



**CITY OF GLENDALE, CALIFORNIA**

Community Development  
Planning

633 E. Broadway, Suite 103  
Glendale, CA 91206-4311  
Tel. (818) 548-2140 Fax (818) 240-0392  
glendaleca.gov

April 10, 2019

My Milford LLC  
c/o Robert Longuryan (Managing Member)  
610 South Broadway, Suite 608  
Los Angeles, CA 90014

&

Armik Shahnazarians  
639 West Broadway  
Glendale, CA 91204

**RE: 452-458 MILFORD STREET  
DENSITY BONUS HOUSING PLAN CASE NO. PDBP 1717126**

Dear Mr. Longuryan and Mr. Shahnazarians:

Pursuant to provisions of the Glendale Municipal Code, Title 30, Chapter 30.36, the Community Development Department has processed your application for a Density Bonus Housing Plan (PDBP1717126) for a proposed demolition of three residential dwelling units and a detached garage and construction of a new four story, 25,397 square-foot multi-family residential building containing 15 units, in the "R-1650" - Medium-High Density Residential Zone, described as Lots 22 and 23, Houston's West Glendale Tract, in the City of Glendale, in the County of Los Angeles.

An on-grade parking garage is provided with 30 spaces (including tandem configuration). The applicant is requesting approval for a density bonus housing plan. The project will reserve two units (15% of total number of base units) as rent-restricted units affordable to very-low income households. Pursuant to Government Code Section 65915 and GMC Section 30.36, as part of the density bonus application, the applicant is requesting three concessions and two waivers from the development standards. The project qualifies for reduced parking inclusive of guest and handicapped spaces under the State Density Bonus Law.

**APPLICANT'S PROPOSAL**

**Concessions (Incentives)**

- (1) Increase the maximum height and stories to 41-feet and 4-stories.
- (2) Increase the maximum allowable floor area ratio (FAR) to 1.75.
- (3) Decrease the minimum and average required setbacks:
  - a. Front Setback
    - i. Second floor: 20-foot minimum and 26.6-foot average, and
    - ii. Third floor: 21-foot, 1-inch minimum and 27.9-foot average.

b. Interior Setbacks

- i. First (garage) floor: Two-inch minimum (rear/south), 5-foot minimum and 6.7-foot average (east) and 5-foot minimum and 7.2-foot average (west).
- ii. Second residential floor: Five-foot minimum and 10-foot average (east & west).
- iii. Third residential floor: Five-foot minimum and 10.1-foot average (east & west).
- iv. Fourth residential floor: Five-foot minimum and 36.7-foot average (east) and 5-foot minimum and 15.5-foot average (west)

Modification of Development Standards (Waivers)

- (1) Increase the maximum allowed lot coverage to 73.8 percent.
- (2) Not provide the additional open space for additional density gained by having a lot width greater than 90-feet wide.

CODE REQUIRES

Concessions (Incentives)

- (1) Maximum building height and stories of 36-feet and 3-stories.
- (2) Maximum floor area ratio (FAR) of 1.0.
- (3) Minimum and average setbacks:
  - a. Front Setback:
    - i. Twenty-foot minimum and 23-foot average for any garage or first residential floor.
    - ii. Twenty-three-foot minimum and an average of 26 feet for the second and third residential floors.
  - b. Interior Setbacks
    - i. Five feet minimum and eight feet average for the first residential floor.
    - ii. Eight feet minimum and 11 feet average for the second residential floor.
    - iii. Eleven (11) feet minimum and 14 feet average for the third residential floor.

Modification of Development Standards (Waivers)

- (1) Maximum lot coverage of 50 percent.
- (2) Additional Open Space: Minimum of 900 square-feet of additional open space for lots greater than 90 feet in width that exceed density plus an additional 20 square feet for each foot of lot width thereafter (1,100 square feet required).

ENVIRONMENTAL DETERMINATION

The project is exempt from CEQA review as a Class 32 "In-fill Development Projects" exemption pursuant to State CEQA Guidelines Section 15332 because the Project meets all the conditions for an in-fill development project.

**REQUIRED/MANDATED FINDINGS**

The project involves the demolition of three existing dwelling units and construction of a new four-story, 15-unit residential housing project with a 30-space, covered on-grade parking garage. The applicant will be providing two units that will be subject to a 55-year affordability covenant restricting such units as rentals for very low income households. The

applicant is entitled to build 15 units on the 14,505 square-foot lot based on a mandatory 35 percent density bonus (for providing 15 percent of the base density to very low income households). The applicant is also requesting three incentives/concessions and two waivers under California Government Code Section 65915, *et seq.* and Chapter 30.36 of the GMC (Density Bonus Incentives).

