



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

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glendaleca.gov

November 20, 2018

Mr. Edward Hagobian
Edward Hagobian & Assoc. Architect
220 S Kenwood St # 210
Glendale, CA 91205

**RE: 1682 VALLEY VIEW ROAD
VARIANCE CASE NO. PVAR 1800911**

Dear Mr. Hagobian:

On November 14, 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 continued use of an existing driveway that is not completely located on the same lot as a proposed 5,266 square-foot, two-story, single-family residence with an attached three (3)-car garage, on a 32,670 square-foot lot, zoned "R1R" - Restricted Residential Zone, Floor Area Ratio District II, for **1682 Valley View Road**, described as Portion of John Kennedy 73.55 acres, V. Beaudry's Mountains, as per map recorded in Book 36, Pages 67 to 71, in the City of Glendale, County of Los Angeles. The existing 1,320 square-foot single-family residence and detached two-car garage will be demolished.

CODE REQUIRES: 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).

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review per State Guidelines Section 15303, Class 3 "New Construction or Conversion of Small Structures" because the project involves 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 the **VARIANCE** application for **Case No. PVAR1800911**, the Planning Hearing Officer has **GRANTED WITH CONDITIONS** your variance application based on the following:

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

Strict application of the Zoning Code for driveway location would result in practical difficulties and unnecessary hardship inconsistent with the general purposes and intent of the ordinance.

The project site is an existing 32,670 square-foot hillside lot with an average current slope of 65%. The up-sloped, irregular-shaped lot was developed in 1941 with an existing 1,320 square-foot single-family residence and an existing detached two-car garage on the southeast portion of the lot. An existing shared driveway, which is not completely located on the subject lot, provides vehicular access from Valley View Road to the existing house and four other neighboring properties. As proposed, the existing house and the detached garage will be replaced with a new 5,266 square-foot two-story house and attached 3-car garage with access from the existing driveway. The applicant is proposing to extend the existing building pad to accommodate the new house and attached 3-car garage while utilizing the existing shared driveway for the required vehicular access to the proposed garage.

The proposal complies with all applicable provisions of the zoning code as proposed except for the location of the driveway access. The zoning code requires that the driveway providing access to the garage be located completely on the same lot as the dwelling (GMC 30.32.130 B). The shape and topography of the lot limit the options to build a code compliant driveway that is completely on the same lot. In order to comply with this code requirement, the driveway of the proposed dwelling would have to be located within the lot's narrow portion, which is 50 feet in width and 212 feet in length and very steep (slope calculated as being 170% by the case planner), based on the topography of the lot and the location of the proposed house. Such a slope would exceed the maximum allowable slope of 20% for the length of driveway and would not result in a code compliant driveway.

The existing driveway has provided access to the subject property and to the adjacent and similar single-family residential developments for many decades; the applicant's proposal to continue the use of this shared driveway for the proposed dwelling would maintain a reasonable and functional means of vehicular access to the proposed garage. The driveway that crosses the subject lot also crosses the four other neighboring and abutting lots that are developed with single-family houses. Moreover, the existing shared driveway crosses the subject lot in two different areas, restricting the buildable area in developing a new dwelling and driveway closer to the street frontage. Relocation of the existing shared driveway in order to build a new driveway fully on the subject lot is inconsistent with the intent of the ordinance to deny such access, as well as impractical to redesign a driveway when the existing shared driveway already provides the required vehicular access from Valley View Road to the subject property and its four neighbors.

Lastly, the existence of four protected indigenous trees on the lot limit the construction area for a new driveway. Two of the protected trees are mature oak trees located near the existing house, and two other protected indigenous trees are young trees located on the steep area of the hillside lot, away from the existing house (towards the northwest side of the lot). All four trees are healthy trees according to the Indigenous Tree Report prepared by Arsen Margossian on July 3, 2017, and revised on April 9, 2018. One Oak tree located within the footprint of the proposed house is proposed to be removed and replaced with four new Oak trees in appropriate areas (at the southwest side of the new house). As part of conditions of approval, the project shall comply with all mitigation measures of the Indigenous Tree Report and protective measures required by the City's Urban Forestry Division.

- 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 applicant is proposing to construct a new house on the flat portion of the lot, in approximately the same location and on the same building pad as the existing house; this will minimize the landform alterations and grading to reduce impacts to the natural terrain and the remaining protected indigenous trees on the lot. The property is currently accessible by an existing shared driveway that provides vehicular access to four other similar properties in the vicinity of the lot. This driveway is not completely located on the subject lot, but instead crosses the lot in two areas, limiting the buildable area for a new driveway access. As noted in finding A above, the unusual lot configuration and steep topography of the site also preclude alternative driveway locations and designs due to limited street frontage and driveway slope standards. Thus, the existing conditions surrounding the shared driveway and the subject lot itself lend to an unusual set of circumstances that do not apply generally to other R1R properties in the greater neighborhood, the four adjacent properties aside.

