.Ortiz/E.Olsen); Parks, Recreation and Community Services Dept. (T. Aleksanian); Neighborhood Services Division (R.Sada/J.Jouharian/); Integrated Waste Management Admin. (D. Hartwell); Maintenance Services Section Admin. (D. Hardgrove/T.Dodson); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); R.Medford; D.&S.Stubbs; W.Krause; G. Michals – President, Montrose/Verdugo City/Sparr Heights Neighborhood Association; J.Suarez; and case planner-Kristen Asp.

MOTION

Moved by Planning Commissioner Lee, seconded by Planning Commissioner Chraghchian, that upon consideration of Tentative Tract No. 82293, and after reviewing the records, files, reports, and all documentary evidence submitted with regard to said tentative tract, in addition to the Negative Declaration adopted by City Council on August 23, 2016, that Tentative Tract No. 82293 is hereby approved subject to compliance with the State Subdivision Map Act, Chapters 16.16 and 16.32 of Title 16 of the Glendale Municipal Code, Title 30 of the Glendale Municipal Code, and the forty-two (42) additional conditions listed below; and the Planning Commission hereby makes each and all of the following findings of fact:

- A. The project is located within the Verdugo City Residential Neighborhood in the North Glendale Community Plan. New multi-family residential development is encouraged in the Verdugo City Residential Neighborhood area to complement the existing mix of low-density residential neighborhoods and commercial districts by the Community Plan. The General Plan land use and zoning designations for the project site are C2-I (Community Commercial) and R1-II (Low Density Residential), with a Precise Plan of Design (PPD) overlay. The PPD Overlay is intended to encourage the development of structures or uses that are of superior design, appearance and function by allowing reasonable variations from zoning standards and use restrictions for specific sites when warranted to allow development proposals to take advantage of site characteristics, site location and access points, historic development patterns, land assembly or simple economies of scale in ways that conform with the broad goals of the general plan and provide the protections of the existing zoning designation. The PPD Overlay permits the project while ensuring consistency with the City's current goals, policies, and design guidelines in a manner that meets the overall intent and goals of the Zoning Code. The project has been designed to be consistent with design guidelines in the North Glendale Community Plan by minimizing the mass of the new buildings on Sycamore Avenue, a residential street, and having the larger mass of the buildings on Honolulu Avenue, a commercial street; designing the buildings to follow the existing grade changes on the site by incorporating multiple walls on the site made of river stone; aligning the new buildings with existing adjacent buildings to create a uniform street frontage; and designing the project to be consistent with the overall height and scale of the surrounding neighborhood.

The density of the subject tract is 28.8 dwelling units per net acre, which is consistent with the community commercial and low density residential standards of the Land Use Element and with the Precise Plan of Design approved by City Council on August 23, 2016. Honolulu Avenue is designated as an urban collector street and Sycamore Street is designated as a local street in the Circulation Element of the City's General Plan. An urban collector is generally characterized with mixed density residential, commercial, institutional, and industrial offices. A local street performs a variety of functions accommodating vehicular, bicyclist, and pedestrian traffic and as the primary access to adjacent properties. Both streets can adequately serve the PPD overlay zone, including the development.

Housing goals of the North Glendale Community Plan include providing a wide range of housing types to meet the needs of current and future residents, with increased homeownership opportunities and contributing to high-quality residential neighborhoods that are attractive and well

designed. This project demonstrates that it is consistent with these goals in that it offers additional housing types for homeownership, consisting of two and three bedroom units ranging from 1,140 to 1,631 square feet in size located near existing services. The project is a contemporary design with Craftsman influences and high quality materials, appropriate in this North Glendale (Verdugo City) neighborhood, thereby adding to the goal of high-quality residential neighborhoods that are attractive and well designed.

The development is also consistent with the Housing Element because it 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 project is located in an acceptable noise level area for multi-family uses. The Recreation Element places the property in Recreation Planning Area No. 4, served by three parks which include: Montrose Community Park, Glorietta Park and the Mayor's Bicentennial Park and Carr Park and the Adult Recreation Center/Central Park, which more than adequately serve the residents. No public park facility has been identified for this site.

The Historic Preservation Element does not identify any historical sites in the project area and the previous residences were determined not to be historically significant, so this project will have no impact on historic resources. 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 so it is suitable for multi-family residential purposes.

- B. Provided the project's design and improvements are implemented in conformance with the conditions of approval, the project will be consistent with the approved and adopted General Plan Elements and North Glendale Community Plan cited in the preceding paragraph.
- C. The site is physically suitable for the proposed development in that the project site is on generally level land underlain by earth material that is suitable for residential construction. The Seismic Safety Element indicates that the project site is not subject to geologic or seismic hazards. The project represents the natural progression of private redevelopment in the neighborhood. 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 allowable under the existing C2-I-PPD and R-1-II-PPD 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.
- D. Adherence to the development criteria and conditions of approval will prevent any substantial environmental damage. A Negative Declaration (ND) was prepared for the project and adopted by City Council on August 23, 2016. The Planning Commission has reviewed the environmental document and has considered it during the review of this project.

- 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 as a result of development of this condominium project.
- 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 and all appropriate easements are shown on the map and provided for in the conditions of approval.
- 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. This is ensured through building permit requirements and inspections and public works conditions of approval.
- 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 because setbacks are provided to ensure adequate natural light and ventilation opportunities and the building will be built to Cal Green standards as part of the building permit process.

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. A grading/drainage plan shall be submitted for the Engineering Division's review and approval, and shall be made part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.
3. The proposed sewer lateral connection(s) shall be of adequate size to accommodate the needs of the proposed development.
 - a) A sewage capacity increase fee in the amount of \$7,934 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.
4. 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.