An applicant that seeks and agrees to provide 15 percent of the base density units for very low income households may request (in addition to the 35 percent density bonus), three incentives/concessions. A City must grant the minimum number of incentives/concessions requested (provided the required minimum affordability is agreed to) unless it makes written findings that the incentive/concession does not result in identifiable and actual cost reductions to provide for affordable housing costs; the incentive/concession would have a specific adverse impact upon public health and safety or the physical environment (including historic resources) for which there is no feasible method to satisfactorily mitigate or avoid without rendering the development unaffordable to low income households or the incentive/concession would be contrary to state or federal law.

An applicant can request any number of waivers in addition to the incentives/concessions requested, and the City shall grant the request for waivers if it makes written findings that the application of the development standard seeking to be waived will have the effect of physically precluding the construction of the housing development at the density and with the incentives/concessions granted; the waiver will not have a specific, adverse impact upon health, safety, or the physical environment (including historic resources), and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; and the waiver or reduction in development standards will not be contrary to state or federal law.

The applicant is seeking approval of three incentives/concessions pursuant to California Government Code § 65915, *et seq.* and GMC Chapter 30.36 (Density Bonus Incentives) to provide two very low income rental units.

Staff has determined that it cannot make any of the findings to deny the incentives/concessions requested and therefore, the Planning Hearing Officer grants the incentives/concessions, pursuant to GMC Section 30.36.080.A because there is no evidence in the record that: (1) the incentive/concession does not result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents; (2) the incentive/concession will have a "specific adverse impact upon public health and safety," as defined in paragraph 2) of subdivision (d) of California Government Code Section 65589.5, or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the housing development unaffordable to low-income and moderate-income households; and (3) the incentive/concession will be contrary to state or federal law.

**1. The incentive or concession does result in identifiable and actual cost reductions to provide for affordable housing costs or to provide affordable rents**

The incentives/concessions result in identifiable and actual cost reductions and are required to provide affordable housing costs or affordable rents. The requested concessions are required to allow for additional buildable area to provide more units that would reduce the costs to the developer / owner of providing the affordable units. The savings that the owner / developer realizes will be significant and will allow housing costs to be reduced to a point where the development will be economically feasible. The additional height/story, increase in the allowable floor area ratio, and reduced minimum and average setbacks, will allow for larger apartment units that will attract larger families to the project, reduce unit turnover, and will distinguish the project from the large number of smaller market rate units within the City. The Density Bonus Housing Plan meets the requirements of Government Code Section 65915 because at least 15% of the total units of the housing development are for very low income households, as defined in Section 50105 of the Health and Safety Code.

The applicant is requesting incentives/concessions to provide additional height up to 41 feet (where 36 is permitted) and an additional story to four (4) stories (where three (3) stories are permitted), for a floor area ratio (FAR) of 1.75 (where a FAR of 1.0 is permitted), and for reduced setbacks at the front of the building as follows: 20-foot minimum and 26.6-foot average on the second floor and 21.1-foot minimum and 27.9-foot average on the third floor where the Code requires a minimum of 23 feet and an average of 26 feet at the second and third floors. Additionally, interior setback reductions are requested as follows: First (at-grade garage) floor: 2-inch minimum (rear/south), 5-foot minimum and 6.7-foot average (east), and 5-foot minimum and 7.2-foot average (west) where the Code requires a minimum of 5 feet and an average of 8 feet. On the second floor, the project proposes: 5-foot minimum and 10-foot average (east and west), third floor: 5-foot minimum and 10.1-foot average (east and west) and fourth floor: 5-foot minimum and 36.7-foot average (east) and 5-foot minimum and 15.5-foot average (west). The Code requires: 8-foot minimum and 11-foot average on the second floor and 11-foot minimum and 14-foot average on the third floor. These concessions are necessary to make the project economically feasible to provide an affordable housing project and provide affordable rents. The project is designed to provide functional community space to serve its residents in an urban setting. In order to achieve this environment, the applicant needs to construct a four-story building. The additional story will enable the construction of a 30-space, on-grade covered parking garage for the residents. Providing on-grade parking would avoid inconveniencing the neighbors during dirt hauling and shoring and reduce construction costs associated with constructing a subterranean garage.