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.

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 existing shared driveway has been used since the 1940s to provide vehicular access to the existing single-family residence on the lot and four other lots, three of which have previously been developed with single-family residences and one which is currently under construction. The shared driveway configuration has not resulted in known detrimental effects or negative impacts. The use of the existing shared driveway will continue to provide the required vehicular access to the proposed dwelling and the neighboring properties. Furthermore, Variance No. PVAR 1420378 was approved in May 2015 to allow the use of the same shared driveway as vehicular access for development at 1680 Valley View Road, directly abutting the subject lot to the southwest; approval of current variance request would be in keeping with the previous approval to utilize the existing shared driveway.

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

The variance is to continue the use of an existing shared driveway that is not located completely on the subject property. The purpose of the on-site driveway regulation is to ensure vehicular access to required on-site garage parking while not impacting adjacent properties and residents. The continued use of the shared driveway which currently crosses and provides access to several neighboring properties would meet the objectives of the ordinance. Since alternative driveway locations are limited and hindered due to the lot configuration, steep topography of the site, and protected tree species on the site, granting of the variance will allow a reasonable use of the existing driveway for the proposed single-family residence and will be consistent with the objectives of the ordinance.

Additionally, a discretionary application, such as the subject variance request must also take into consideration the hillside development review standards pursuant to Section 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 proposal to continue the use of an existing shared driveway will eliminate any grading associated with a new driveway and is consistent with the design objectives of the Hillside Design Guidelines. Furthermore, the new house will be located on the existing building pad with minor landform alterations, so the majority of the existing natural landscaped area will not be disturbed by the proposed development. The proposed house generally blends with the natural hillside and surroundings. 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.

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 development appears to be similar to the adjacent, approximately 6,000 SF, three-story single-family residential development at 1700 Valley View Road, and the adjacent, approximately 4,000 SF, three-story residence under construction at 1680 Valley View Road. The proposed 5,266 square-foot, two-story, single-family residence with attached three (3)-car garage will be compatible with the two adjacent residences. The subject development and neighboring properties will continue to utilize the established shared driveway with the approval of the variance application. 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.

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 blue line streams or primary or secondary ridgelines on the lot. The continued use of the existing driveway would minimize the extent of alterations to the topography necessary for the construction of a new driveway. In addition, the new house will be located in approximately the same location of the existing house that was already graded. There are four protected indigenous trees (three Coast Live Oak trees and one Scrub Oak tree) on the site. Two of the protected trees are mature oak trees located near the existing house and two other protected indigenous trees are young trees located on the steep area of the hillside lot, away from the existing house (towards the northwest side of the lot). All four trees are healthy trees according to the Indigenous Tree Report that was prepared by Arsen Margossian on July 3, 2017, and revised on April 9, 2018. In order to accommodate the proposed house, one of the oak trees, near the existing house and within the footprint of the new house, will be removed and replaced with four new oak trees towards the west side of the new house. As part of conditions of approval, the project shall comply with all mitigation measures of the Indigenous Tree Report and protective measures required by the City's Urban Forestry Division. Furthermore, 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 is a replacement of an existing smaller house with a larger residence in approximately the same location and on the same building pad atop a steeply sloped, hillside lot. It is not anticipated that the proposed development would result in a negative visual impact on the surrounding properties, given that the surrounding properties are of similar character and typography. In addition, the 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 architectural style and other elements of the project are common on adjacent developments and would integrate with the surrounding development; the two adjacent projects, located at 1680 and 1700 Valley View Road, were designed by the same architect with similar architectural detailing. Furthermore, the project will be reviewed by the Design Review Board for neighborhood compatibility, and DRB approval is required.

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 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 shall be obtained prior to the issuance of a building permit and the project shall comply with the Hillside Design Guidelines.
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 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.
9. That landscaping areas shall be maintained in good condition with live plants and free of weeds and trash.
10. That the applicant shall comply with all requirements of the Glendale Fire Department to the satisfaction of the Glendale Fire Department.
11. That the applicant shall comply with all requirements of the Glendale Public Works Engineering Division, as specified in their memo dated February 7, 2018, to the satisfaction of the Department Director.
12. That the applicant shall comply with all requirements of the Glendale Water and Power Engineering Department, as specified in their memo dated January 19, 2018, to the satisfaction of the Department Director.
13. That the applicant shall comply with all requirements of the Maintenance Services/Urban Forestry Division, as specified in their memo dated May 25, 2018, to the satisfaction of the Department Director.

APPEAL PERIOD

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 **December 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 (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>

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.

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.

REVOCAION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over variances, administrative use permits, 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.

GMC CHAPTER 30.41 PROVIDES FOR

Termination

Every right or privilege authorized by a Variances 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.

