



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

July 8, 2019

Rodney Khan
Khan Consulting, Inc
1111 N. Brand Boulevard, Suite 403
Glendale, CA 91202

**RE: 129 - 133 WEST LOS FELIZ ROAD
ADMINISTRATIVE EXCEPTION CASE NO. PAE 1904285
(See Variance Case No. PVAR 1824054)**

Dear Mr. Khan:

On June 12, 2019, the Planning Hearing Officer conducted and closed a public hearing, pursuant to the provisions of the Glendale Municipal Code, Title 30, Chapters 30.44, on your application for an administrative exception for a 20% deviation from the overall maximum height limit of 50 feet (60 feet proposed to the rooftop railing) for a new five-story, 57,350 square-foot medical congregate care facility on an approximately 17,700 square-foot site in the C3 (Height District I) Zone, located at **129 - 133 West Los Feliz Road**, described as Lots 18 and 19, Block 2, Vine Cottage Tract, in the City of Glendale, County of Los Angeles. The administrative exception request was heard in conjunction with the standards variance application for a five-story congregate care facility, when a maximum of three stories are permitted by right in the C3 (Height District I) zone.

**ADMINISTRATIVE EXCEPTION
CODE REQUIRES**

- 1) In the C3 Zone, Height District I, the maximum building height is 50 feet (GMC 30.12.030 and Table 30.12-B).

APPLICANT'S PROPOSAL

- 1) An administrative exception to allow a 60-foot high building, which is a 20% deviation from the numeric standard of maximum building height.

ENVIRONMENTAL DETERMINATION

The Community Development Department, after having conducted an Initial Study, prepared a Negative Declaration (ND) for the project. A resolution to adopt the Negative Declaration is attached.

After considering the evidence presented with respect to this application, the Director of Community Development has **APPROVED WITH CONDITIONS** your request based on the following findings:

REQUIRED/MANDATED FINDINGS

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report by the Community Development staff thereon, and statements made at the public hearing with respect to this application, this administrative exception application is **APPROVED** based on the following:

- A. The granting of the exception will result in design improvements, or there are space restrictions on the site that preclude full compliance with the Code requirements without hardship.**

The granting of the exception will result in design improvements that preclude full compliance with the Code requirements without hardship. The medical congregate care living facility will have a drop-off entrance to the facility, large semi-public areas, and small semi-private bedrooms that would benefit from the additional height requested by the administrative exception, as well as a rooftop amenity requiring a railing to contain this area. The covered outdoor main entrance has a clearance height of 11 feet immediately adjacent to the street right-of-way and 12 feet for the remainder of this area. The added clearance serves a functional role of providing easier access to moving vans and paramedics who will be using the drop-off access to the building entrance. Furthermore, the more spacious entrance height is also a welcoming feature to the project. The added height on the first floor will also benefit the common areas, including the lobby and dining room, which are approximately 1,900 SF and 1,700 SF in area, respectively. These rooms become more inviting and less cavernous with the proposed 10-foot ceiling height. The upper levels with the semi-private bedrooms of approximately 300 sf in area would also benefit from increased floor-to-ceiling heights up to nine feet to make them appear more spacious for the residents, as will the internally-located, long and narrow sitting areas on each residential floor. Lastly, the rooftop deck includes an exercise area, organic garden, sitting areas, turf and potted trees and is an attractive amenity for project residents. The railing around this amenity area adds approximately 3.5 feet to the height of the building. This added floor height, as well as the railing around the roof top deck amenity, results in design improvements and improved quality of living for the residents throughout the building.