The building does not meet the minimum and average setback standards established in the Zoning Code (Chapter 30.11.030, Table 30.11 – B). This is the result of a design that seeks to create usable open space within the building and vary the project's mass to create a more architecturally coherent design that complements the neighborhood context. Also, this design approach will provide more light and ventilation for the dwelling units.



- 2. The incentive or concession would not have a “specific adverse impact upon public health and safety” or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low and moderate-income households. As used herein, “specific adverse impact upon public health or safety” means a significant, quantifiable, direct, and unavoidable impact, based on conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or the land use designation in the general plan shall not constitute a specific, adverse impact upon public health or safety.**

The applicant is seeking approval of three incentives/concessions pursuant to California Government Code Section 65915 and GMC Chapter 30.36 (Density Bonus Incentives) to provide two units affordable to very low income households. No specific adverse impacts upon public health or safety or on the physical environment or on any real property that is listed in the California Register of Historical Resources would occur by granting the requested incentives/concessions. While taller than surrounding buildings, the project will meet building and safety codes. Additionally, similarly sized residential buildings are found elsewhere in the City. The requested incentives/concessions do not include waivers of any Building and Safety, Fire Department, Engineering or other requirements pertaining to health or safety.

The building exceeds height/story and floor area ratio because parking is provided at-grade, rather than in a subterranean garage. State law allows uncovered parking for affordable housing projects in order to reduce the cost of housing construction. In this case, the project provides covered on-grade parking. Since the parking is not subterranean, the parking garage is included in calculations of building height/story and as floor area, even though this area is used for parking, rather than living spaces. The requested incentives/concessions for additional height/story increase and allowable floor area ratio, and reduced minimum and average setbacks will allow for larger apartment units to accommodate larger families and reduce unit turnover.

- 3. The incentive or concession will not be contrary to state or federal law.**

The incentive/concession will not be contrary to state or federal law and do not require any discretionary entitlement. There is no evidence of state or federal laws being violated.

**STAFF HAS ADDITIONALLY DETERMINED THAT THE FINDINGS FOR THE WAIVERS REQUESTED CAN BE MADE PURSUANT TO THE GMC 30.36.080.B AS FOLLOWS**

- 1. The application of said development standard(s) will have the effect of physically precluding the construction of the housing development at the density and with the incentives or concessions granted pursuant to this chapter.**

Based on design and site constraints, without the grant of each of the waivers requested, the construction of the housing development would be physically

precluded. The waiver to exceed the maximum lot coverage of 50 percent allowed by Code is necessary. The requested 74% lot coverage would allow the residential parking garage to be located above ground. Thus, the parking garage is included in the lot coverage calculation. As noted previously, State law provides that parking for affordable housing projects may be uncovered. In this case, the garage is proposed to be covered and on-grade in order to lower costs of construction. Since the applicant is proposing parking at-grade, the waivers for lot coverage and additional open space are necessary because the parking is not subterranean. The square footage of the at-grade parking is included in the lot coverage calculation and the area that would otherwise have been open space is being used for parking. The reduction in additional open space is required because this standard will inhibit the ability for affordable units to be constructed. However, the project is providing 5,104 square feet of common open space in other areas of the project site, which exceeds the minimum Code-required 200 square feet per unit.

- 2. The waiver or reduction in development standards will not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of California Government Code Section 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.**

The project is exempt from CEQA review as a Class 32-“In-fill Development Projects” exemption pursuant to State CEQA Guidelines Section 15332 and because the Project meets all the conditions for an in-fill development project. No specific adverse impacts upon public health or safety or on the physical environment would occur by granting the requested waivers. While lot coverage is greater than allowed and the additional open space will not be provided, these waivers do not rise to the level of a specific, adverse impact under the law, which requires a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

- 3. The waiver or reduction in development standards will not have an adverse impact on any real property that is listed in the California Register of Historical Resources.**

According to the City’s Historic Preservation staff, the existing buildings on the site are not eligible for listing on the local, state or national register of historic resources. Further, the existing buildings were not identified in the 2016 South Glendale Historic Resources survey prepared by the Historic Resources Group for the South Glendale area. Therefore, because the buildings are not historic resources, the project will not impact any historic resource.

**4. The waivers or reduction in development standards will not be contrary to state or federal law.**

There is no state or federal law that prevents, prohibits, limits or in any way effects or pertains to any of the requested waivers, and therefore, the waivers are not contrary to state or federal law.