Extension

An extension of the Variances 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 Variances.

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.

NOTICE – subsequent contacts with this office

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the case planner. 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.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Aileen Babakhani, at (818) 937-8331 or ababakhani@glendaleca.gov.

Sincerely,



Vilia Zernaitaitis
Planning Hearing Officer

VZ:AB: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 (Larry Tan/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 (Rene Sada); 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 Aileen Babakhani.

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 Valley View Road 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 existing sidewalk and extend new sidewalk up to new property line on Colorado Street.

b. Remove and replace all curbs, gutters, and driveway apron.

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

d. Construct the driveway aprons with 5-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.

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

f. Construct new _____-foot wide PCC sidewalk adjacent to the property line.

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

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 2.5 inches of existing asphalt concrete pavement on the easterly half of xxxxxxxxxx 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.

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

k. The alley approach on _____ adjacent to the site shall be reconstructed with new PCC 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 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 (Burbank 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. 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.

28. All site drainage shall be directed to flow to the existing driveway. No drainage shall be allowed to flow down the slope at the southerly side of the property.

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

Case No.: PVAR 1800911

Address: 1682 Valley View Road

Case Planner: Aileen Babakhani



Name: _____ Date: _____

Title: Director of Public Works

Dept. Tel. (Ext.): Public Works/Engineering – X 3945

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

DATE: 5/17/2018
TO: Please see below.

DUE DATE: 5/31/2018 ✓

FROM: Aileen Babakhani, Case Planner **Tel. #** (818)937-8331

PROJECT ADDRESS: 1682 Valley View Road

Applicant: Edward Hagobian

Property Owner: Nabil karabetian, Hanan Karabetian

PROJECT DESCRIPTION: Variance application for off-site driveway access (from Valley View Road) for a new single-family residence. The existing single-family residence, which is currently using the same off-site driveway access, will be demolished.

PLEASE CHECK:

_____ **A. CITY ATTORNEY**

_____ **B. COMMUNITY DEVELOPMENT:**

- (1) Building & Safety
- _____ • (2) Economic Development
- _____ • (3) Housing
- _____ • (4) Neighborhood Services
- _____ • (5) Planning & Urban Design
EIF/Historic District

_____ **D. COMMUNITY SERVICES/PARKS:**

_____ **E. FIRE ENGINEERING (PSC)**

_____ **F. GLENDALE WATER & POWER:**

- _____ • (1) Water
- _____ • (2) Electric

_____ **G. INFORMATION SERVICES**
(Wireless Telecom)

_____ **H. PUBLIC WORKS (ADMINISTRATION):**

- _____ • (1) Engineering & Land Development
- _____ • (2) Traffic & Transportation
- _____ • (3) Facilities (city projects only)
- _____ • (4) Integrated Waste
- _____ • (5) Maintenance Services/Urban Forester

_____ **J. GLENDALE POLICE**

_____ **K. OTHER:**

- _____ • (1) STATE-Alcohol Beverage Control (ABC)
- _____ • (2) CO Health dept.
- _____ • (3) City Clerk's Office

ENTITLEMENT(S) REQUESTED

Variance Case No.: PVAR1800911
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
Address: 1682 Valley View Rd.**

**Project
Case No.: PVAR1800911**

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: May 25, 2018

Print Name: Jeremy Cawn

Title: Arborist Technician Dept. PW/MS-FPB Tel.: 7716

a. ADDITIONAL COMMENTS:

1. The proposed new house is located on a ridgetop property in the Brockmont neighborhood. The ridgetop contains several levelled and developed properties while the adjacent hillsides are undeveloped and appear to retain the original slope. The open space on the property is vegetated with a mix of landscape plants and turf immediately adjacent to the house and improvements. The remainder of the open space on the property is vegetated with native and naturalized grass on the ridgetop and grass with scattered brush on the hillsides. There are several trees on the property near the existing house; two indigenous Oak trees in the front and several Fan Palm trees scattered around the main house. Owing to the irregular shape of the property there are additional protected Oak trees located far from the existing house but still on the property or near the property lines on the section that extends to the public street. Forestry has reviewed the submitted plans, visited the property, and has the following comments.

Indigenous Tree Ordinance:

Comments 5.25.18: After initial comments were submitted Forestry revisited the site and met with the project architect and the Arborist of Record. Updated site plans and an updated indigenous tree report have been submitted. Based on the most recent site visit and the understanding that the property is a flag lot that extends down to Valley View Rd. the number of protected indigenous trees has increased to four. Two of the protected trees are located on the levelled pad with the existing house and the other two are located on the hillside section between the two driveway sections. Three of these trees are Coast Live Oak and one is a Scrub Oak. All four protected trees are accurately shown on the site plans with their driplines appropriately drawn.