5. All onsite drainage inlet devices shall meet the NPDES requirements, and the subdivider 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.
6. The subdivider 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 Honolulu and Sycamore 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:
 - Remove all existing sidewalk and construct new Portland Cement Concrete full width 7-foot sidewalk on Sycamore Avenue, in accordance with the SPPWC manual.
 - Remove all broken/damaged/deteriorated curb and gutter, along the entire street frontages of the property and construct new concrete integral curb and gutter per the SPPWC manual, under separate permit, and to the satisfaction of the Director of Public Works.
 - Any unused driveway apron shall be removed and replaced with new Portland Cement Concrete (PCC) integral curb and gutter and sidewalk on Honolulu Avenue.
 - Construct the driveway apron on Sycamore Avenue and the sidewalk immediately behind the new apron with 6-inch thick PCC pavement. The entire proposed driveway shall conform to Chapter 30.32.130 of the Glendale Municipal Code. Driveway profiles shall comply with the Code.
 - The subdivider 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.
7. 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.
8. 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.
9. 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 LID (use infiltration systems) to be integrated into the design of the project.

10. A dual sump pump design is required for the basement or subterranean parking.
11. Remove all existing walls within the public right-of-way along Sycamore Avenue.
12. The existing fire hydrant on Sycamore Avenue may be relocated to allow a minimum 4-foot sidewalk width access.
13. A spate Demolition Permit issued by the City's Building and Safety Division is required. All existing sewer laterals serving the project site shall be capped at the property line prior to the start of demolition operations.
14. Additional requirements may apply after initial submittal of the final engineering plans for building plan checking as required by and to the satisfaction of the Director of Public Works.

Maintenance Services/Forestry Requirements

15. The location of new tree wells and species planted with the public right-of-way shall be to the satisfaction of the Forestry Division.

Community Development Department, Planning Division Requirements

16. The project approved herein shall be completely constructed as depicted on those sets of drawings, elevations, etc. and stamped approved by staff on the approval date. Any minor 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 the Planning staff must be reviewed by the Planning Commission. The determination of whether or not a change is substantial shall be made by the Director of Community Development.
17. The project shall be designed to accommodate a maximum of 28 condominium units in substantial conformance with the tentative tract map and preliminary development plans submitted therewith.
18. The location, design and accessibility of the gas meters shall be to the satisfaction of the Director of Planning.
19. The parking spaces required for each residential condominium unit shall be assigned and specified in the Covenant, Conditions and Restrictions (CC&R's), to the satisfaction of the Director of Community Development.
20. The subdivider shall modify the existing building permit from an apartment building to a condominium. The building shall be constructed to new condominium standards.
21. All appropriate impact fees shall be paid prior to final map approval.
22. The project's precise plan of design shall be in conformance with PDR1601574.

Water and Power Department Requirements

Electrical

23. The existing electrical facilities (vaults, pull boxes, street light poles, conduits, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.
24. Any work done by GWP as a result of this project shall be coordinated with GWP Street Light/Electrical Engineering department in advance at the project's expense.
25. Any possible power pole relocations shall be coordinated with GWP Electrical Engineering in advance at the project's expenses.
26. GWP Electrical Engineering shall verify that the building proposed for the condominium complies with all distance requirements for the existing power poles and overhead conductors.
27. The subdivider shall pay all expenses and shall coordinate work with the GWP Electrical Engineering Department.
28. The subdivider is responsible for maintaining a ten foot (10') radial clearance from all overhead electrical lines during construction, including construction equipment. If the ten foot (10') radial clearance cannot be met, contact WP Electrical Engineering Department to determine the appropriate actions. Any work required by GWP to maintain proper clearance shall be done at the subdivider's expense.

Water

29. Backflow prevention (BFP) devices are required for irrigation, Fire, and multi-family service connection(s) 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 shall 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 before service can be granted.
30. 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. The subdivider must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved DCDA. The subdivider must contact GWP's Cross-Connection Control Program for approval of BFP installation, location, and final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678).

31. 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. The subdivider must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved RP. The subdivider must contact GWP's Cross-Connection Control Program for approval of BFP installation, location, and final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678).
32. Insert STD Detail Drawings 6561A, 6528A & 6762A on plans and specify location/manf/model/size of backflow prevention assembly and adhere to clearance requirements. All backflow prevention assemblies are required to be installed at street grade and as close as practical to property line/service connection. SUBLEVEL INSTALLATIONS ARE NOT ALLOWED.
33. The subdivider is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
34. 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.
35. 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.
36. 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.
37. 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.
38. The subdivider shall provide for adequate fire flows. Fire Department approval/exemption shall be obtained when determining if existing fire flow is adequate. The subdivider 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.
39. 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 subdivider's expense.

Community Services and Parks Requirements

40. 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 added.

Miscellaneous

41. Should litigation be commenced by any third party against the City concerning any procedural or substantive aspect of this subdivision, including without limitation, any litigation concerning the application of the California Environmental Quality Act, the City shall inform applicant of the estimated cost of defense. Applicant shall, within five (5) days of said notification, provide the City with a check, in same day available funds, for the estimated cost of City's defense. City shall deposit said funds into an interest bearing account. City may update said estimate at any time during any such litigation, in which case applicant shall, within five (5) days of notification of said updated estimates, provide the City with a check in same day available funds, for the additional estimated cost of defense. Should any applicant provided monies or interest on such monies remain unspent at the conclusion of litigation; City shall refund same to applicant. City retains the right to hire outside special legal counsel to represent City.
42. This tentative 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.

Adopted this 7th day of November, 2018.

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

VOTE

Ayes: Chraghchian, Lee, Astorian
Noes: None
Absent: Satoorian, Shahbazian
Abstain: None