- B. The granting of the exception 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 granting of the exception 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 because many sites along Los Feliz Road are developed much less intensely than they are otherwise permitted and the railing at the rooftop amenity is set in from the perimeter of the building and composed of glass. The north side of Los Feliz Road between Brand Boulevard and Central Avenue is currently developed with low-scale commercial buildings; however, like the subject site, they are zoned C3, Height District I. The south side of Los Feliz Road is zoned C3, Height District III, which allows a maximum building height of 90 feet. While most of the block east of the subject site is developed with one-story structures, and west with a parking lot and gas station, Glendale Memorial Hospital and the recently completed Triangle Project are developed more intensely and are more comparable to the medical residential congregate care living facility, although the proposed project will not be as tall as these developments. The project is also set back from the residential neighborhood to the north by 30 feet, in compliance with the Zoning

Code setback standard, which requires a one-foot setback for every two feet of building height. This is an ample setback to provide an adequate buffer between the taller congregate care facility and neighboring residential units.

Furthermore, one-third of the additional height requested by the administrative exception is due to the railing surrounding the rooftop amenity. This 3.5-foot railing is set back a minimum of 7.5 feet from the northern and 20 feet from the southern edges of the building. Given the transparency of the proposed glass railing and its location setback from the parapet edge, it will not be visible from the street or most of the neighborhood until the angle of vision permits visibility of the roof. Hence, the glass railing will not be visually intrusive, nor will it add to the massing of the building.

C. The granting of the exception will not be contrary to the objectives of the applicable regulations.

The granting of the exception will not be contrary to the objectives of the applicable regulations because the surrounding neighborhood could be developed more intensely than existing conditions and the proposed facility has a generous north interior setback. The objectives of maximum height limits are to maintain the health, safety and general welfare and assure compatibility with surrounding areas. While existing development on the north side of Los Feliz Road between Brand and Central currently consists of low-scale commercial buildings, this block has the potential to redevelop with much taller buildings, since the zoning is the same as the subject site. The south side of Los Feliz Road is zoned C3, Height District III, which allows buildings up to 90 feet in height. The proposed parapet height of 56.5 feet will provide an appropriate transition to properties to the north, while not significantly deviating from the existing 50-foot height limit in the C3 (Height District I) standard. Moreover, the north interior setback of the proposed building is 30 feet in width. This is the minimum required setback for a 60-foot high building and is sufficient to appropriately buffer the existing adjacent multi-family use.

CONDITIONS OF APPROVAL

APPROVAL of this ADMINISTRATIVE EXCEPTION 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. The overall building height shall not exceed 56.5 feet to the top of the parapet and 60 feet to the top of the rooftop railing, and said railing shall be transparent glass (or equivalent material), as proposed, so as to not add mass to the top of the building.
2. That all necessary licenses (i.e. building, fire, engineering, etc.) shall be obtained from the Building and Safety section and Public Works Department and all construction shall be in compliance with the Glendale Building Code UBC (Universal Building Code) and all other applicable regulations.
3. 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 building permit application.

4. 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 inspection for work within the public right-of-way.
5. The project shall comply with all National Pollutant Discharge Elimination System (NPDES) requirements, including filing 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 Standard Urban Stormwater Mitigation Plan (SUSMP) to be integrated into the design of the project.
6. That any proposed exterior lighting shall be directed onto the driveways, walkways and parking areas within the development and away from adjacent properties, especially residential uses located to the north to the satisfaction of the Planning Hearing Officer.
7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
8. That any expansion or modifications of the facility or use may require a new administrative application. Expansion shall constitute adding floor area, increasing the height, or any other physical change as determined by the Planning Hearing Officer.
9. That the premises shall be made available to any authorized City personnel (Fire, Building and Safety, Neighborhood Services, etc.), for inspection to ascertain that all conditions of approval of this administrative exception are complied with.
10. That the development shall comply with the conditions of approval as specified in the Glendale Water and Power conditions received on May 7, 2019.
11. That the development shall comply with the conditions of approval as specified in the Public Works Engineering conditions received on May 16, 2019.
12. That the development shall comply with the conditions of approval as specified in the Public Works Urban Forestry conditions received on May 1, 2019.
13. That a Business Registration Certificate be obtained for the medical residential congregate care living facility.
14. That a building permit shall be obtained for all work enabled by this administrative exception.
15. Applicant shall comply with all conditions of approval as specified in Variance Case No. PVAR 1824054.
16. 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.