**CONDITIONS OF APPROVAL**

Conditions of Approval for Density Bonus Concessions/Incentives and Waivers/Modifications:

- 1) That the development shall be in substantial accord with the plans submitted with the application and presented at the hearing except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Planning Hearing Officer.
- 2) That all necessary permits shall be obtained from the Permit Services Center and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- 3) That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti, both during construction and at all times thereafter.
- 4) That any expansion or modification of the facility or use shall require a new Density Bonus application. Expansion shall constitute adding of additional units, floor area, or any physical change as determined by the Planning Hearing Officer.
- 5) The applicant shall work with the Community Development Department and the City Attorney's Office to make any permissible or required additions, deletions and/or amendments to the Density Bonus Housing Plan and to execute and record a Density Bonus Housing Agreement pursuant to GMC Section 30.36.140, to the satisfaction of the Community Development Director or his designee and subject to approval as to form and content by the City Attorney. Such Density Bonus Housing Agreement shall restrict the rental or sale of the required percentage of dwelling units in the housing development to persons or families of very-low income households identified in this approval. The applicant shall be required to execute and record such Density Bonus Housing Agreement prior to issuance of any and all required building permits.
- 6) That all affordable units be reasonably dispersed throughout the project Site (e.g., throughout the different floors) and shall be comparable with the other dwelling units in the project in terms of appearance, finished quality and materials. Subject to requested changes necessary to comply with health and safety standards approved by the Director of Community Development or his designee, the unit type, size and location of the affordable units shall to the satisfaction of the City's Housing Division.



- 7) That the affordability term shall not start until the date of recordation of the Housing Notice of completion. The applicant shall notify the City's Housing Division at least six months prior to the anticipated date of the Certificate of Occupancy so that affordable units may be marketed in a timely manner.
- 8) That approval of the Design Review Board shall be obtained prior to applying for or obtaining building permits.
- 9) That the applicant shall comply with all Section/Department requirements as specified in their memos/interdepartmental communications to the satisfaction of the City or Department Director. These memos include Glendale Water and Power –GWP (September 19, 2018), Building and Safety Section (December 10, 2018), Public Works Engineering (October 9, 2018), Neighborhood Services (September 13, 2018), Community Services and Parks (September 18, 2018), and Urban Forester (October 1, 2018).

#### **APPEAL PERIOD**

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

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before **APRIL 25, 2019** at the PSC, 633 East Broadway, Room 101, Monday thru Friday 7:00 a.m. to 12:00 p.m., or at the 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 or the use 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.

### **REVOCACTION, CONTINUING JURISDICTION**

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over density bonus plans (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 density bonus plans 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 30.4 PROVIDES FOR**

#### Termination

Every right or privilege authorized by a density bonus plan 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 density bonus plan 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 density bonus plan.

#### Cessation

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

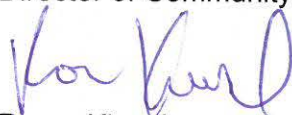
### **NOTICE – subsequent contacts with this office**

The Applicant is further advised that all subsequent contacts 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, Milca Toledo, during normal business hours at (818) 937-8181 or via email at [MiToledo@GlendaleCA.Gov](mailto:MiToledo@GlendaleCA.Gov).

Sincerely,  
Philip Lanzafame  
Director of Community Development



Roger Kiesel  
Planning Hearing Officer

RK:MT:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Community Development Department and Housing Division (Mike Fortney); 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. B.Ortiz/E.Olsen/ M.Navareete/M.Kouassi); 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); Street and Field Services Admin.; Engineering and Environmental Management (C.Chew/R. Villaluna); C.Jurca; G.Michals; K. Ferrer; and case planner –Milca Toledo.