The updates to the site plans have changed the anticipated impacts to the protected Oak trees closest to the proposed house, while the two Oak trees located on the hillside below the shared driveway will not be impacted by construction. The proposed new house will still have significant impacts on the two mature Oak trees located in front of the existing house but updates made at the request of Forestry improve the likelihood that Tree #1 can be preserved.

Tree #2 is still located within the foot print of the proposed house and will need to be removed. Forestry can support the removal of this tree provided that four replacement Oak trees are planted. The replacement trees must meet the following conditions: 1. The replacement tree species must be either Coast Live Oak (*Quercus agrifolia*) or Englemann Oak (*Quercus englemanni*), 2. The locations for planting the replacement trees must be determined in consultation with the Arborist of Record and will be included in the indigenous tree report, 3. The proposed irrigation system must include provisions for providing adequate water to all four replacement trees.

There is still construction being proposed within the dripline of Tree #1; however, the patio and front walkway have been reduced or moved further from the tree trunk. This has resulted in a reduction in the severity of the encroachment and reduces the portion of the trees root system that could be damaged by construction. While the updated plans improve the likelihood that Tree #1 will survive, protective measures will still need to be installed and maintained throughout construction. Since this tree's root system is already restricted by the nearby cut bank, it is imperative that construction within the dripline is performed with least possible impact to the tree's root system.

Forestry can support the variance request to use the existing driveway and the new house as proposed. The landscape plan sheets and the indigenous tree report must be updated to show acceptable replacement tree planting locations. The current indigenous tree report does not include any planting recommendations and the replacement tree locations on the current site plans are not suitable.

Comments 1.23.18 There are two protected indigenous trees on the property, both are mature Coast Live Oak trees located in the front of the property near the cut bank that separates the front yard from the uppermost section of the private Valley View Rd. There are additional protected indigenous Oak trees (Coast Live Oak and Scrub Oak) located on the property and on an adjacent properties within 20' of the property line on the long section of the property that extends to the public street. The submitted plans only show the two mature Oak trees on the property, closest to the house. No Indigenous Tree Report has been submitted with this current design; however an Indigenous Tree Report for a previous design was submitted by Arsen Margossian on July 4, 2017. This Tree Report only describes the two mature Coast Live Oak trees located on top of the ridgeline near the existing house. The proposed new house would have significant negative impacts on the two Oak trees close to the existing house. One of the Oak trees (Tree # 2) lies within the footprint of the proposed house and would need to be removed in order to build the house as proposed. The second Oak tree (Tree #1) has the potential to be significantly damaged from the loss of tree roots and available soil volume where the proposed building footprint and hardscape extends into the dripline of this tree. The protected Oak trees located on the section of the property extending to the public street are located more than 100' from any construction and have a very low potential for being impacted by the proposed construction.

Forestry supports the variance request to use the existing driveway for the proposed new house as this will eliminate the need to move the driveway to a location closer to the nearby Oak trees. However, Forestry cannot support the design of the new house as proposed. This is a large parcel and the two mature Oak trees near the existing house occupy only a small section of it (a large portion of their driplines are undevelopable since they cover the cut bank and Valley View Rd). Forestry recommends that the layout or location of the proposed house be modified to take advantage of the open space on the Southwest side of the property in order to preserve the two Oak trees in the front yard. With any future design submissions Forestry will require the property owner to submit an accurate site plan with all of the protected trees on the property or within 20' of the property accurately drawn including the dripline for each the tree. In addition to an accurate site plan and updated Indigenous Tree Report is required that inventories all of the protected trees on or near the property, details the expected impacts from the proposed design, and provides recommendations for protecting nearby trees from damage from construction activities.

GWP

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: January 19, 2018

TO: Aileen Babakhani, Planning Assistant

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

SUBJECT: PVAR1800911

Glendale Water & Power (GWP) Engineering has reviewed the plans.
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 to convey an easement to GWP for installation of overhead or underground lines, conduits, poles and any other appurtenances for the distribution of electric power through property as required by GWP. Contact GWP Customer Service Engineering to obtain an application for easement and pay applicable fee. This fee shall be paid to GWP Electric Engineering.
- ⌚ 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).
Project needs to contact GWP to work out an appropriate location for the transformer facility - this needs to be completed during early design phases due to terrain and other field conditions.

Fiber Optics (818) 548-3923

- ⌚ No conflict.

Street Lighting (818) 548-4877

- ⌚ No Conflict

Transmission & Distribution (818) 548-3923

- ⌚ No conflict.

Water Engineering

Recycled Water (818) 548-2062

- z No conflict.

Backflow Prevention (818) 548-2062

- z No conflict.

Potable Water (818) 548-2062

- z Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- z 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.
- z 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.

Hovsep Barkhordarian Gerald Tom
GWP Electric Administrator Senior Civil Engineer



VH/GT:bo/sb