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 **July 23, 2019**, 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 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.

REVOCATION, CONTINUING JURISDICTION

Section 30.64.020 – Revocation – The Community Development Department shall have continuing jurisdiction over Administrative Exceptions.

To consider the revocation, the Planning Hearing Officer shall hold a public hearing after giving notice by the same procedure as for consideration of an Administrative Exception 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 an Administrative Exception 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 Administrative Exception 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 Administrative Exception permit.

Cessation: Any Administrative Exception may be terminated by the review authority upon any interruption or cessation of the use permitted by the Administrative Exception 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, Roger Kiesel, at (818) 937-8152 or RKiesel@glendaleca.gov.

Sincerely,

Philip Lanzafame
Director of Community Development



Vilia Zemaitytis, AICP
Planning Hearing Officer

VZ:RK:sm

CC: City Clerk (K.Cruz); Police Dept. (A.Jenks/Z.Avila); City Attorney's Dept. (G. van Muyden/Y.Neukian); Fire Prevention Engineering Section-(J.Halpert); Traffic & Transportation Section (P.Casanova); General Manager for Glendale Water and Power (S.Zurn); Glendale Water & Power--Water Section (G. Tom/S. Boghosian/R.Takidin); Glendale Water & Power--Electric Section (B. 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); and case planner – Roger Kiesel.

A RESOLUTION OF THE PLANNING HEARING OFFICER
OF THE CITY OF GLENDALE, CALIFORNIA,
ADOPTING A CERTAIN NEGATIVE DECLARATION
PREPARED PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT

WHEREAS, the Community Development Director considered the Initial Study and the Proposed Negative Declaration, prepared on behalf of Administrative Exception Case No. PAE 1904285 and Standards Variance Case No. PVAR 1824054 to allow a 60-foot high building, which is a 20% deviation from the numeric standard of 50-foot maximum building height, and five stories, when the maximum is three stories, for a new approximately 57,350 square-foot, five story medical congregate care facility on an approximately 17,700 square-foot site, zoned C3 Height District I, pursuant to the California Environmental Quality Act. The first level includes a lobby, dining room, kitchen, pharmacy and administrative areas. The second through fifth floors mimic each other and include 18 habitable rooms and common sitting areas. A roof deck is also proposed. The project address is 129 - 133 West Los Feliz Road.

WHEREAS, the Proposed Negative Declaration was made available for a 20-day public review and comment period from May 29, 2019 to June 19, 2019; and

WHEREAS, a Final Negative Declaration has been prepared and no comments were received during the review period; and

WHEREAS, the Final Negative Declaration reflects the independent judgment of the City of Glendale; and

WHEREAS, the Planning Hearing Officer has read and considered the Negative Declaration; and

WHEREAS, the Planning Hearing Officer acknowledges the findings of the Community Development Director with respect to the preparation of the Negative Declaration; and

WHEREAS, the Glendale Planning Division has been identified as the custodian of record for the Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Hearing Officer of the City of Glendale finds on the basis of the whole record, including the Initial Study, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Planning Hearing Officer adopts the Final Negative Declaration for Administrative Exception Case No. PAE 1904285 and Standards Variance Case No. PVAR 1824054 for 129 - 133 West Los Feliz Road.

Adopted this 8th day of July, 2019.