CITY OF GLENDALE  
**INTERDEPARTMENTAL COMMUNICATION**

**DATE:** September 19, 2018

**TO:** Milca Toledo, Community Development Department

**FROM:** Gerald Tom, GWP Water Engineering  
Darrell Hahn, GWP Electric Engineering

**SUBJECT:** 1717126  
452-458 W Milford St.

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

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

- ε 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.
- ε Permanent structures above ground will not be allowed under high voltage power lines, with the exception of fencing (e.g., wood, chain link, or block wall). All fences shall comply with the required overhead line clearances as specified by GWP Customer Service Engineering. In order to build any fencing, contact GWP Customer Service Engineering to obtain a Permit to Occupy (PTO) application and pay applicable fee.
- ε Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
- ε Permanent subterranean and underground structures below GWP overhead line require a Permit to Encroach (PTE) from GWP. Contact GWP Customer Service Engineering to obtain a PTE application and pay applicable fee. The items listed below shall be provided by the developer when applying for a PTE.
  - ε PTE Application filled out.
  - ε Current copy of recorded Grant Deed for each property.
  - ε Site and survey plans shall be provided by the developer when applying for a PTE. The survey plan shall include all power poles adjacent to the property.
  - ε This fee shall be paid to GWP Electric Engineering.
- ε The location of power poles shall be clearly shown on the proposed plans for approval. Project to maintain a minimum of five (5) feet clearance from face of power pole in all horizontal directions. Clearance shall extend from below ground level and clear to sky. Contact GWP Customer Service Engineering to obtain pole height and line clearance requirements.
- ε 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:
  - ε Electrical load calculations.
  - ε Single line diagram.
  - ε Electrical room layout.



- z Switchboard elevations.
- z Architectural plans showing the proposed vault and electrical room locations.
- z Elevation plans.
- z Additional comment(s) and/or attachment(s).  
Some version of a Site Plan was provided for this Plan Check request, so the review done here is with limited Architectural Plans and may not be complete.

Project to contact GWP regarding the utility pole access and the required 5' path from street to pole needed for pole replacement.

Project will need to perfect the easement along the rear property line.

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

- z No conflict.

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

- z No Conflict

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

- z The existing electrical facilities (vaults, pull boxes, power poles, etc.) shall be protected in place and be accessible to GWP personnel at all times.

### **Water Engineering**

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

- z No conflict.

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

- z Backflow prevention (BFP) devices are required for the following water services:
  - z Potable Water, Irrigation
  - z Potable Water, Fire
  - z Potable Water, Multi-family (4 units +)
  - z See BFP requirements below:
- z Backflow prevention (BFP) devices are required for each service connection(s) listed above from the City of Glendale, per the GWP Cross-Connection Control Program and Glendale Municipal Code (Chapter 13.32). BFP device locations must be approved by both GWP and Planning Departments prior to installation. All BFP's are required to be installed as close as practical to the point of connection for meter service/water distribution system protection on the domestic, irrigation, and fire services. Installation of the BFP's must meet the 12" MIN – 36" MAX above finished street grade, 24" minimum front clearance, 12" minimum back and side clearance, and in a manner where it is readily accessible for inspection, testing and maintenance. The backflow installation must be inspected prior to burying or covering the pipes to confirm no cross-connection exists. GWP will also need to inspect the installed facilities prior to receiving service to ensure adequate backflow protection. The BFP device must be tested immediately upon installation and annually thereafter by a certified tester licensed by the Los Angeles County Department of Public Health (626) 430-5290 before service can be granted. A list of approved backflow prevention assemblies can be found at [www.usc.edu/dept/fccchr/list.html](http://www.usc.edu/dept/fccchr/list.html).
- z A separate fire line is required for this project. A Double Check Detector Assembly (DCDA) is required to

be installed as close as practical to the point of connection and the property line. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved DCDA. Please refer to the City of Glendale's Standard Detail Drawing 6561-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)

- ε A Reduced Pressure Principle (RP) Backflow Prevention Assembly is required to be installed as close as practical to the potable service for multi-family (4 units +), commercial and irrigation use. A RP Backflow Prevention Assembly is required to be installed as close as practical to the recycled water service for dual plumbed, commercial and irrigation use. Customer must submit plans to GWP Cross-Connection Control Program showing the location, size, manufacturer, and model number of the approved RP. Please refer to the City of Glendale's Standard Detail Drawing 6528-A for installation requirements. Please contact GWP's Cross-Connection Control Program (818)-937-8948 for approval of BFP installation location, questions and scheduling a final inspection. (PER CA CODE OF REGULATIONS, TITLE 17 & CITY OF GLENDALE ORD NO. 5678)
- ε Additional comment(s) and/or attachment(s).  
Please insert STD Detail Drawings 6561-A, 6528-A & 6762-A on plans and specify location/manf/model/size of backflow prevention assembly and adhere to clearance requirements. All backflow prevention assemblies are required to be installed at street grade and as close as practical to property line/service connection. SUB-LEVEL INSTALLATIONS ARE NOT ALLOWED.