Planning Hearing Officer

PROJECT DETERMINATION:

Administrative Exception and
Variance approved with conditions.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION

DATE: May 06, 2019

TO: Roger Kiesel, Community Development Department

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

SUBJECT: PAE 1904285 & Variance Case No.1824054
129-133 W Los Feliz Road

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

Electric Engineering

Customer Service (818) 548-3921

- 2 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.
- 2 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.
- 2 Project to provide electric service - size, single line diagram and electric load calculation per National Electric Code (NEC).
- 2 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.
 - 2 PTE Application filled out.
 - 2 Current copy of recorded Grant Deed for each property.
 - 2 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.
 - 2 This fee shall be paid to GWP Electric Engineering.
- 2 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.
- 2 Project is responsible for supporting and maintaining of GWP owned poles, overhead power lines and underground conduits, power lines and any other appurtenances in a safe and as-is condition.
- 2 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:
 - 2 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).
Overhead clearances are not met. The arch plans depict an electrical utility pole line at the rear p/l (northerly lot line). However, there are no electrical utility poles along the rear p/l. All power poles are along the front p/l (southerly lot line). Project to contact GWP to request proper clearance measurements.

Project to provide a proposed location for the utility transformer vault room. Whether or not the vault room must be at grade is determined by the electrical service size requested when the project provides electrical load calculations to GWP.

Existing service drop to 203 W Los Feliz will not meet clearances. Project at 129 W Los Feliz must obtain owner authorization and relocate service to 203 W Los Feliz, which will require a new pole and service panel.

Fiber Optics (818) 548-3923

- ⌚ No conflict.

Street Lighting (818) 548-4877

- ⌚ No Conflict

Transmission & Distribution (818) 548-3923

- ⌚ The proposed development/project conflicts with the existing power poles and/or overhead conductors. Contact GWP Electrical Engineering Department for more information.

Water Engineering

Recycled Water (818) 548-2062

- ⌚ No conflict.

Backflow Prevention (818) 548-2062

- ⌚ Backflow prevention (BFP) devices are required for the following water services:
 - ⌚ Potable Water, Commercial
 - ⌚ Potable Water, Irrigation
 - ⌚ Potable Water, Fire
 - ⌚ Potable Water, Multi-family (4 units +)
- ⌚ See BFP requirements below.
- ⌚ 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.

- 2 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)
- 2 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)

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

- 2 Developer is responsible for the current cost of a water service or fire line installation in accordance with the current water fee schedule.
- 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
- 2 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.
- 2 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.
- 2 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.
- 2 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 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.

Darrell Hahn

Electrical Services Administrator

Gerald Tom

Senior Civil Engineer

Handwritten signatures of Darrell Hahn and Gerald Tom.

DH/GT:fg/sb

Public Works - Engineering

PUBLIC WORKS ENGINEERING
-Land Development Section-

Comments/Conditions

No Comments

1. No portion any building, including balconies, shall encroach within the proposed 3-foot wide street dedication on Los Feliz Road. The new parkway width (curb face to new property line) after the street dedication shall be 10 feet.

2. The project shall comply with Low Impact Development (LID) and National Pollutant Discharge Elimination System (NPDES) requirements.

3. The applicant shall enter into a Covenant & Agreement with the City for the replacement, installation, and continued maintenance of all LID related drainage devices on the property and granting inspection rights to the City.

4. The existing or 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 \$19,174 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.

5. All 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.

6. 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 Los Feliz Road in accordance with the Standard Plans for Public Works Construction (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 and gutter and construct new integral curb and gutter.

b. Remove and replace all sidewalks and construct new sidewalk from back of curb up to the new property line.

c. The proposed driveway apron 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. Any unused driveway apron shall be removed and replaced with new integral curb and gutter, and sidewalk.

e. The applicant shall bear all costs for any relocation, replacement, and adjustment of existing utility appurtenances within the public right-of-way. All utility related work shall be coordinated with the respective utility owners.

f. All existing street pavement, traffic striping, street signs, and curb paintings, tree wells and all other improvements within the public right-of-way that were damaged, removed, or relocated during construction shall be restored to the satisfaction of the Director of Public Works.

7. Separate permits are required for all work within the public-right-of-way. All applicable construction work shall conform to the SPPWC manual. The applicant shall bear all fees for the necessary permits and construction inspections for work within the public right-of-way.

8. Contact the City Arborist, at (818) 550-3402, for any removal, protection, and planting of new trees within the public right of way.

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.: PVAR 1824054 & PAE 1904285

Address: 129 & 133 W. Los Feliz Road

Case Planner: Roger Kiesel

Signature: _____


Yazdan Emrani, P.E.
Director of Public Works

Date: _____

5/14/19

Urban Forester

Kiesel, Roger

From: Williams, Katherine
Sent: Wednesday, May 01, 2019 5:52 PM
To: Kiesel, Roger
Subject: RE: Proposed Residential Congregate Care Facility - 129 - 133 West Los Feliz Road
Attachments: 129 - 133 West Los Feliz Road Forestry RFC 5-1-19.docx

Hi Roger, thank you, I can see that now. Comments attached and below.

Indigenous Trees:

There are no protected oak, bay or sycamore trees on the lot or within 20 feet of the site.

City of Glendale Street Trees:

There is one *Koelreuteria bipinnata* (Chinese Flame Tree) and one *Handroanthus impetiginosus* (Pink Trumpet Tree) in the property's parkway on W. Los Feliz Rd. These trees are not currently documented in the project plans.

Requirements:

Forestry will require a site plan indicating the location of the adjacent street trees and the proposed curb modifications. If the street trees are not sufficiently distant from the proposed impacts and cannot be retained, Applicant must apply for a Street Tree Permit from Public Works Maintenance Services.

Thank you!

Katherine Williams, Arborist Technician • City of Glendale • Public Works /Maintenance Services
541 W. Chevy Chase Dr. • Glendale, CA 91204 • (818) 550-3402 • kwilliams@glendaleca.gov
Available at the Permit Services Center from 9:30 am – 12 pm on Mondays and Wednesdays, 633 E. Broadway, Room 101



From: Kiesel, Roger
Sent: Wednesday, May 01, 2019 8:51 AM
To: Williams, Katherine
Subject: RE: Proposed Residential Congregate Care Facility - 129 - 133 West Los Feliz Road

Hi, Katherine. Yes, there will be some changes. Looks like the existing curb cut will be removed and two cuts installed - see A-2.2. Thanks.-Roger

From: Williams, Katherine
Sent: Wednesday, May 01, 2019 8:09 AM
To: Kiesel, Roger
Subject: RE: Proposed Residential Congregate Care Facility - 129 - 133 West Los Feliz Road

Hi Roger, are there any plans available for changes to the curb, driveway, or sidewalk, or does this review only pertain to the height variance?

Thanks!

Katherine Williams, Arborist Technician • City of Glendale • Public Works /Maintenance Services
541 W. Chevy Chase Dr. • Glendale, CA 91204 • (818) 550-3402 • kwilliams@glendaleca.gov
Available at the Permit Services Center from 9:30 am – 12 pm on Mondays and Wednesdays, 633 E. Broadway, Room 101



From: Kiesel, Roger

Sent: Tuesday, April 30, 2019 3:41 PM

To: van Muyden, Gillian; Yun, Miah; Neuklan, Yvette; Bear, Jan; Jouharian, Jacqueline; Sada, Rene; Sanchez, Darlene; Zovak, Peter; Isayan, Arsine; Tom, Gerald; Boghosian, Seda; Garcia, Faustino; Barkhordarian, Hovsep; Jenks, Andrew; Avila, Zazil; Chew, Chris; Villaluna, Ruel; Casanova, Pastor; Hardgrove, Daniel; Torres, Ray; Williams, Katherine

Subject: Proposed Residential Congregate Care Facility - 129 - 133 West Los Feliz Road

Hi, all. Attached is information on a residential congregate care facility located at 129 – 133 West Los Feliz Road. Please let me know if you have any comments regarding the project by May 8, 2019. Thanks for your input. -Roger