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

- ε Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- ε 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.
- ε 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
- ε 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.
- ε 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.
- 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 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.
- ε Revise as marked on check prints.
- ε Please add the following to the General Notes: 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. Please contact GWP Water Engineering at (818) 548-2062 prior to construction.

ε Additional comment(s) and/or attachment(s).

The water meter and service at the proposed driveway must be permanently abandoned (disconnected at water main and water meter removed) by GWP, following payment of the necessary fee.

Darrell Hahn

Electrical Services Administrator

Gerald Tom

Senior Civil Engineer

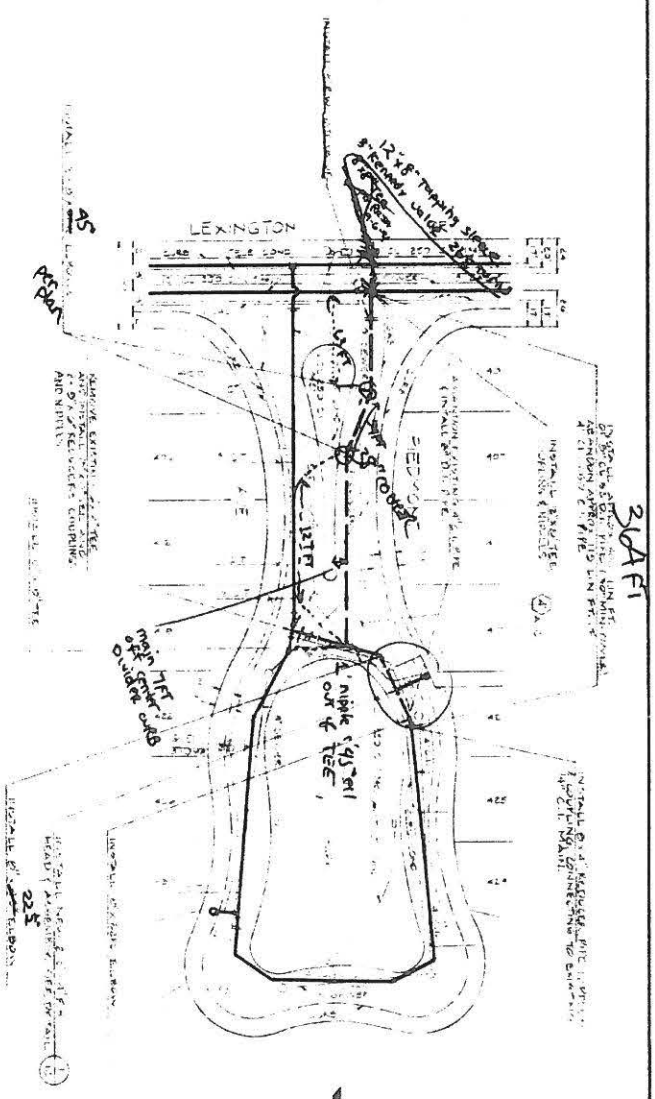


DH/GT:mn/sb

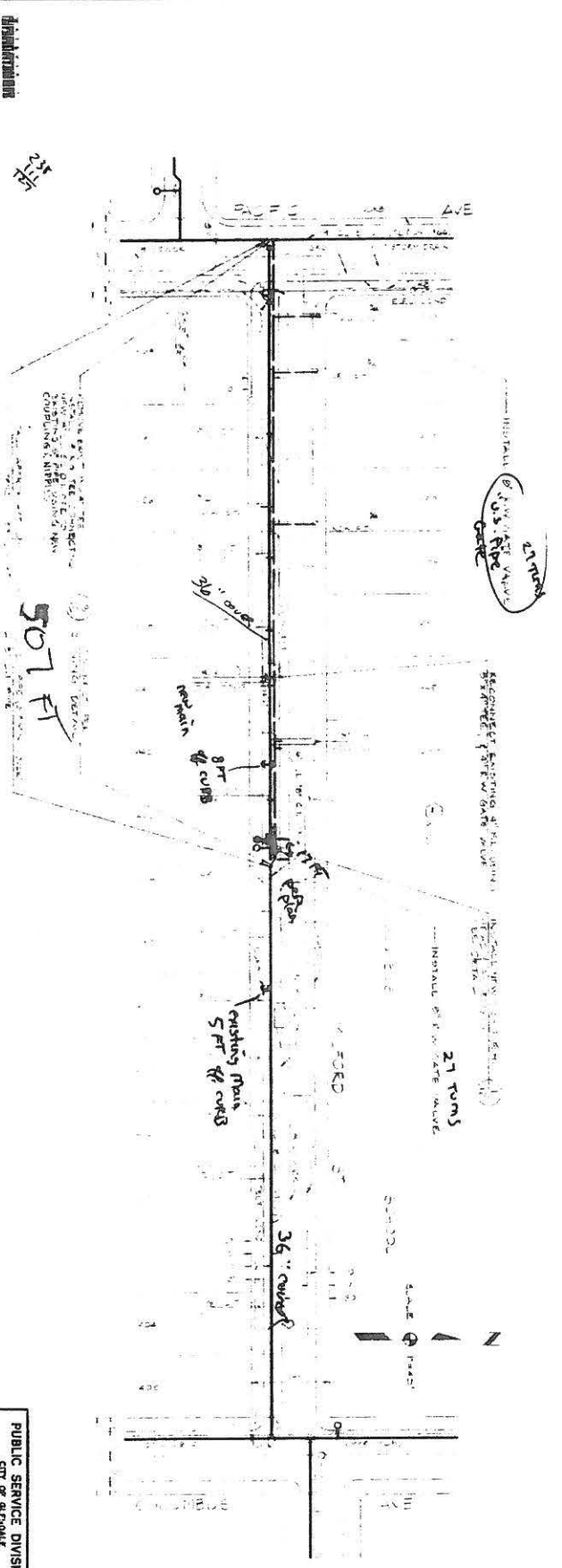




DD.P.1 MAIN REPLACEMENT  
"A2 BUILT"



3A-F1



507 FT

PUBLIC SERVICE DIVISION  
CITY OF OAKLAND  
CALIFORNIA  
SHEET 11 OF 11 (SEE 'A'  
PLAN NO. 45281-1

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

**Project**

**Project**

**Address:** 452-458 Milford St.

**Case No.:** PDBP 1717126

*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:** 12/10/2018

**Print Name:** Sarkis Hairapetian

**Title:** Pr. Bld'g Code Sp. Dept. Bld'g & safety. Tel.: X-3209

**Conditions:**

- 1. That all necessary permits (i.e., building, fire, engineering, etc.) shall be obtained from the Building and Safety Division and all construction shall be in compliance with the Glendale Building Code and all other applicable regulations.
- 2. That the premises shall be made available and accessible to any authorized City personnel (Building, Fire, Police, Neighborhood Services, Planning, etc.), for inspection to ascertain that all conditions of approval of this conditional use permit are complied with.
- 3. That State Accessibility Standards be met for all parking requirements and building entrance accessibility as required by the Building and Safety Division.
- 4. That additional or other building code requirements or specific code requirements (i.e. CA Green Building Code, etc.) will be required upon submittal of plans for building plans check and permit.



Engineering

**PUBLIC WORKS: ENGINEERING**  
**- Land Development Section-**

Comments/Conditions

No Comments

1. A grading/drainage plan shall be submitted for the Engineering Division's review and approval, and shall be made a part of the building plans submitted with the shoring permit application, or if no shoring permit is required, with the building permit application.

2. A separate 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.

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

A sewage capacity increase fee in the amount of \$3,186 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. The method of discharge of the onsite drainage shall be approved by the Director of Public Works:

a. Drainage from all new improved surfaces, roof, and on-site drainage shall be conveyed to the street via cast iron pipes and/or parkway drains from the property line and exiting through the curb per Standard Plans for Public Works Construction (SPPWC) manual, and under separate permit.

b. All onsite drainage inlet devices shall meet the NPDES requirements, and the applicant shall enter into a Covenant and Agreement with the City for the replacement, installation and continued maintenance of all NPDES-related drainage inlet devices on the property and granting inspection rights to the City.

5. 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 Milford Street in accordance with the SPPWC manual, to match and join the existing street improvements, under separate permit, and to the satisfaction of the Director of Public Works:

a. Remove all broken curb, gutter, sidewalk, landscaping, and irrigation along the entire frontage of the property and construct new concrete integral curb and gutter, sidewalk, landscaping, and irrigation, under separate permit, and to the satisfaction of the Director of Public Works.

b. Any unused driveway apron shall be removed and replaced with new PCC integral curb and gutter, sidewalk, landscaping, and irrigation as necessary.

c. The proposed driveway apron on Milford Street shall be constructed per SPPWC Standard Plan No. 110-2. The proposed driveway shall conform to Chapter 30.32.130 – Chart IV of the Glendale Municipal Code.

d. The applicant shall bear all costs involved in the relocation/reconstruction and/or adjustment to new finished grade of all utilities (underground and overhead) within the public right-of-way that may be affected by the proposed street improvements, and shall coordinate all such work with the respective utility companies, including the Los Angeles County Department of Public Works, Glendale Water and Power, and the City's Traffic and Transportation Division. In addition, the applicant shall restore all traffic lane striping, curb painting and markings, and pavement markings to the satisfaction of the City Engineer.

6. The entire asphalt concrete roadway pavement within the vicinity of the property will be inspected after the completion of the construction of the project. In the event of damage, as a result of construction-related activities, the applicant may be required to perform additional street improvement repairs, up to the reconstruction of the asphaltic concrete pavement and the restoration of all parking restriction curb painting, traffic delineation, striping, and pavement markings, per California Department of Transportation (CALTRANS) Standards, at no cost to the City and to the satisfaction of the Director of Public Works.

7. 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.

8. 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.

9. Traffic comments shall be provided separately.

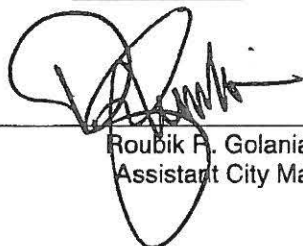
10. Additional requirements may apply after the initial submittal of the final engineering plans for building plan checking.

**Case No.: Density Bonus Case No. 1717126**

**Address: 452-458 Milford Street**

**Case Planner: Milca Toledo**

Signature: \_\_\_\_\_



Roubik P. Golanian, P.E.  
Assistant City Manager

Date: \_\_\_\_\_

10/9/18

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

**Project**  
**Address:** 452-458 Milford St. **Project**  
**Case No.:** PDBP 1717126

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**COMMENTS:**

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

**Date:** 9/13/18  
**Print Name:** Jackie Jouharian  
**Title:** CSR **Dept.:** N.S. **Tel.:** 3700

**a. ADDITIONAL COMMENTS:**

- 1. Code Section: BSC V1.113.1  
Violation: Prohibited extension of the height of the wall without the required permits.
- 2. Code Section: GMC30.33.040 (D)  
Violation: Prohibited banner on the outside of the property.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1. JERRY WALTON IS THE INSPECTOR AND HE WILL RE-INSPECT THE PROPERTY ON 10/5/18 TO UPDATE OUR RECORD. (CSI#1627272)

Parks

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

**Project Address:** 452-458 Milford St. **Project Case No.:** PDBP 1717126

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**COMMENTS:** This project is subject to appropriate provisions of the Public Use Facilities Development Impact Fee Ordinance which requires that fees be paid to offset impacts on parks, recreation and library facilities. Development impact fees must be paid on this project prior to issuance of a building permit.

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

**Date:** 9/18/18  
**Print Name:** Tereza Aleksanian  
**Title:** Deputy Director **Dept.:** Comm Services & Parks **Tel.:** x4303

**a. ADDITIONAL COMMENTS:**

- 1.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1.



Arborist

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

**Project** \_\_\_\_\_ **Project** \_\_\_\_\_  
**Address:** 452-458 Milford St. **Case No.:** PDBP 1717126

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**COMMENTS:**

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

**Date:** 10-1-18  
**Print Name:** Katherine Williams  
**Title:** Arborist Technician **Dept.:** Public Works **Tel.:** 818-550-3402

**a. ADDITIONAL COMMENTS:**

- 1.

There are two street trees located in the parkway adjacent to the project, which are not indicated on the site plan.

The new driveway location may encroach on existing street trees, including a mature camphor tree (located at 452 W. Milford) and a juvenile pear tree (located at 456 W. Milford).

**Please clarify impact to the trees and if the protect intends to protect and retain one or both.** Moderate impact will require removal and replacement. Tree protection measures should be considered and discussed.

**Permit to remove street trees will be required.** Street tree replacement to be performed per designated species list with the installation of 2-3 trees, as the parkway space allows.

No protected trees observed on site.

**b. CASE SPECIFIC CODE REQUIREMENTS:** (these are not standard code requirements)

- 1.

**c. SUGGESTED CONDITIONS:** (may or may not be adopted by the Hearing Officer)

- 1.